

# Memorandum



CITY OF DALLAS

DATE March 3, 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)), 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. 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. Qualification Statements from 10 respondents were received on 2/13/26, which are currently under review to develop a short-list of well-qualified Candidates to be issued a Request For Proposal in March.
- 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.

- iv. Replacement of Apparatus Bay Doors at FS 11 is scheduled for completion by 2/27/26.

b. 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.

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 will be situated in the KBH parking lot E located near Memorial Drive and Hotel Street. DFR and BCM staff are collaborating with the contract architect firm and KBH renovation project team stakeholders to design the new station. Currently, the project is in the schematic design phase with design development to follow. Final construction documents are projected for completion by September 2026. Traffic reconfiguration in the adjacent areas will be ongoing during the project.

- 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). Selected architecture firm proposal under review. Contracting in process and firm will begin schematic designs after execution with construction to begin in early 2027. Contracted architectural firm representatives conducted a walk-through and assessment of the facility on December 16, 2025, for compiling information needed for design.
- 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 meeting with a contractor in late February 2026 to assist in developing their proposal. A change order to extend the design consultant's contract time and to add additional fees has been submitted for legal review.
  - 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. Wall shifting was attributed to an underground leaking pipe which has been repaired. FRM is coordinating with a plumbing contractor on needed drain line repairs. Contract engineering firm has recommended ongoing evaluations during 2026 with elevation studies to determine if any further foundation slab settlement has occurred. Repairs to drain lines are imminent 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. BCM requested a job order proposal before close of business on 2/20/26. Construction to proceed by 3/23/26 and substantial completion scheduled by 6/21/26.
- 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

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regarding the station design. A 90% review set of the Construction Documents is scheduled for issue during March 2026.

- g. 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 and reinstallation after repairs of any damaged substrate. Repair work entails installing new controls and shower heads. Work is ongoing and fire station 39's renovations including a new water heater and storage tank installation were completed on 2/18/26.

Should you have any question or concerns, please contact Fire Chief Justin Ball at [justin.ball@dallasfire.gov](mailto:justin.ball@dallasfire.gov)

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**Dominique Artis**  
Chief of Public Safety

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