

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 Police Department Law Enforcement Training Center at University of North Texas at Dallas Update - April 2026**

This memorandum provides an update on current activities, upcoming milestones, and funding for the Dallas Police Department (DPD) Law Enforcement Training Center (LETC) at University of North Texas at Dallas (UNTD).

The project development team consists of the Architect and Design firm (Design Firm) HKS, Construction Manager at Risk (CMAR) Swinerton, and Project Management and Owners Representative (Owners Representative) Jacobs Project Management Company. The project is progressing on schedule, with advancements in design, contracting, and community engagement. The Design Development phase is now 100% complete. The update below represents project work since the last memorandum to the Public Safety Committee on March 3, 2026.

Status Update:

• Design Process:

- The project delivery team met on March 12, 2026, to conduct a detailed review and discussion of the construction budget, including key cost drivers, current estimates, and potential adjustments needed to align the project scope with available funding.
- The design team has completed the 100% Design Development phase for all four facilities: Basic and In-Service Training facilities, the Physical Training Pavilion, and the Criminal Justice Center.
- The CMAR is reviewing the 100% Design Development documents and is developing a preliminary cost estimate.
- The Owners Representative is reviewing the Design Development Documents for constructability and alignment with program and cost objectives. The Owners Representative, in coordination with the CMAR, is developing a timeline and master schedule of project and construction deadlines.

- **Thoroughfare Plan Amendment:**

- On March 5, 2026, the City Plan Commission approved an amendment to remove a planned road alignment of Old Ox Road that conflicts with the proposed site layout and operational needs of the LETC.
- The amendment was approved by City Council at the April 8, 2026, Agenda meeting.

- **Community Engagement:**

- Two meetings were held with the project delivery team during March and April 2026, to review current communications and outreach activities, to strategize outreach to the local contractor community, and to establish procedures to ensure coordination and alignment with stakeholders such as the mayor's appointed Fundraising Task Force, the Dallas Police Department (DPD), and City leadership.
- A contractor outreach plan has been finalized, to ensure that robust communications and engagement with Chambers of Commerce and contractor associations is conducted before the CMAR's first subcontractor bidding opportunity opens on May 11, 2026. The first meeting with the contractor community was held April 8, 2026.
- An informational town hall meeting for UNTD students, faculty, and staff was held at the UNTD campus on March 16, 2026.

- **Public Art:**

- In response to questions raised at the March Public Safety Committee, the City Attorney (CAO) provided a determination on whether the City Council has authority to exempt the LETC from the City's Public Art requirements. No revision to the ordinance is required for that purpose.
- City Code mandates that 1.5% of bond funded municipal capital improvement project appropriations, minus exclusions, (or 0.75% for certain infrastructure projects) be designated for the creation, installation, and maintenance of public art. (City of Dallas Code, Chapter 2, Sections 2-101 to 2105)
- Applicable exclusions include land acquisition, demolition, equipment, furniture, subsurface water & wastewater, resurfacing of adjacent street or sidewalks in right-of-way
- For the LETC, there was \$11.4M in exclusions; 1.5% was then applied to \$38.6M for a total Public Art budget of \$579k. The art budget breakdown includes 20% for administration (\$116k) and 80% for the project (\$463k).

• **Schedule:**

- The project is on schedule with major milestones progressing as planned. In accordance with the established timeline, Design Development was completed by March 18, 2026. A City Council briefing on the LETC is scheduled for April 15, 2026.
- The LETC is on track to meet its planned construction delivery as shown on the schedule below. The Construction Documents for Guaranteed Maximum Price (GMP) Package 1, site work, are scheduled to be completed by May 4, 2026, for an anticipated August City Council Agenda. GMP Package 2 is scheduled to be completed by August 19, 2026, with an anticipated October City Council Agenda.
- The estimated date of groundbreaking is September 2026 (exact date TBD). Commissioning and move in activities will continue through Q2 & Q3 with a ribbon cutting planned for summer 2028.
- A master schedule is being developed which will provide more detail on milestones and deadlines, and this master schedule will be provided to the Public Safety Committee when it is completed.
- Current global political uncertainty and disruptions in fuel, transportation, materials, and petrochemical supply chains may impact the LETC’s construction schedule

DPD Law Enforcement Training Center at UNT Dallas Project Schedule

Year	2025				2026				2027				2028						
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Q3	Q4	Q1	Q2	Q3	Q4
Fiscal Year	2025				2026				2027				2028						
Program Development	█																		
Schematic Design			█																
Design Development					█														
Construction Documents										█									
Permitting												█							
Construction Start															█				
Construction Completion																			★
Commissioning																	█		
Grand Opening																			★

- **Budget:**

- The project budget for programming, design, construction, construction management, furniture, fixtures, equipment and project oversight for the LETC at UNTD is \$185M.
- Current project cost estimates based on the 50% design development drawings will be discussed at the April 15 City Council Briefing.
- Rising global oil prices are beginning to influence construction markets across the United States, creating upward pressure on project costs.

- **Funding Summary:**

- To date, the LETC has secured \$96.5 million in committed funding from multiple sources:
 - City of Dallas 2024 Bond Program: \$50 million
 - Texas State Grant – 2023 (88th Legislature): \$20 million
 - Texas State Grant – 2025 (89th Legislature): \$5 million
 - Caruth Fund at Communities Foundation of Texas: \$10 million
 - Additional Private Fundraising Commitments: \$11.5 million
- The city team is actively supporting private fundraising efforts. The team has been working with the CFO to consider funding strategies beyond what is raised by private fundraisers to close the funding gap.

- **Private Fundraising:**

- The mayor's appointed Fundraising Task Force continues to pursue fulfillment of the established private fundraising goal of \$70M. The Task Force has submitted a formal donation request package to the prospective corporate donor for their May board meeting. Outreach is in progress and dozens of qualified foundations, and philanthropic organizations have been contacted as corporate outreach continues. Follow-up discussions are being coordinated to provide supplemental project information and maintain engagement with prospective partners. The team is continuing to refine its outreach efforts to ensure alignment with organizational giving priorities and to maximize potential funding opportunities.

- **Awarded Contracts (encumbered Funds)**

- Of the \$20.6M in awarded contracts, \$10M is funded from the state grants and the remaining is from the 2024 Bond Program.

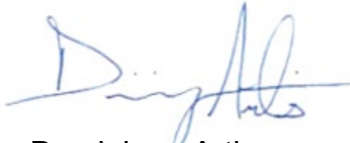
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Vendor	Contract Award
HKS – Design Contract	\$15,387,257.50
Alliance – Geotech	\$54,685.00
Swinerton – CMAR	\$150,000.00
Jacobs – Owner’s Representative	\$5,026,000.00
Terracon – Environmental	\$5,015.00
Total	\$20,622,957.50

- As of March 2026, \$4.9M has been expended on invoices.

Should you have questions, please contact the Director of the Office of Bond and Construction Management, Jennifer Nicewander, P.E., at 972-841-9847 or jennifer.nicewander@dallas.gov.

Service First, Now!



Dominique Artis
Chief of Public Safety

cc: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
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Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
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M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors