

Memorandum



CITY OF DALLAS

DATE February 9, 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 recent bond election to replace Fire Station 43 (2844 Lombardy Ln., (Council District 6) and the renovation of 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 City Council. Closing on the property occurred on 11/12/25, with transfer of Title to the City on 11/20/25. A Request for Qualifications (RFQ) for design consultant services for the Fire Station 43 replacement facility was advertised on the Bonfire procurement site on 01/21/26.
- 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. Leased land improvement (resurfacing) depreciated valued amount has been offered and awaiting response from leasing entity (response due by 11/15/25). 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. Real Estate (FRM) is preparing a recommendation for City Council consideration on 2/25/26, to authorize use of the Eminent Domain process to terminate the current ground lease agreement.

b. Digital Landline Conversion

- i. DRF 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. The project is approximately 26% complete.
- iii. Progress has been paused for AT&T upgrades that will allow multiple numbers to be upgraded at once. ITS is also assisting with the hardware equipment procurement needed for digital line conversion.
- iv. Timeline for remaining Fire Stations will be determined after relaunch.

c. 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). The initial meeting to discuss options and needs with FRM commenced on 6/16/25. Contracted architectural firm representatives conducted a walk-through and assessment of the facility on December 16, 2025, for compiling information needed for design.

d. 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. FRM will leverage a contractor from a Cooperative Agreement for pending repairs.
- 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 paused permanent walls repairs to perform an assessment of the plumbing lines around the restrooms adjacent to the repaired bay wall and to identify any potential contributing factors to the structural issues. Repairs to plumbing lines are imminent and, and when completed, the structural assessment will resume.
- iii. Large training tower renovations are moving forward. Demolition of the small tower occurred during CY 2025. Work on the large tower is

expected to occur during February 2026 as the BCM Department continues collaboration with DFR, an engineering contractor and construction repair vendor for needed repairs. Once repair work begins, repairs are expected to be completed in 8 weeks.

- e. Fire Station Alerting System Implementation
 - i. The Fire Station Alerting System project launched with a kickoff meeting on March 26, 2025.
 - ii. After collaborating further with ITS and the installation vendor, the updated completion for this project is February 2027.
 - 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 have conducted final walkthroughs at fire stations in Battalion 2 through 10 needed for equipment adjustments before installations begin at each station in these battalions. As of 1/28/26, system installations have been completed at Fire stations 3, 4 and 6 in Battalion 1.

- f. 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. A 90% review set of the Construction Documents is scheduled for issue on 01/13/26.

- g. 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 BCM 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. Contract negotiations are ongoing with the recommended design-

build firm, and the anticipated contract amount is within the City's budget for the renovation. The estimated City Council Award date for the design-build contract is 3/25/26.

vi. Scope and fee negotiations with the recommended design-build firm are complete. The estimated Council award date is 03/25/26.

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

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