



**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
- Operational Impact & Mitigation
- Future Plans
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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 19<sup>th</sup>, 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
	<b>2017 Bond Program Total Investment</b>	<b>\$23,912,000</b>			



# 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
<b>Fire Stations Subtotal</b>					<b>\$ 9,124,132</b>



# 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
<b>Administrative Facilities Subtotal</b>					<b>\$ 3,452,091</b>
<b>Grand Total</b>					<b>\$ 12,576,223</b>

*\*New facility/replacement under construction*

