

Memorandum



CITY OF DALLAS

DATE December 8, 2025

Honorable Members of the Public Safety Committee
TO Cara Mendelsohn (Chair), Jesse Moreno (Vice Chair), Laura Cadena, Maxie Johnson,
Jaime Resendez, William Roth, Kathy Stewart

SUBJECT **Dallas Fire-Rescue's Facility Construction Update**

Please accept this memorandum as an update on the ongoing and upcoming construction and facility improvement projects involving Dallas Fire-Rescue (DFR), in collaboration with Facilities and Real Estate Management (FRM), the Office of Bond and Construction Management (BCM), the Office of Economic Development (ECO), and various construction contractors:

1. ONGOING PROJECTS:

- a. Fire Station 43 Replacement and Fire Station 11 Remodel (2024 Bond)
 - i. DFR was awarded funding in the recent bond election to replace Fire Station 43 (2844 Lombardy Ln., Council District 6) and remodel Fire Station 11 (3828 Cedar Springs Rd., Council District 14).
 - ii. On September 10, 2025, FRM received Council approval to fund and acquire land near Lombardy Ln. and Brockbank Dr. for the new Station 43. Negotiations with the property owner led to settlement amount approved by Dallas City Council. Closing on the property occurred 11/12/25, with transfer of Title to City pending but imminent.
 - iii. A draft design for the Station 11 remodel is still in development. Negotiations are ongoing regarding leased property behind the fire station targeted for use during renovations. This involves coordination with the City's Real Estate Division to determine valuation of improvements on leased city property adjacent to Fire Station 11. Leased land improvement (resurfacing) depreciated valued amount has been offered and awaiting response from leasing entity (response due by November 15, 2025). On 11/21/25, FRM received funding authorization from BCM in the amount of \$79,000 for the appraisal recommended lease buy-out amount of \$75,000, plus estimated closing costs.
- b. Digital Landline Conversion
 - i. DFR is upgrading all fire stations from analog to digital landlines. While new stations are built with digital lines, existing facilities must be converted individually.
 - ii. Each conversion takes approximately two weeks.

- iii. The project is approximately 26% complete.
 - iv. Progress has been paused for 90 days for AT&T upgrades that will allow multiple numbers to be upgraded at once.
 - v. Timeline for remaining Fire Stations will be determined after relaunch.
- c. Apparatus Approach Repairs**
- i. FRM and the Department of Transportation & Public Works are continuing to visit fire stations to develop plans for apparatus approach improvements across multiple stations.
- d. FY25 Station and Facility Modifications**
- i. FRM and DFR have prioritized FY25 funding for the following updates:
 - 1. Installation of a lactation room at 1551 Baylor Street-Project completed
 - 2. Renovation and code compliance updates for the Fire Dispatch kitchen (L1CS) at City Hall: consultant finalization of redesign plans is nearing completion.
 - 3. Renovation of restrooms and showers at the 5000 Dolphin Rd. Training Academy (Building B). The initial meeting to discuss options and needs with FRM commenced on 6/16/25. The RFP is being reviewed with intent to issue the RFP to five (5) firms from the pre-qualified list of A/E consultants (Solicitation CIZ24-BSD-3075, dated 04/03/2024) by the end of October.
- e. Roof Repairs – Fire Station 56**
- i. Roof work is completed at Station 56 (7040 Belt Line Rd., Council District 11).
- f. Training Academy (5000 Dolphin Rd.) Updates**
- i. Propane prop training is underway with staff and recruits. The project is progressing on schedule, with gas line construction drawings completed. An RFCSP to hire a contractor is pending.
 - ii. On March 3rd, structural investigation and exploration work on Building C was completed. A final consultant report with recommendations has been received and is still in review.
 - iii. Training tower renovations are moving forward. Demolition and prep work are complete. Work is expected to begin by November as the BCM Department collaborates with DFR and an engineering contractor to plan for needed repairs.
 - iv. FRM is finalizing a contract to fully repair the bay wall of the Maintenance Building during this fiscal year.
- g. Fire Station Alerting System Implementation**

- i. The Fire Station Alerting System project launched with a kickoff meeting on March 26, 2025.
 - ii. The initial project timeline targets completion by December 2026.
 - iii. An initial project schedule was received. The detailed full implementation timeline and project schedule are being developed.
 - iv. Implementation will begin pending delivery of all required equipment, beginning in early October with fire stations under Battalion 1's command (3, 4, 6, 18, 24, and 45) that will include concurrent testing as each battalion is completed.
 - 1. All Station Designs are complete.
 - 2. Equipment installations will factor in asbestos abatement at the older fire stations where testing has confirmed the presence of asbestos in construction materials.
 - 3. DFR, ITS, and the contractor will conduct final station walkthroughs of Battalion 2 through 10 to make any equipment adjustments needed before installation begins at each station.
- h. Fire Station 18 Relocation Project
 - i. On April 1, 2025, the Downtown Connection TIF District and the Downtown Dallas Development Authority approved the relocation of Fire Station 18.
 - ii. Meetings and discussions with project architects have commenced regarding the station design.
- i. Preventative Roofing Maintenance
 - i. FRM has contracted Castro Roofing to conduct inspections and perform preventative maintenance on station roofs.
 - ii. Minor issues are being addressed onsite; more serious items will be scheduled for future repair.
 - iii. To date, 35 of 59 DFR facilities have been inspected, and all assessment reports have been generated. The reports include information on recommended repairs (emergency and proactive), associated costs, and suggested replacement cycle. FRM will assist in developing a 5-year plan to address needs with this information.
 - iv. Roofing PM work-85% of facilities have had a PM completed (50 facilities).
- j. HVAC Preventative Maintenance
 - i. FRM has also contracted work to perform preventative maintenance on HVAC systems.

- ii. The first step, involving the collection of asset data for each station's HVAC, has been completed.
 - iii. Preventative maintenance work has been scheduled, and work has begun. All 59 stations have had quarterly PMs completed with 49 service requests created for minor HVAC issues across 59 fire stations.
- k. Fire Station 5 Renovation Project
 - i. Structural assessment with Bond and FRM was completed for Fire Station 5 on July 17, 2023.
 - ii. Request for Proposal (RFP) was issued on June 13, 2025, for foundation, kitchen, and MEP Improvements
 - iii. Approval from the Department Director is in the process and will send the highest ranked firm a Letter of Intent to Award a contract.
 - iv. The OBCM Department walked through the station on 09-03-25 with general contractors which will provide the scope of services for this project
 - v. A walk through with architecture & engineering firm on 09-25-25 to scale and scope the necessary work for foundation repairs.
 - vi. Contract negotiations continue with the recommended design build candidate firm on a contract amount that is within the city's budget for the renovation. Estimated Council Award date for design/build contract is 1/28/26.
- l. Fire Stations 12, 23, 25 and 39-Bathroom Shower Renovations
 - i. Nov. 24, 2025 DFR along with FRM are investigating, planning and scheduling bathroom shower renovations to include removal of tiles, reinstallation after repairs of any damaged substrate. Repair work entails installing new controls and shower heads. Completion is projected during mid-January 2026.

Should you have questions or concerns, please contact Fire Chief Justin Ball at justin.ball@dallasfire.gov.

Service First, Now!



Dominique Artis
Chief of Public Safety

DATE December 8, 2025
SUBJECT **Dallas Fire-Rescue's Facility Construction**
PAGE **Update 5 of 5**

C: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors