

Memorandum



CITY OF DALLAS

DATE June 8, 2026

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 Renovation (2024 Bond)

- i. DFR was awarded funding in the 2024 bond election to replace Fire Station 43-2844 Lombardy Ln., (Council District 6), the renovation of Fire Station 11-3828 Cedar Springs Rd. (Council District 14) and repair work at Fire Station 5-2039 N. St. Augustine Rd. (Council District 5).
- ii. On September 10, 2025, FRM received Council approval to fund and acquire land near Lombardy Ln. and Brockbank Dr. (2910 Lombardy Lane) for the new Station 43. Negotiations with the property owner led to settlement amount approved by City Council. Closing on the property occurred on 11/12/25, with transfer of Title to the City on 11/20/25. Consideration of a design consultant contract award to BRW Architects is scheduled for the 6/24/26 Council Agenda.
- 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 of Facilities and Real Estate Management (FRM) to determine valuation of improvements on leased City property adjacent to Fire Station 11. A recommendation by FRM to authorize use of the Eminent Domain process to terminate the current ground lease agreement was approved by City Council on 2/25/26. The leaseholder, Walgreens, is now represented by Barron and Adler in this eminent domain

- action. Negotiations with City Attorney's Office are ongoing to reach a settlement before a Commissioner's Hearing date is scheduled.
- iv. Replacement of Apparatus Bay Doors at FS 11 was completed in February, however a Warranty claim was filed due to mismatch of paint finish on the doors. Correct color doors have been installed.
 - v. BCM issued a delivery order to Terracon Consultants, Inc., on April 27, 2026, as a notice to proceed with the facility's asbestos and lead survey.
 - vi. BCM received fully executed and stamped contract back from CSO on 5/21. BCM will issue the fully executed stamped contract and Notice To Proceed to Cooper General Contractors on 5/26/26 and coordinate a date and time for an OAC kick-off meeting.
- b. Fire Station 5 Renovation Project
- i. Council approval to award contract with design-build firm approved during scheduled 4/22/26 Council Agenda.
 - ii. Issue Notice to Proceed to the design build firm by 5/30/26 so they can begin design and preconstruction services.
 - iii. On April 22, 2026, City Council authorized a design-build construction contract with GP Cooper Industries, Inc. dba Cooper General Contractors.
 - iv. BCM anticipates issuing a notice to proceed to the contractor in May 2026 to begin the project's design phase.
 - v. BCM will issue a delivery order to Terracon Consultants, Inc., during the week of April 27, 2026, as a notice to proceed with the facility's asbestos and lead survey.
- c. Fire Station 4 Replacement
- i. Station 4 at 816 Akard was constructed in 1953 and is planned for replacement as part of the ongoing Kay Bailey Hutchinson (KBH) Convention Center renovation project.
 - ii. The replacement station site is proposed as a portion of the KBHCC Lot E located near the current intersection of Memorial Drive and Hotel Street. DFR and BCM staff are currently reviewing Schematic Design phase with the contract architect firm and KBHCC renovation project team stakeholders for the new station. The 100% schematic design phase was submitted for review on 3/20/26. During a meeting on April 16, 2026, scheduled for Schematic Design review, CES Director Fleming agreed to investigate alternate sites for the FS 4 Replacement facility.

- d. FY25 Station and Facility Modifications
 - i. FRM and DFR have prioritized FY25 funding for the following remaining update:
 - 1. Renovation of restrooms and showers at the 5000 Dolphin Rd. Training Academy (Building B). GFF, Inc. has begun the assessment and programming phase at 5000 Dolphin Rd. Training Academy (Building B). Data from this phase is being compiled and will be submitted to DFR for review and confirmation of the desired program and fixture counts before proceeding with schematic design. Schematic Design will span approximately six weeks, ending with a preliminary cost estimate for construction to assist DFR in identifying funding for construction. Upon approval to proceed, GFF will move into the Design Development and Construction Documentation phases.

- e. Training Academy (5000 Dolphin Rd.) Updates
 - i. Propane Tank Gas Line Construction (Recruit Training Prop)-FRM is leveraging a contractor from a Cooperative Agreement for pending repairs. FRM waiting for response from CAO regarding use of contractor from Cooperative Agreement list. Pending this decision, work will begin on construction when contract has been awarded.
 - ii. On March 3, 2025, structural investigation and exploration work on Building C was completed on a fleet repair bay wall that experienced failure. Temporary repairs to the wall were completed in 2025 FRM has engaged the engineering firm that performed the initial structural assessment to request a proposal for Phase II assessment which will include further evaluation of the foundation to determine if additional movement has occurred between the slab and foundation system, additional investigation into the CMU wall structure, evaluation of the plumbing assessment, soil testing, and additional relative elevation surveys to determine if building movement has stabilized.
 - iii. Dolphin Large Tower-Structural Repairs.
 - 1. BCM issued fully executed job order and delivery order to Contractor on 3/13/26 and requested a project schedule based on starting during the week of 3/23/26.
 - 2. Contractor submitted payment and performance bonds on 3/17/26.
 - 3. On 3/23/26 Contractor visited site to start marking all concrete, masonry, and steel areas that will be repairs, as specified in engineered plans.
 - 4. Contractor sent submittals on concrete, joint sealant, and

concrete corrosion protection to BCM on 3/23/26.

5. BCM forwarded the submittals to Engineer of Record for review on 3/23/26.
 6. A project kickoff meeting including BCM, DFR, Contractor and Engineer of Record was held on 3/25/26 to finalize the renovation work plan.
 7. The contractor submitted materials to the engineer and the City of Dallas for approval; all have been approved. The contractor has since mobilized to the site in preparation for repairs.
 8. Contractor submitted a permit application and received approval to proceed with repairs.
 9. BCM issued fully executed change order #1 and modified DO to Big Sky on 5/18 to provide required lead abatement services before continuing with 5 exterior door and window shutter repairs. BCM followed up with OEQS & Terracon on 5/22 on the status of the Terracon proposal to provide oversight of the lead abatement.
- f. Fire Station 18 Relocation Project
- i. On April 1, 2025, the Downtown Connection TIF District and the Downtown Dallas Development Authority approved funding for design and construction of Fire Station 18 to a nearby site.
 - ii. Meetings and discussions with project architects commenced regarding the station design in August 2025. Final Construction Documents were approved by DFR on 2/26/26, and by ECO on March 4, 2026.
 - iii. This project is moving forward through permitting.
- g. Fire Stations 12, 23, 25 and 39 – Bathroom Shower Renovations
- i. FS 39 repairs were completed on 2/10/2026. FS 12, 23, & 25 repairs are in progress. Repairs at FS 25 require the services of a design consultant. This location is accessible to the public, which requires it to comply with accessibility clearances and codes. FRM has selected a consultant and is currently working on their scope development. The remaining fire stations (12 and 23) are less complex and can be performed with a JOC contractor; this work will be scheduled within the next two weeks.

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

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