

Memorandum



CITY OF DALLAS

DATE August 10, 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 Management (FM), 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, FM received Council approval to fund and acquire land near Lombardy Ln. and Brockbank Dr. (2910 Lombardy Lane) for 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 led to issuance of a Request For Proposal on March 4, 2026, Evaluation of RFP submittals determined BRW Architects as highest ranked proposer of three. Consideration of a design consultant contract award to BRW Architects was scheduled and approved on the 6/24/26 Council Agenda. A Kick-Off meeting with BRW and City staff was held 7/14/26 to review general program requirements for design of the new facility. Regular bi-weekly design review meetings with BRW, DFR and other city staff are scheduled to begin the week of 8/10/26.

- 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 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, FM 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 FM to authorize use of the Eminent Domain process to terminate the current ground lease agreement was approved by City Council on 2/25/26. Negotiations with the City Attorney's Office are ongoing and a date for the Commissioners' Hearing has not been set.
- 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 June 2026. This item has been completed, and the new apparatus bay doors have been installed.

b. Fire Station 5 Renovation Project

- i. Council approval to award contract with design-built firm was scheduled for the 4/22/26 Council Agenda.
- ii. Issued Notice to Proceed to the design build firm by 5/30/26 so the firm could begin design and preconstruction services.
- iii. BCM issued a delivery order to an environmental consultant during the week of 3/30/26 to conduct asbestos/lead survey and provide test results 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 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 issued the fully executed stamped contract and Notice to Proceed to Cooper General Contractors on 5/26/26 and coordinated a date and time for an OAC kick-off meeting.

- vii. Biweekly progress meetings have been set up to occur on Tuesdays at 3:30pm beginning June 16, 2026. Pre-design services have been completed, and the project has entered the Schematic design phase. DFR and BCM have requested AST drawings and specifications from Seneca, Inc representative. Drawings and specifications are still pending from Seneca. Once received and approved by DFR and BCM, the fuel storage tank information will be forwarded to Cooper.
- 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 were involved in Schematic Design development and review 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. On April 16, 2026 and during a Schematic Design review meeting, CES Director Fleming agreed to investigate alternate sites for the FS 4 replacement facility. BCM has been directed to include Station 4 among projects to be considered by City Council during 8/5/26 briefing, for possible inclusion in the November 2026 Bond Election.
- d. FY25 Station and Facility Modifications
 - i. FM 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 was reviewed. Contracting with firm executed and firm began schematic designs 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. was selected and has an executed contract to perform the assessment, design, and construction administration work. A meeting was scheduled for kick-off of the assessment on Monday, May 4, 2026.

2. Assessment and programming is complete; currently in Schematic Design Phase. Upcoming Milestone Dates:
 - a. 8/4/2026: Meeting to review Draft Schematic Design
 - b. 8/18/2026: Meeting to review Updated Schematic Design + Pricing Package
 - c. 9/1/2026: Meeting to review Final Schematic Design + Schematic Pricing Package and Discuss Next Steps
 3. After the schematic design and pricing package have been completed, DFR and FM will review, and DFR will decide whether they will proceed with the renovation of the locker room as shown in the schematic design package and identify any necessary additional funding. FM and DFR may then continue working with GFF on the next phases of design if this project is going to move forward.
- e. Training Academy (5000 Dolphin Rd.) Updates
- i. Propane Tank Gas Line Construction (Recruit Training Prop)-FM is leveraging a contractor from a Cooperative Agreement for pending repairs. FM needs approval from CAO to use contractor from Cooperative Agreement for pending repairs. FM met with one contractor and is scheduling meeting with a second contractor. Drawings for repairing the gas line are 100% complete.
 1. The propane tank being located outside poses a problem for our standard Job Order Contracting agreement, which has delayed the construction component of this project. JOC work is limited to specific locations listed within the contract. FM is scheduling a meeting with the City Attorney's Office to answer questions regarding this issue. FM seeks approval to hire a contractor from a Cooperative Agreement to perform the work.
 - 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. FM 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. FM has requested proposal from consultant for Phase II assessment.

1. Phase II is planned to begin in fiscal year 2026-2027. FM intends to continue the assessment with the structural engineering firm that performed Phase I.

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 5/18/26 to provide required lead abatement services before continuing with 5 exterior door and window shutter repairs. BCM followed up with OEQS & Terracon on 5/22/26 on the status of the Terracon proposal to provide oversight of the lead abatement.
10. Work is continuing to progress.
11. Items remaining to be repaired:
 - Joint sealants on floor cracks – finished on 7/29/26
 - Cove sealant on exterior joints. – finished on 7/29/26
 - Traffic coatings – finished on 8/3/26

12. BCM will coordinate site visit with DFR, contractor Big Sky Construction and Engineer of Record – Walter P. Moore by 8/7/26.

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. The Building Permit application process is currently underway.

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.
 1. FM has received proposals from RS Commercial Construction (JOC Contractor) for Fire Stations 12 and 23.
 - a. Fire Station 12: \$32,038.00. There is a 2 to 4 week lead time for materials. Work is estimated to begin August 31, 2026, with completion by November 6, 2026.
 - b. Fire Station 23: \$17,499.24. There is a 2 to 4 week lead time for materials. Work is estimated to begin August 31, 2026, with completion by October 23, 2026.
 2. Fire Station 25 requires a design consultant to address accessibility code requirements. FM's pre-qualified consultant list expired on 7/22/2026, before price negotiations with the selected firm could begin. FM is working with other construction departments to gain access to an alternate pre-qualified list to engage a design consultant for this work.

h. Departmentwide HVAC system update

- i. Each year (including 2026), FM through its contracted mechanical vendor, performs quarterly preventative maintenance in all fire stations and performs corrective repair work on systems identified for repair.

1. As of August 6, 2026, the following fire stations have "work in progress" due to service requests which entail total, partial or less than optimal system performance:
FS 35-Kitchen not being cooled but compressor ordered and arriving on August 7, 2026, for installation.
FS 42-HVAC system is not cooling optimally but FM in the process of diagnosing and repairing system.
FS 43-HVAC system was not cooling with excessive temperatures inside the fire station. Firefighter crews have been relocated while air conditioning enhancements are completed. 1 of 2 systems has been installed with the 2nd system installation to be completed during the week of August 17-21. The lower cost solution was pursued as the new fire station is currently under design with construction scheduled to begin in late 2027.
FS 50-HVAC AC not cooling sufficiently but area of station impacted will have HVAC parts delivered on 8/7/26 for installation and repair of the system.
2. DFR will continue to work closely with FM to monitor for expedient HVAC repairs. In the event of a complete system outage, DFR will keep City Management and Dallas City Council updated about any possible crew redeployment.

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

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Chief of Public Safety

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Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
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M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
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