



City of Dallas

Dallas Fire-Rescue Station Facility Overview

**Public Safety Committee
November 14, 2022**

Randall B. Stidham, Chief of Staff
Robert Borse, Administrative Lieutenant
Dallas Fire-Rescue Department
City of Dallas

Presentation Overview



- Building Services Department Background
- Building Services Department Project Updates
- Bond and Construction Management Background
- Bond and Construction Management Project Updates
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Building Services Department Background



- One of the City Manager's current Departmental Goals for DFR is to partner with the Building Services Department (BSD) to facilitate efficient and effective maintenance and operations of all facilities
- During Fiscal Year 2021 / 2022, DFR submitted 3,337 work orders to Building Services Department (BSD).
 - 2,863 (85.8%) have been completed
 - 474 (14.2%) are in progress
- On August 19th, 2022, Dallas City Council was briefed by memorandum regarding the estimated expenses of all identified needs and deferred maintenance for DFR facilities. Please see Appendix for specific information.



Building Services Department Project Updates



	Project Name	Type	Scope of Work	Council District	Project Status
1	Fire Station #44	HVAC	System replacement	7	Complete
2	Various	HVAC	Reprogrammed up to \$4M of major maintenance funds to repair and replace historically underperforming equipment	Various	In process
3	Various	HVAC	Full mechanical assessment at identified fire stations	Various	In process
4	Fire Station # 06	HVAC	System upgrade	7	In process
5	Fire Station # 32	HVAC	System upgrade	5	In process
6	Fire Station # 13	HVAC	Duct Repair	12	In process
7	Fire Station # 5	HVAC	System replacement	5	Planned



Building Services Department Project Updates



	Project Name	Type	Scope of Work	Council District	Project Status
1	Fire Station # 3	Environmental Abatement	Basement and floor tile removal	2	In process
2	Fire Station # 12	Environmental Abatement	Dry wall and shower removal and repair	3	In process
3	Fire Station # 33	Environmental Abatement	Mold and VOC assessment and testing	4	Complete
4	Fire Station # 51	Environmental Abatement	Floor tile removal and seal floor	5	Complete
5	Fire Station # 43	Environmental Abatement	Kitchen ceiling removal and disinfection	6	In process
6	Fire Station # 13	Environmental Abatement	Abatement and disinfection of duct work	12	Completed



Building Services Department Project Updates



	Project Name	Type	Scope of Work	Council District	Project Status
1	Fire Station # 30	Capital Improvement	Complete facility renovation	6	Complete
2	Fire Station # 2	Capital Improvement	Roof repairs	13	Complete
3	Various	Capital Improvement	Electrical panel infrastructure upgrades to support new apparatuses in 6 Fire Stations	Various	Complete
4	Fire-Rescue Training Center	Capital Improvement	Engineering assessment and required repairs of Burn Building	2	Complete
5	Fire Station # 4	Capital Improvement	Roof repair	2	In process
6	Fire Station # 20	Capital Improvement	Kitchen renovation	13	In process
7	Fire Station # 26	Capital Improvement	Kitchen renovation	1	In process
8	Fire Station # 51	Capital Improvement	Kitchen renovation	5	In process
9	Various	Capital Improvement	Structural assessments – 4 Fire Stations	Various	In process
10	Fire Station # 2	Capital improvement	Apparatus Bay renovation including replacing electrical panel	13	Planned
11	Fire Station # 3	Capital Improvement	Interior renovation including Asbestos, mold and lead paint remediation.	2	Planned



Building Services Department Project Updates



	Project Name	Type	Scope of Work	Council District	Project Status
12	Fire Station # 5	Capital Improvement	External renovation including repair foundation issues and replace ceiling tile – pending structural engineering assessment findings	5	Planned
13	Fire Station # 18	Capital Improvement	Upgrade/replace the electrical panel and repair / replace roof	14	Planned
14	Fire Station #49	Capital Improvement	Install new floors	3	Planned



Bond and Construction Management Background



- As part of the 2017 Bond Program, under Proposition G (Public Safety Facilities), Dallas voters approved 42 projects, totaling \$32.1M, for public safety facilities projects, including Dallas-Fire Rescue (DFR).
- From the approved projects; 32 projects were programmed to address DFR facilities.
- Bond & Construction Management (BCM) has completed 26 of the approved projects, 3 projects are under construction, and 3 projects remain to be awarded in FY2023.



