



City of Dallas

Dallas Police Department Training Academy Multi- Campus Update

**City Council Briefing
June 4, 2025**

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Dallas Police Department

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Purpose



To provide City Council with an update on the plan to meet the Dallas Police Department's 21st century training needs for recruits and officers at the DPD Law Enforcement Training Center at UNT-Dallas and the Public Safety Complex at a second location.

UNT-Dallas Lease to be considered for City Council approval on June 11, 2025



Overview



- History and Background
- Site layout components
- Program Funding
- Next Steps
- Questions
- Appendix



History and Background



- June 9, 2021 – City Council approved Memorandum of Understanding with UNT-Dallas to evaluate a 20-acre site on campus
- October 28, 2022 – City Council Friday Memo outlining key features of the proposed Police Training Academy at UNT-Dallas
- November 2023 - Public Safety Committee Briefing with renderings, site plan of UNT-Dallas Campus, and a reference to the City seeking a second site on city-owned property to meet EVOC & Reality Based Training needs.



History and Background



- May 2024 – Voters approve \$90M Public Safety Bond Proposition, including \$50M funding for the Police Training Academy at UNT-Dallas
- Fall 2024 to Present – Project team begins coordination with DPD and architects on facility planning and design
 - Selected Architect for Law Enforcement Center at UNT-Dallas
 - Site Selection at UNT-Dallas and ground lease development
 - Programing efforts again highlighted the need for both academic and tactical training as part of the recruit and officer training journey
 - DPD leadership transition to Chief Comeaux in May 2025



DPD Law Enforcement Training Center at the University of North Texas at Dallas Update

During 2021, the Dallas Police Department (DPD) collaborated with the University of North Texas at Dallas (UNT-Dallas) to develop a new plan for training facilities. This plan aimed to provide basic and advanced training for active police officers. Recent changes in leadership, constraints at the UNT-Dallas campus and programming efforts from the 2024 bond project have prompted the need to update the 2021 plan to accommodate evolving requirements.



Existing Dallas Police Department Facilities

- 63 Acres Across Two Locations
- Classrooms
- Limited Reality Based Training
- Limited Health & Fitness
- Limited Administrative
- Outdoor Firearms Training
- Emergency Vehicle Operations Course (EVOC)
- **No Ceremonial Spaces**

2021 Proposed DPD Law Enforcement Training Center at UNT-Dallas

\$140M
(In 2021 Dollars)

- 20 Acres Contemplated
- Classrooms
- Health & Fitness Areas
- Administrative
- Indoor Firearms Training
- Dedicated Parking for 150
- Ceremonial spaces
- **No EVOC**
- **No Outdoor Firearms Training**

DPD Law Enforcement Training Center at UNT-Dallas

\$ TBD

- 20 Acres
- Basic Peace Officer Courses for New Recruits
- In-Service Officer Training
- Reality Based Training
- Health & Fitness Areas
- Ceremonial and Community Space
- UNT-Dallas Criminal Justice Center Includes Core Classes for Recruits
- Select In-Service Classes Offered to Regional Agencies
- Early Fall 2026 Groundbreaking

City of Dallas Public Safety Complex

\$ TBD

- **Additional 60+ Acres**
- **Classrooms for DPD and DFR**
- **Indoor & Outdoor Firearms Training**
- **Simulated Tactical Village**
- **Emergency Vehicle Operations Course (EVOC)**
- **DFR Training Elements TBD**
- **Initiate Feasibility Study in 2025**



Moving Forward

The groundbreaking for the new DPD Law Enforcement Training Center at UNT-Dallas is projected for early Fall 2026. It will provide ongoing, enhanced training for active officers and new recruits. This facility will also provide regional training opportunities for other law enforcement partners. Concurrent to the design and construction at UNT-Dallas, a feasibility study will begin for the new City of Dallas Public Safety Training Complex that will include the remaining components of the DPD training and the Dallas Fire Rescue training. The study will evaluate and identify the best location for DPD training amenities like the Emergency Vehicle Operations Course, relocating the outdoor gun range and building a Simulated Tactical Village.

Recruit and Officer Training Journey



DPD Training – State Requirements

State/TCOLE requires separation of Basic Peace Officer Course(BPOC) and post BPOC within classrooms.

Basic:

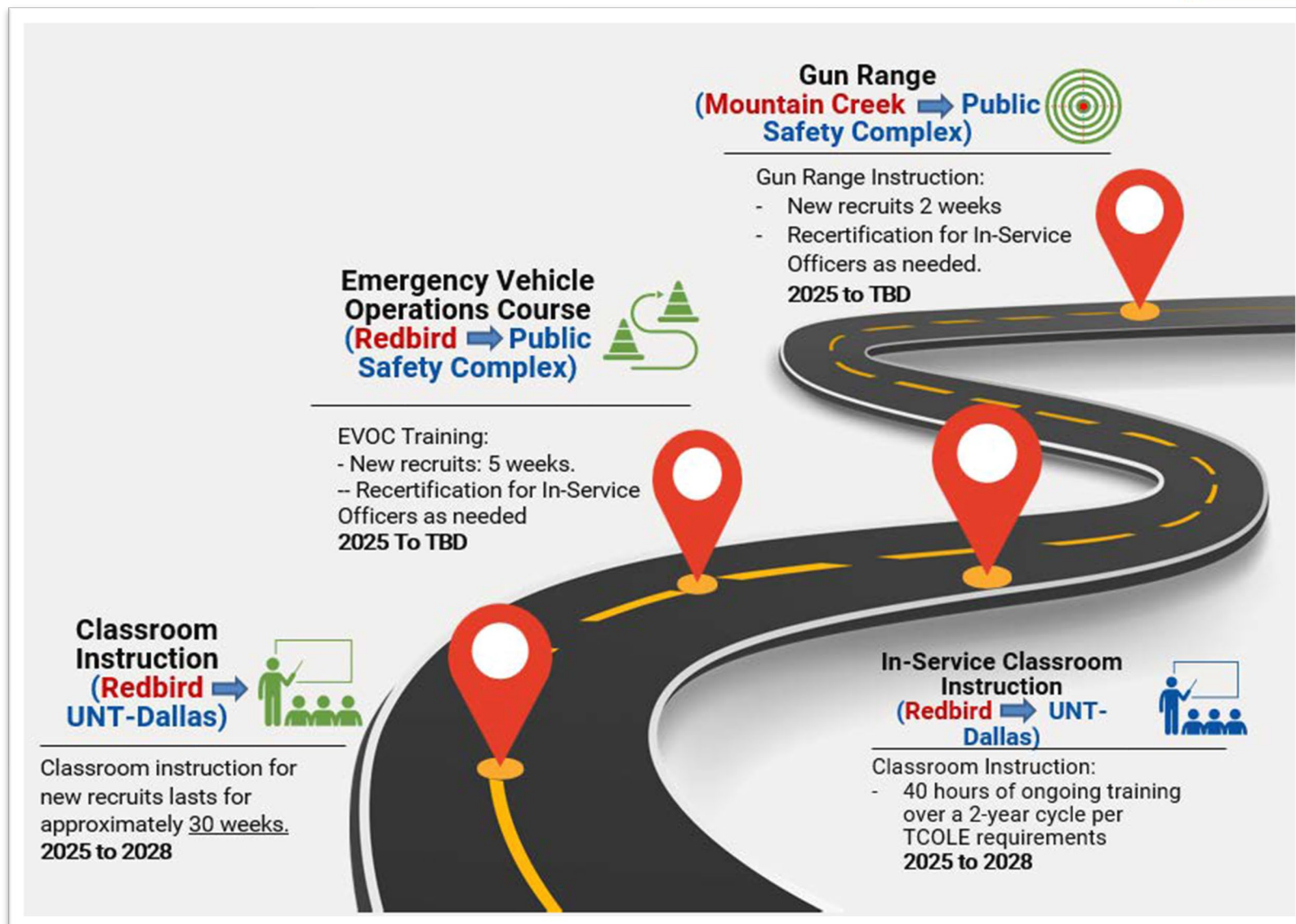
BPOC training – 60%

Post BPOC – 40%

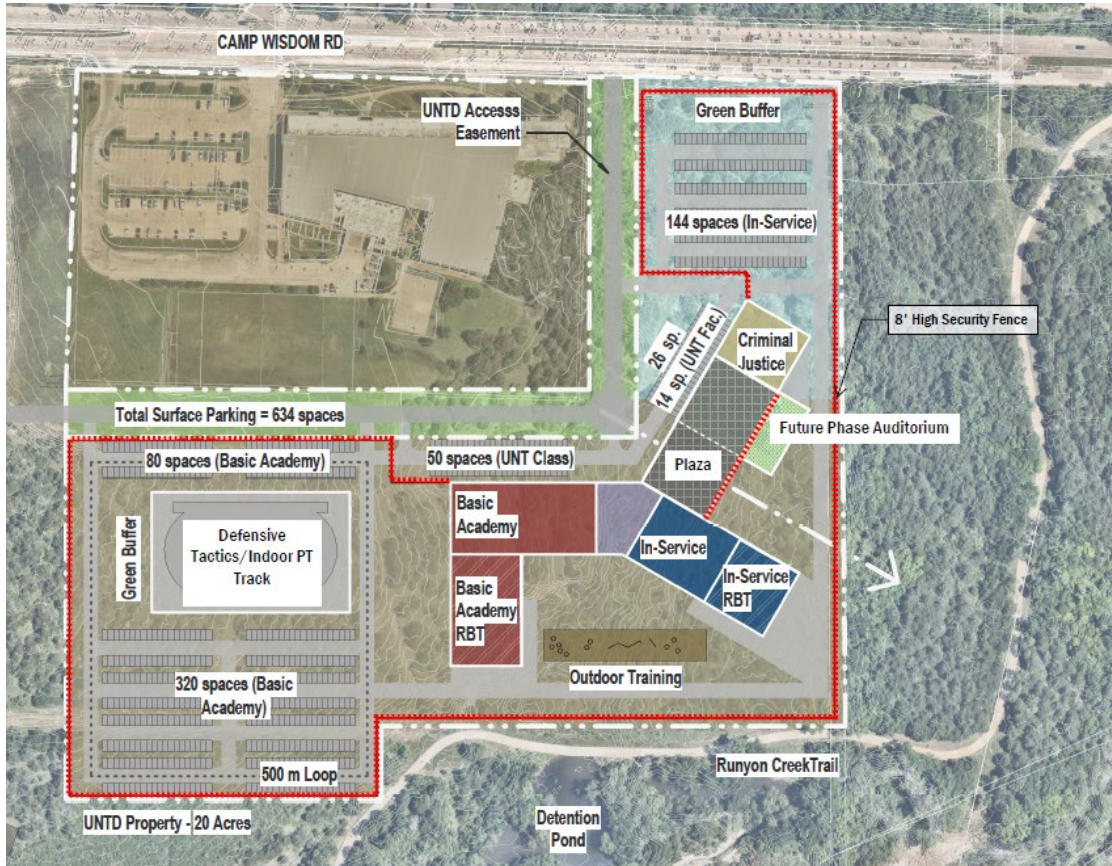
In-Service

Post BPOC – 100% of training

