



# Department of Fire-Rescue Facilities and Apparatus Needs Assessment

## Introduction

Miami Fire-Rescue (MFR) is currently experiencing infrastructure challenges resulting from aging facilities, deferred maintenance, and increasing demands for service throughout the City. A thorough internal review has revealed critical deficiencies impacting emergency response, firefighter safety, and the Department's capacity to address both present and future requirements.

Many fire stations have surpassed their intended lifespan and are unable to adequately accommodate modern apparatus, staffing, or operational needs. Essential equipment is frequently stored outdoors, and personnel work in buildings with failing systems. In addition, rapidly expanding and underserved communities, such as Allapattah, Liberty City Square, East Shenandoah, and Watson Island, lack sufficient infrastructure for prompt emergency response, leading to documented delays during urgent incidents.

These conditions present immediate risks, as slower response times in fire and medical emergencies can affect life safety outcomes, while deteriorating facilities and outdated equipment increase operational failures and injuries. Continued postponement of capital investment will also lead to substantially higher long-term costs due to further deterioration and rising construction expenses.

To mitigate these issues, prompt funding is necessary to:

- Replace outdated and undersized fire stations
- Construct new facilities in high-demand and underserved areas
- Modernize current stations to meet safety and operational standards
- Upgrade the Fire Training Center for effective personnel development
- Replace aging apparatus to maintain fleet reliability

The total estimated capital requirement is approximately **\$150 million**. Strategic and timely investments are imperative to ensure public safety, support firefighter operations, and sustain the service level expected by City of Miami residents and visitors.



## New Facilities & Major Renovation Projects

Project	Category	Estimated Cost	Cost Breakdown	Key Notes / Scope
<b>Fire Station 1 – Downtown</b>	Replacement	<b>\$44.0M</b>	Construction: \$40.7M Design: \$3.3M	New 40,000 SF, 8-bay facility; replaces aging infrastructure; existing site to be sold for land acquisition.
<i>New Fire Station – Watson Island</i>	New Construction	<b>\$13.36M</b> <b>Remaining funding need: \$8.36M</b>	Construction: \$12.21M Design: \$0.99M Docks: \$0.16M Developer Contribution: (\$5.0M)	New 12,000 SF, 2-bay fire station; includes two floating docks for fireboats.
<b>New Fire Station – Allapattah</b>	New Construction	<b>\$13.2M</b>	Construction: \$12.21M Design: \$0.99M	New 12,000 SF, 2-bay fire station; site controlled by Department; includes demolition and redevelopment.
<i>Fire Station 3 &amp; Administrative Facility – Riverside</i>	Major Renovation	<b>\$22.75M</b>	Construction: \$21.04M Design: \$1.71M	Full renovation of 32,500 SF facility; MEP upgrades, reconfiguration, full rehabilitation.
<b>Fire Station 10 – Magic City</b>	Replacement	<b>\$24.42M</b> <b>Remaining funding need: \$15.47M</b>	Construction: \$24.42M Design: (Complete) Current funding level: (\$8.95M)	New 24,000 SF, 4-bay fire station; \$15.47M remaining funding need.
<i>Fire Station 17 – Liberty City Square</i>	New Construction	<b>\$14.56M</b>	Construction: \$12.21M Design: \$0.99M Land: \$1.36M	New 12,000 SF, 2-bay fire station; replaces temporary operations at FS-12.
<b>New Fire Station – East Shenandoah (5-points area)</b>	New Construction	<b>\$16.7M</b>	Construction: \$12.21M Design: \$0.99M Land: \$3.5M	New 12,000 SF, 2-bay fire station; improves coverage in the 5-points service area.
<b>Net Funding Requirement: ≈ \$135.04M</b>				



## Repairs & Modernization Projects

Facility	Location	Estimated Cost	Primary Scope of Work
Fire Station 1 – Downtown	144 N.E. 5th St.	\$880K	HVAC replacement (5 units), sanitary & grease trap replacement, electrical upgrades, floor polishing
Fire Station 2 – Wynwood/Overtown	1901 N. Miami Ave.	\$905K	Parking lot replacement, sanitary piping replacement, grease trap installation, restroom renovations, epoxy flooring, painting, fence replacement
Fire Garage – Riverside	1151 N.W. 7th St.	\$1.05M	Heavy-duty lift replacement, restroom renovations, storage reconfiguration, epoxy apparatus bay flooring
Fire Station 5 – Allapattah	1200 N.W. 20th St.	\$1.75M	Epoxy flooring, sanitary & grease trap replacement, safety wall construction, traffic control improvements, painting, window/door/louver replacement
Fire Station 6 – Moore Park	701 N.W. 36th St.	\$620K	Restroom renovations, watch office reconfiguration, sanitary & grease trap replacement, exterior painting
Fire Station 7 – Little Havana	314 Beacom Blvd.	\$1.375M	Sanitary & grease trap replacement, electrical upgrades, parking resurfacing, epoxy flooring, window/door/louver replacement
Fire Station 8 – Coconut Grove	2975 Oak Ave.	\$530K	Interior painting, electrical upgrades, sanitary & grease trap replacement
Fire Station 9 – Little Haiti	69 N.E. 62nd St.	\$700K	EMS room enclosure, dorm repairs, electrical upgrades, sanitary & grease trap replacement, parking resurfacing
Fire Station 11 – Flagami	5920 W. Flagler St.	\$260K	Interior/exterior painting, terrazzo polishing, parking resurfacing
Fire Station 12 – Liberty City	1455 N.W. 46th St.	\$250K	Parking lot resurfacing, new electrical panels
Fire Training Center – Coconut Grove	3425 Jefferson St.	\$1.20M	Sanitary & grease trap replacement, flooring replacement (1st & 3rd floors), restroom renovations, epoxy apparatus bay flooring
Ocean Rescue – Virginia Key Beach	4020 Virginia Beach Dr.	\$605K	Modular trailer for operations facility, construction of three lifeguard towers to enhance coverage and personnel support
<b>Total Estimated Repair &amp; Modernization Projects: ≈ \$10.13M</b>			