Bond and Construction Management Project Updates



	Project Name	2017 Bond Program Value	Scope of Work	Council District	Project Status
1	Fire-Rescue Training Center	\$150,000	Repair/replace site pole lights and bases with new LED lighting	2	Complete
2	Fire Station # 46	\$7,525,000	Replace existing Fire Station 46 with a new 12,142 sq. ft facility located at 331 E. Camp Wisdom Rd	3	Complete
3	Fire Station # 53	\$85,000	Kitchen cabinet replacement	7	Under Construction
4	Fire Station # 05	\$45,000	HVAC replacements	5	Complete
5	Fire Station # 08	\$104,000	Scope of work included plumbing and electrical corrections	2	Complete
6	Fire Station # 09	\$63,000	Electrical corrections	8	Complete
7	Fire Station # 11	\$85,000	Water proofing repairs	14	Under Construction
8	Fire Station # 12	\$83,000	HVAC replacement, plumbing, and electrical corrections	3	Complete
9	Fire Station # 13	\$85,000	Kitchen cabinets replacement and installed stainless steel stand-alone kitchen cabinets	12	Complete
10	Fire Station # 18	\$113,000	HVAC replacement, plumbing, and electrical corrections	14	Complete
11	Fire Station # 24	\$92,000	Electrical corrections and plumbing	7	Complete
12	Fire Station # 25	\$17,000	Plumbing corrections	8	Complete



Bond and Construction Management Project Updates



	Project Name	2017 Bond Program Value	Scope of Work	Council District	Project Status
13	Fire Station # 36	\$6,990,000	Replace existing Fire Station 36 with a new 13,221 sq. ft fire station, located at 2300 Singleton Blvd	6	Under Construction
14	Fire Station # 43	\$43,000	HVAC replacement	6	Complete
15	Fire Station # 51	\$43,000	Roof replacement	5	Complete
16	Fire Station # 1	\$85,000	Replaced ceiling tiles, replaced light fixtures, refurbished kitchen cabinets, removed existing floor tiles and replaced with poxy floor coating	6	Complete
17	Fire Station # 7	\$85,000	Refurbished kitchen cabinets, removed wallpaper and restored interior wall with paint coating, new shower stalls, and installed kitchen island	12	Complete
18	Fire Station # 11	\$101,000	Waterproofing, Interior Finishes, Plumbing, Electrical, and HVAC Corrections	14	Remaining to be Awarded
19	Fire Station # 21	\$85,000	Interior Renovations	2	Remaining to be Awarded
20	Fire Station # 31	\$85,000	Painting to watch room, apparatus bay ceiling, upstairs bunk room, upstairs lockers, and replaced kitchen floor tiles	9	Complete
21	Fire Station # 45	\$85,000	Removing existing floor tiles and replaced with poxy floor coating, replaced kitchen cabinets, and replaced window sections with energy efficient windows	6	Complete
22	Fire Station # 52	\$85,000	Replacing ceiling tiles with hard ceiling, install ceiling fans in the dorms, and installing LEED light fixtures	3	Complete
23	Fire Station # 53	\$74,000	Replaced HVAC and electrical corrections	7	Complete
24	Fire Station # 2	\$85,000	Kitchen cabinets replacement and installed kitchen island	13	Complete



Bond and Construction Management Project Updates



	Project Name	2017 Bond Program Value	Scope of Work	Council District	Project Status
25	Fire Station # 5	\$85,000	Kitchen Renovations.	5	Remaining to be Awarded
26	Fire Station # 13	\$44,000	HVAC replacement.	12	Complete
27	Fire Station # 14	\$85,000	Refurbishing kitchen cabinets, refurbished lockers, and installed stainless steel stand-alone kitchen cabinets.	1	Complete
28	Fire Station # 19	\$85,000	Refurnished kitchen cabinets and restroom renovation.	2	Complete
29	Fire Station # 47	\$85,000	Refurbishing kitchen cabinets, refurbished lockers, and replaced water fountain with water bottle filler.	6	Complete
30	Fire Station # 57	\$85,000	Kitchen cabinets replacement, installed kitchen island, and electrical corrections.	7	Complete
31	Fire Station # 59	\$6,900,000	Design and construct a new 13,756 sq. ft. fire station at 201 N. Jim Miller Rd.	8	Complete
32	Life Safety & Professional Standards Bureau	\$250,000	Roofing corrections.	2	Complete
2017 Bond Program Total Investment		\$23,912,000			



Bond and Construction Management Project Updates



- Additionally, BCM is managing the following 3 projects funded with Certificates of Obligation.

