



AFTER RENOVATION



BEFORE RENOVATION

DART Headquarters

DALLAS, TEXAS

Site size: 1.67 acres

Building size: 438,845 square feet

Client/Partners: Buckner Baptist Benevolences and
Dallas Area Rapid Transit

Opened in 1965

Reopened in 1992

PROJECT TYPE: ADAPTIVE REUSE/RENOVATION PROJECT
Woodbine assembled a strong design team to renovate a former downtown department store into a state-of-the-art office building for Dallas' public transportation agency. The project tapped Woodbine's skills as an owner's representative and project manager. The headquarters encompassed the build-out of approximately 438,000 square feet, which Woodbine accomplished in budget and two months ahead of schedule.



BUCKNER



1401 Pacific Avenue
Dallas, Texas 75201



PROJECT DESCRIPTION

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Woodbine's team constructed 220,000 square feet of offices, adding exterior windows, installing a three-story, sky-lit atrium in the center of the building and creating a two-level garage beneath the building. Existing elevators and stairwells were enhanced to accommodate the different uses of space within the structure.

ACCESSIBILITY

Bounded by Federal on the north, Field Street on the east, Akard Street on the west and Pacific on the south. In the heart of downtown Dallas, only steps from three DART light-rail lines; easy access to major highways I-35E, I-30 and Woodall Rodgers.

FACILITIES

<i>Site size</i>	1.67 acres
<i>Gross building area</i>	438,845 square feet
<i>Building façade</i>	Brick
<i>Height</i>	4 stories
<i>Typical floor size</i>	58,000 square feet
<i>Rentable space</i>	262,734 square feet
<i>Elevators</i>	5 (4 passenger, 1 freight)
<i>Parking</i>	131,400 square feet (underground) 216 spaces in underground garage

PROJECT TEAM

1992: conversion of department store to office space

ARCHITECT	Corgan Associates Inc.	Dallas
AUDIO-VISUAL CONSULTANT	Crawford-Friend	Dallas
ENGINEER	Sam Toub & Associates	Dallas
ENVIRONMENTAL CONSULTANT	Gerald Garrett & Associates	Dallas
GENERAL CONTRACTOR	HCB Contractors (now The Beck Group)	Dallas
INTERIOR ARCHITECT	Aguirre & Associates	Dallas
INTERIOR DESIGNER	Donna Vaughan & Associates Inc.	Dallas
OWNER'S REPRESENTATIVE/ PROJECT MANAGER	Woodbine Development Corporation	Dallas
RENOVATION CONTRACTOR	DalMac Construction Co.	Dallas
STRUCTURAL ENGINEER	L.A. Fuess	Dallas

MUNICIPALITY / TAXING JURISDICTIONS

City of Dallas, Dallas County, Dallas County Community College, Parkland Hospital District, Dallas Independent School District

PROJECT OWNERSHIP / SPONSORSHIP

Buckner Baptist Benevolences; the redeveloped building was sold to Dallas Area Rapid Transit in 1992.