

PROTO PARK

Dallas, Texas



COMPLETION DATE

December 2021

SERVICES

Structural Engineering,
Civil Engineering, Survey

ARCHITECT

Method Architecture

GENERAL CONTRACTOR

Talley Riggins

PROJECT DESCRIPTION

RLG Consulting Engineers provided a range of engineering and survey services for the Proto Park project in Dallas, Texas. This project involved the transformation of a 250,000 sqft brick warehouse into a modern, industrial office and warehouse space, complete with a redesigned parking lot to meet the logistics and shipping needs of tenants.

The Civil scope of work included designing a new parking lot with 216 spaces, installing domestic and fire service lines, creating new sanitary sewer taps, and installing storm sewer caps. A capacity analysis was also performed to ensure that the civil design did not negatively affect the downstream. The civil design team worked to design a parking layout that would

meet the shipping needs of the tenants. They conducted parking studies and autoturn exhibits to ensure that deliveries could be made, and they designed a layout to accommodate the loading requirements of the tenants. Working with the architect and the owners, the civil design team also designed loading dock ramps to fit the tight maneuvering required by the parking layout.

The structural design team worked with the owner to assess the strength of the building and discovered that the middle section of the building was compromised. To strengthen the building, the team designed new columns and modified the foundation. They also performed RTU analysis and strengthening services for the new rooftop systems. The team designed stairs and ramps to meet ADA requirements.

Survey services included conducting a topographic survey and abandoning and rededicating easements. Overall, RLG Consulting Engineers provided a comprehensive range of engineering and survey services to transform the Proto Park warehouse into a modern, functional space suitable for tenants' logistics and shipping needs.