	Project Name	Certificates of Obligation	Scope of Work	Council District	Project Status
1	Fire Station # 19	\$7,000,000	Replace existing Fire Station 19 with a new 8,400 sq. ft facility.	2	Under Construction
2	Fire Station # 41	\$7,000,000	Replace existing Fire Station 41 with a new 8,248 sq. ft facility.	13	Under construction
3	Temporary Fire Station # 41	\$2,000,000	Construct a temporary fire station for FS41 personnel to service the area while Fire Station #41 is being constructed.	13	Complete
	Certificate of Obligations Total Investment	\$16,000,000			



Operational Impacts & Mitigation



- Facility malfunction and closures can have significant negative impact to personnel morale and performance, as well as system efficiency and effectiveness
- These factors have direct effects on DFR's ability to provide excellent service delivery
 - Response times
 - Incident outcomes
- Mitigation Efforts
 - Temporary Structures
 - Utilize Data Analytics for optimal resource allocation
 - Alternative Staffing & Dynamic Dispatch (Single Function Paramedic Units)
 - Revision of Emergency Response Model (Ongoing Planning Phase)



Future Plans



- City Council approved an additional \$1.75m in FY2023 to help address unfunded high-priority facility projects (Station 2, 3, 5, 18, 49)
- Planning for 2024 Capital Bond Program:
 - Advertise for Request for Qualifications (RFQ) to retain architectural and engineering services for a proposed **Public Safety Campus Development Plan** to be located at 5000 Dolphin Road.
 - Anticipated for November / December 2022
 - In collaboration with City of Dallas Geographic Information Systems (GIS), running an in-depth data locational analysis to determine the need for and locations of additional Fire Stations and resources
 - This analysis takes into consideration station rebuilds, resource relocations, and identifies the need for additional facilities



Future Plans



	Project Name	Council District
1	Dolphin Rd. Burn Building Replacement	7
2	Dolphin Rd. Fire Administration Renovation	7
3	Station 31 Replacement (9365 Garland Rd.)	9
4	Station 4 Replacement (816 Akard St.)	2
5	Station 43 Replacement (2844 Lombardy)	6
6	Station 16 Replacement (2616 Chalk Hill Rd)	6
6	Major Maintenance multiple facilities	Various





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Appendix – DFR Facility Repair Needs



Facility Name	Dept	Year of Construction	Square Feet	Primary Facility Use	Adjusted Repair Costs
Fire Station #01	DFR	1978	8,542	Fire Station	\$ 261,710
Fire Station #02	DFR	1978	8,607	Fire Station	\$ 291,648
Fire Station #03	DFR	1963	14,762	Fire Station	\$ 441,504
Fire Station #04	DFR	1953	10,589	Fire Station	\$ 261,548
Fire Station #05	DFR	1979	7,171	Fire Station	\$ 165,734
Fire Station #06	DFR	1954	12,300	Fire Station	\$ 3,702
Fire Station #07	DFR	1980	7,119	Fire Station	\$ 201,285
Fire Station #08	DFR	1970	13,439	Fire Station	\$ 234,607
Fire Station #09	DFR	1989	9,671	Fire Station	\$ 147,580
Fire Station #10	DFR	2010	11,897	Fire Station	\$ 3,392
Fire Station #11	DFR	1909	9,474	Fire Station	\$ 193,922
Fire Station #12	DFR	1983	5,379	Fire Station	\$ 82,014
Fire Station #13	DFR	1986	6,206	Fire Station	\$ 147,407
Fire Station #14	DFR	1966	6,571	Fire Station	\$ 188,937
Fire Station #15	DFR	1975	8,798	Fire Station	\$ 563,166
Fire Station #16	DFR	1961	3,731	Fire Station	\$ 109,211
Fire Station #17	DFR	1970	11,229	Fire Station	\$ 510,528
Fire Station #18	DFR	1975	12,230	Fire Station	\$ 240,653
Fire Station #19*	DFR	2022	10,429	Fire Station	\$ -
Fire Station #20	DFR	1986	10,240	Fire Station	\$ 381,231