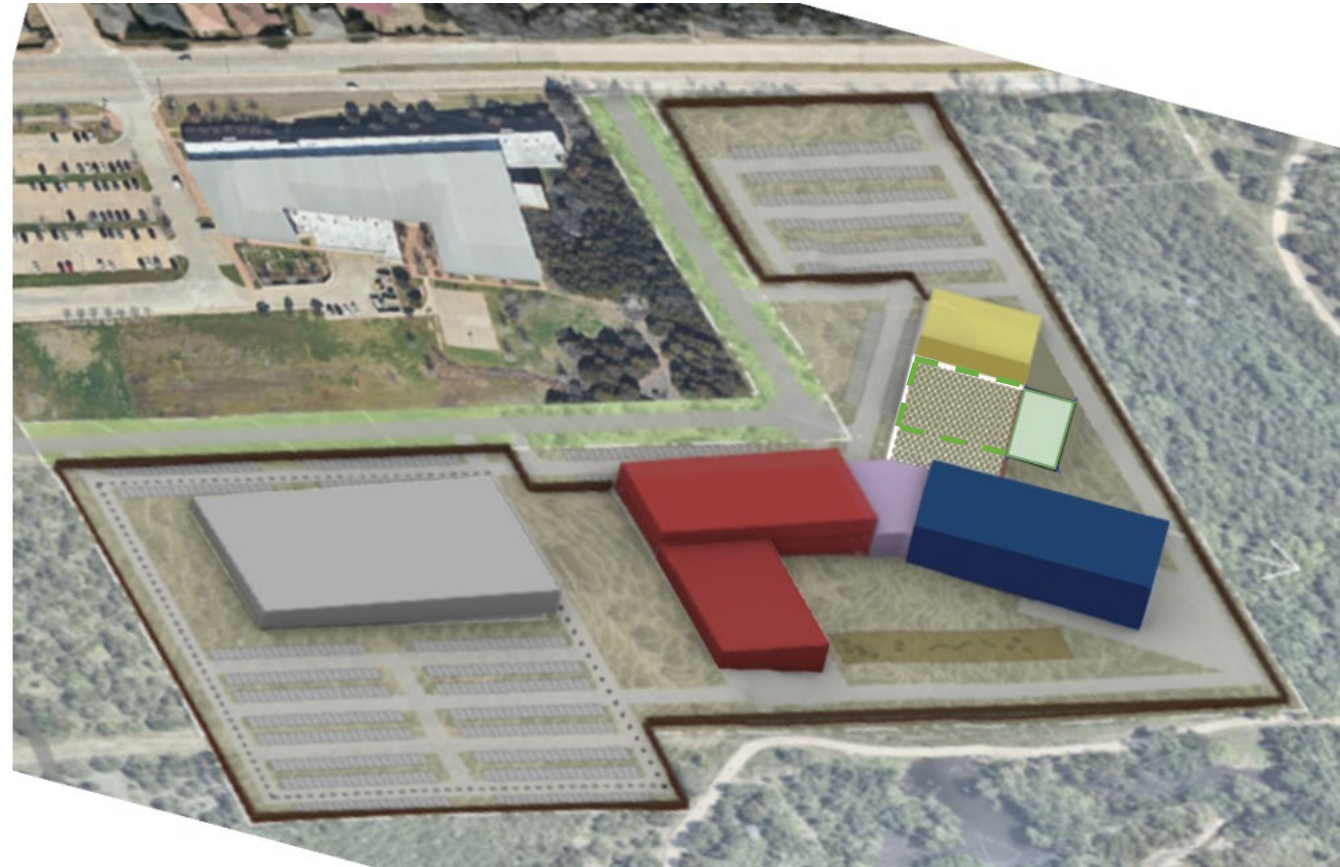
The separation of recruits and officers aligns with standard best practices, current police academy facility layout, and operational procedures.



