

Memorandum



CITY OF DALLAS

DATE May 11, 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. 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. A short-list of three well-qualified candidate firms were issued a Request For Proposal on March 4, 2026, with a deadline for submittals of 4/3/26. Evaluation of RFP submittals determined BRW Architects as highest ranked Proposer of three. Fee negotiations have begun.
- 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. 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.

- 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 which are expected to be corrected by May 2026.
- b. Fire Station 5 Renovation Project
- i. Council approval to award contract with design-build firm is scheduled for the 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. BCM anticipates issuing a delivery order to an environmental consultant during the week of 3/30/26 to conduct asbestos/lead survey and provide test results and report.
 - iv. On April 22, 2026, City Council authorized a design-build construction contract with GP Cooper Industries, Inc. dba Cooper General Contractors.
 - v. BCM anticipates issuing a notice to proceed to the contractor in May 2026 to begin the project's design phase.
 - vi. 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

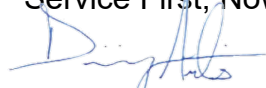
Design phase with the contract architect firm and KBHCC renovation project team stakeholders for the new station. The 100% schematic design phase was submitted for review on 3/20/26. During the April 16, 2026, Schematic Design review, CES Director Fleming agreed to investigate alternate sites for the 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). 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. GFF, Inc. has been selected and has an executed contract to perform the assessment, design, and construction administration work. A meeting is currently being scheduled for kick-off of the assessment on Monday, May 4, 2026.
- 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 needs approval from CAO to use contractor from Cooperative Agreement for pending repairs. FRM met with one contractor and is scheduling second contractor. Drawings for repair of gas line are 100% complete.
 - 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 to kick off Phase II of the structural assessment to determine if there has been any additional movement of the structure after the initial repairs. The plumbing lines will be included in Phase II assessment. FRM has requested proposal from consultant for Phase II assessment.
 - 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 received a change order from contractor for lead removal in areas requiring repair.
- 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.
- 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. Some areas will require a design consultant; the City is currently in the process of acquiring a contract for this part of the work.

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

Service First, Now!



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Chief of Public Safety

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