Appendix – DFR Facility Repair Needs



Facility Name	Dept	Year of Construction	Square Feet	Primary Facility Use	Adjusted Repair Costs
Fire Station #21	DFR	1964	35,158	Fire Station	\$ 279,373
Fire Station #22	DFR	1963	5,994	Fire Station	\$ 111,561
Fire Station #23	DFR	1991	9,765	Fire Station	\$ 131,557
Fire Station #24	DFR	1971	6,486	Fire Station	\$ 119,285
Fire Station #25	DFR	2002	8,296	Fire Station	\$ 146,536
Fire Station #26	DFR	1994	9,455	Fire Station	\$ 232,753
Fire Station #28	DFR	1988	9,837	Fire Station	\$ 119,711
Fire Station #29	DFR	1993	9,800	Fire Station	\$ 177,642
Fire Station #30	DFR	1997	8,543	Fire Station	\$ 141,422
Fire Station #31	DFR	1947	10,621	Fire Station	\$ 62,743
Fire Station #32	DFR	2014	10,621	Fire Station	\$ -
Fire Station #33	DFR	2008	12,330	Fire Station	\$ 124,503
Fire Station #34	DFR	2002	8,367	Fire Station	\$ 129,895
Fire Station #35	DFR	2008	11,846	Fire Station	\$ 42,573
Fire Station #36*	DFR	2022	13,221	Fire Station	\$ -
Fire Station #37	DFR	2013	13,854	Fire Station	\$ 23,788
Fire Station #38	DFR	2007	12,238	Fire Station	\$ 36,687
Fire Station #39	DFR	2003	12,140	Fire Station	\$ 249,664
Fire Station #40	DFR	2007	11,977	Fire Station	\$ 24,144



Appendix – DFR Facility Repair Needs



Facility Name	Dept	Year of Construction	Square Feet	Primary Facility Use	Adjusted Repair Costs
Fire Station #41*	DFR	2023	8,248	Fire Station	\$ -
Fire Station #42	DFR	2009	12,078	Fire Station	\$ 88,236
Fire Station #43	DFR	1957	12,078	Fire Station	\$ 154,350
Fire Station #44	DFR	2015	12,078	Fire Station	\$ -
Fire Station #45	DFR	1959	5,653	Fire Station	\$ 163,449
Fire Station #46*	DFR	2022	12,142	Fire Station	\$ -
Fire Station #47	DFR	1961	5,677	Fire Station	\$ 111,026
Fire Station #48	DFR	1961	9,972	Fire Station	\$ 426,895
Fire Station #49	DFR	2000	10,246	Fire Station	\$ 192,925
Fire Station #50	DFR	2011	12,315	Fire Station	\$ -
Fire Station #51	DFR	1964	10,907	Fire Station	\$ 200,549
Fire Station #52	DFR	1964	6,200	Fire Station	\$ 248,270
Fire Station #53	DFR	1965	10,425	Fire Station	\$ 138,885
Fire Station #54	DFR	1966	6,122	Fire Station	\$ 157,879
Fire Station #55	DFR	1966	9,526	Fire Station	\$ 252,516
Fire Station #56	DFR	1971	7,936	Fire Station	\$ 240,294
Fire Station #57	DFR	1975	8,379	Fire Station	\$ 165,240
Fire Stations Subtotal					\$ 9,124,132



Appendix – DFR Facility Repair Needs



Facility Name	Dept	Year of Construction	Square Feet	Primary Facility Use	Adjusted Repair Costs
Life Safety & Professional Standards Bureau	DFR	1982	28,401	Office/Admin	\$ 1,000,065
Administration/Training/Physical Fitness - A	DFR	1993	2,613	Office/Admin	\$ 80,586
Clothing & Supply Building	DFR	1990	22,520	Operations Support	\$ 765,216
Special Operations - Building E	DFR	1987	2,613	Operations Support	\$ 32,437
Maintenance Repair Shop	DFR	1987	63,434	Operations Support	\$ 1,550,779
Baylor Credit Union w/Mechanical Room	DFR	2003	37,500	Office/Admin	\$ 23,008
Administrative Facilities Subtotal					\$ 3,452,091
Grand Total					\$ 12,576,223

**New facility/replacement under construction*

