

“...The owner approved an upgrade of Parex Krak-Shield for the finished walls and ceiling...”

## Dallas Arboretum Parking Garage and Tunnel

Location: Dallas, Texas  
 Builder: Rogers-O'Brien Construction  
 Architect: Good, Fulton and Farrell  
 BT PM: Terry Roberts/Kade Sparling  
 BT Estimator: Randy Holster/Rex Van Natta  
 Scope: Metal stud framing, drywall, FRP, DEFS soffits, acoustical ceilings, channel iron framing, metal lath, stucco and Parex Krak-Shield.

Originally, the tunnel's design called for the walls and ceiling to be painted concrete, however the owner was concerned with the finished surface, so they brought in BakerTriangle. Architect Good, Fulton and Farrell designed a plastering system with cold rolled channel iron bent to conform to the tunnel's radius, with a metal lath and stucco base. The owner approved an upgrade of Parex Krak-Shield for the finished walls and ceiling in order to avoid future repairs on a sub grade location below a busy Dallas street.

Concerning the framing and drywall, an ever growing list of change orders was made tolerable by using Plan Grid to closely track and incorporate the changes in the field. Previous experience in working with the Roger's-O'Brien team (Tim Storms and Steve Pesnell) also made it a possible to deal with a dynamic schedule and bring home this project on time, and under budget.

