

Memorandum



CITY OF DALLAS

DATE April 13, 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 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.
- 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. FRM has issued a Final Offer to Leaseholder to accept the City's buy-out offer by 3/31/26.

- 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.
- 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. Final construction documents are projected by September 2026. Traffic reconfiguration in the adjacent areas will be ongoing during project design and construction.
- 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 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 the 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 renovation work plan.
- 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. Nov. 24, 2025: DFR along with FRM are investigating, planning and scheduling bathroom shower renovations to include removal of tiles

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and reinstallation after repairs of any damaged substrate. Repair work involves 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 questions or concerns, please contact Fire Chief Justin Ball at justin.ball@dallasfire.gov.

Service First, Now!



Dominique Artis
Chief of Public Safety

cc: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mamatha Sparks, City Auditor (I)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
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M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
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