Law Enforcement Training Center at UNT-Dallas



20 Acre Conceptual Site Plan



3-Dimensional Isometric View



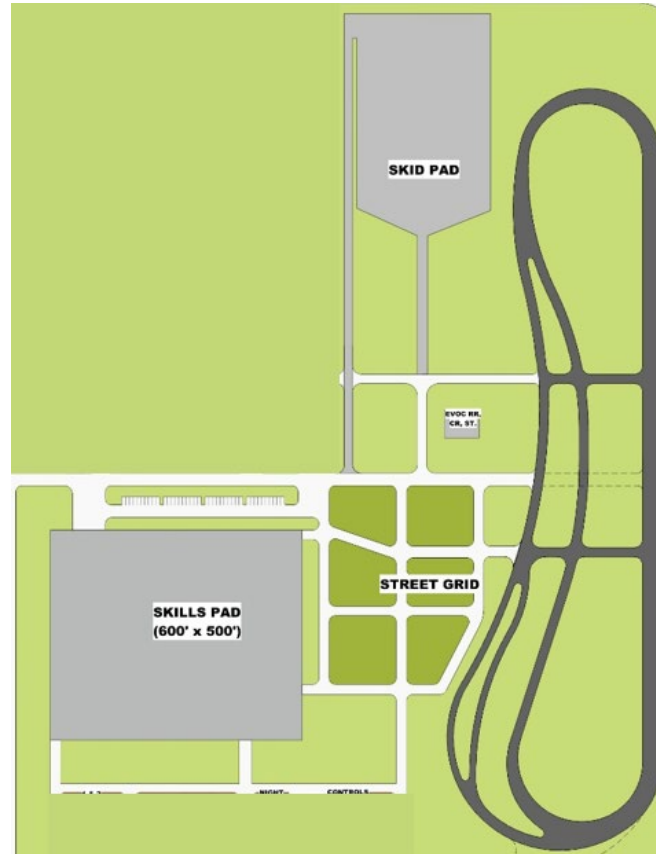
DPD Training at Public Safety Complex



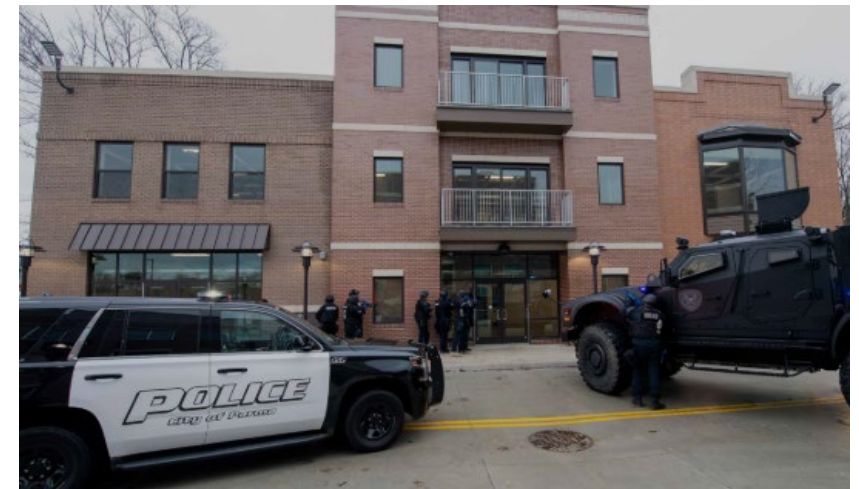
Images of Recently Completed Police Tactical Training at Facilities across the US



Outdoor Gun Range



Vehicle Training (EVOC,
Skid Pad & Skills Pad)



Realistic Outdoor Simulated Training Village &
Street Grid



Total Project Funding



Total Project Funding Needs

Total Program Costs	Probable Costs
DPD Law Enforcement Training Center at UNT-Dallas Campus (Budget estimate ¹)	\$185,000,000
Public Safety Complex (Ballpark budget estimate ²)	<u>\$90,000,000</u>
Total Estimate of Probable Cost	\$275,000,000

