

Memorandum



CITY OF DALLAS

DATE June 2, 2015

TO Councilmember Jennifer Staubach Gates

SUBJECT Construction Delays
Fire Station No. 27 Replacement
8401 Douglas Ave.

The opening of the new replacement fire station at Douglas Avenue and Northwest Highway is estimated in September 2015.

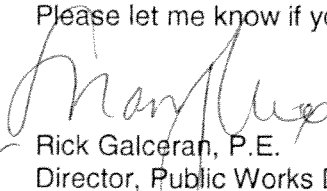
Delays were caused over the past two years for the following reasons:

- Removal of existing buried Level 3 communication cable
- Water main break in Douglas Avenue, which flooded the station's below grade parking
- Requested modifications of kitchen equipment and installation of a gas line
- Requested installation of a gas line to connect alternate dryers
- Requested installation of a gas line to patio for grill
- Coordination of the fire alarm monitoring with the city's monitoring service provider
- Changes to the aluminum etched graphic panels
- Rejected samples of red coating on aluminum etched building panels
- Weather related delays
- Delay in green tags and final certificate of occupancy, due to inspector changes to building's gas service and electrical equipment room changes

These unforeseen construction issues and scope changes increased the construction time by a total of 262 days from May 2013.

The red coating on the aluminum etched building panels has not been approved; we estimate this approval next week. The time need to complete the red coating on the aluminum etched building panels is approximately 16 weeks or 112 days to paint, seal and install all of the building panels.

Please let me know if you have any questions.

for 
Rick Galceran, P.E.
Director, Public Works Department

c: Zaida Basora, FAIA, Assistant Director, Public Works
Louie Bright, Chief, Fire Department
Harold Holland, Assistant Chief