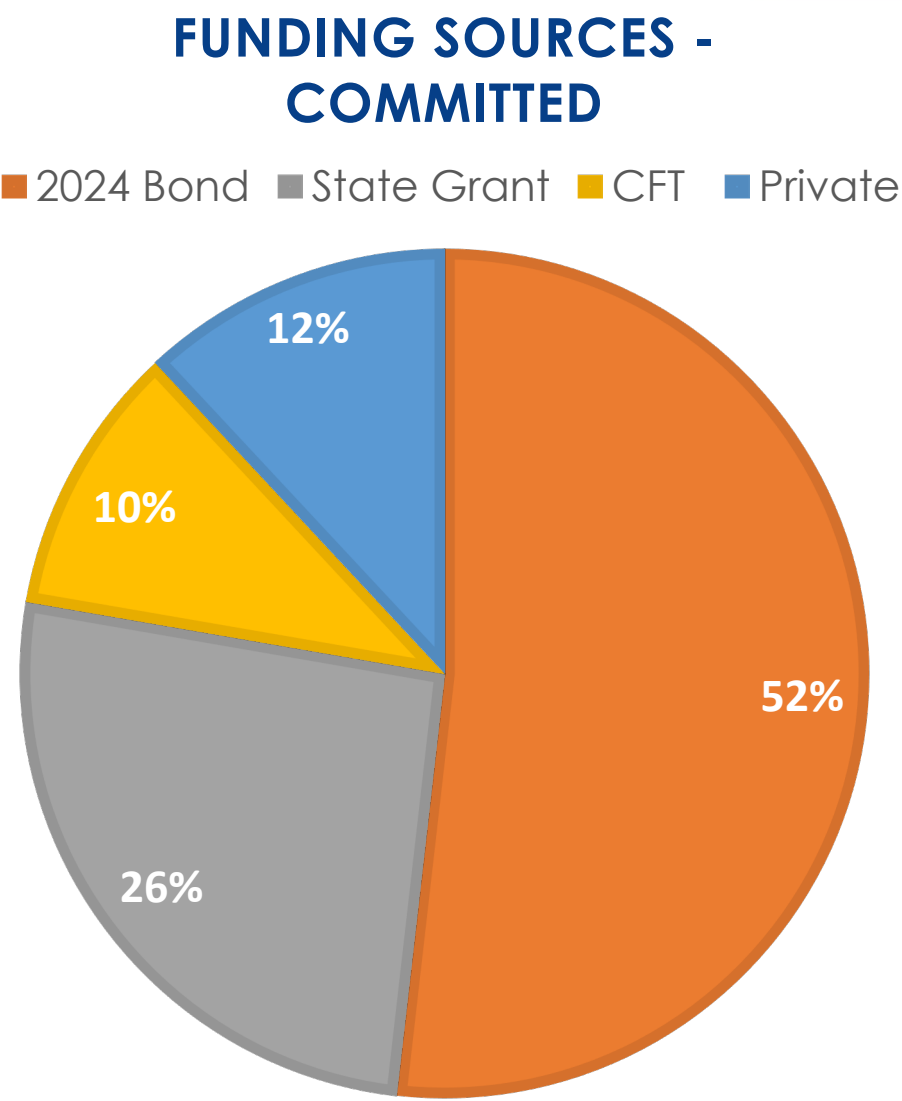
1. Budget for 20-Acre site and buildings included in on Slide 8 except the Auditorium. Costs in 2026 dollars and based on programing level design. Previous budget was \$140M, in 2021 dollars, escalates to approximately \$180M in 2026 dollars.
2. Ballpark estimate for public safety complex based on available pricing for similar facilities with escalation to 2026 dollars. Based on research of five recent/similar projects, budgets range from \$180M to \$1.5B, with three of the projects averaging \$330M. Once a site, consultant and programing are complete, this budget will be confirmed. In addition, Public Safety Complex will be designed to be a future source of revenue to offset the cost of operations and maintenance.



Project Funding Available To Date



Funding Source	Committed Funding
Dallas 2024 Bond Program	\$50M
*State Grant – 2023 - 88 th State Legislature	\$20M
*State Grant – 2025 - 89 th State Legislature (awaiting Governor’s signature)	\$5M
*Caruth Fund at Communities Foundation of Texas	\$10M
Additional Private Fundraising Commitments	\$11.5M
Total Committed Funding	\$96.5M



*Funding tied to the Law Enforcement Training Center at UNT-Dallas



Funding Overview



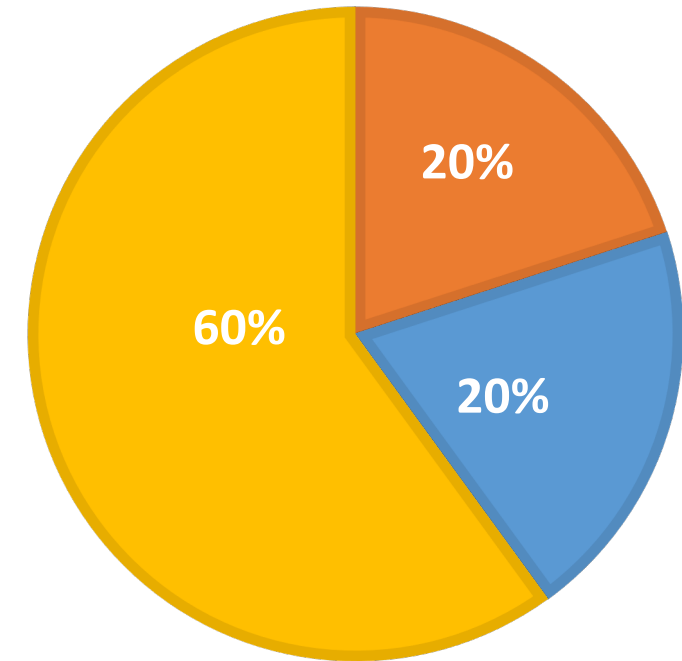
Total Project Funding Needs

Total Program Costs	Probable Costs
Estimate of Probable Cost – Total	\$275,000,000
Funding Strategy	
Project Funding Available ¹	(\$96,500,000)
Private Funds to be Raised ²	(\$48,500,000)
Simulated Village Sponsors ³	(\$6,000,000)
Updated Potential Funding	(\$151,000,000)
Remaining Funding Needs	\$124,000,000

Notes:

1. Details on previous page
2. Meet previous private fundraising goal (\$70M - \$21.5M)
3. Estimate based on conversations with potential sponsors

ADDITIONAL FUNDING SOURCES TO MEET \$124M



- Sale of Real Estate Assets
- Exceed \$48.5M Private Funding
- Bond Strategy



Funding Uses & Strategy



UNT-Dallas		Public Safety Complex	
Uses	Funding Status	Uses	Funding Status
Design (August 2025)	✓	Feasibility & Design (September 2026)	✓
Ground breaking and construction begins (November 2026)	✓		
		Groundbreaking and construction begins (January 2028)	✓
Grand Opening – Mid 2028		Grand Opening – Early 2029	

Strategy: Complete private fundraising and funding from other sources by November 2026

Strategy: Secure simulated village sponsorship dollars and funding from other sources by January 2028



2025												2026								2027					2028						
JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN			JAN			May	June	July				
Design												UTILITIES /TRANSPO REVIEW/BUILDING PERMIT								CONSTRUCTION - 18 MONTHS											
\$	★	★	★	★	★	★	★	★	★	★																					

[illegible]

Next Steps



- June 11, 2025, City Council Approval to execute lease agreement with UNT-Dallas
- Use \$96.5M funding available to progress the project to be shovel ready:
 - Complete design efforts for DPD Law Enforcement Training Center at UNT-Dallas
 - Finalize site selection of Public Safety Complex
 - Schedule DPD command staff site visits to completed training facilities to finalize scope development for the Public Safety Complex Procurement
 - Ongoing stakeholder engagement and begin community outreach meetings for the Law Enforcement Training Center at UNT-Dallas



Next Steps



- Active support of fundraising through DPD leadership and project design materials to help meet/exceed our goal
- Finalize funding strategy – sale of real estate assets, revenue plan and bond financing
- Transparent communication through memorandums and briefings to Public Safety Committee and City Council with design and funding updates
- Jan 2026 City Council consideration of a May 2026 Bond Election



Questions



Council Member Questions from Briefing





City of Dallas

Dallas Police Department Law Enforcement Training Center at University of North Texas at Dallas - Update

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June 4, 2025**

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Appendix



DPD Academy Sites Considered (1993-2010)



Locations Considered	Sufficient Acreage	City Owned	Within City Limits	Proximity to UNTD	Proximity to Residential	Notes
JJ Lemmon (NWC IH 20 & SH 45)						Meets most of the criteria
Hensley Field						Environmental concerns
Cadillac Heights						Not eligible use per CR 23-0189
Dallas Executive Airport						Fair Market Value purchase from AVI required
Inland Port						Residential Development in recent years

	Meets Criteria
	Partially meets Criteria
	Does not meet Criteria

