

Memorandum



CITY OF DALLAS

DATE March 3, 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 - March 2026**

This memorandum is to provide an update of current activities, upcoming milestones, and funding related to the Dallas Police Department Law Enforcement Training Center (LETC) at University of North Texas at Dallas (UNTD).

The Law Enforcement Training Center (LETC) at UNT Dallas is advancing on schedule, with progress achieved in design, contracting, and community engagement. The design phase has reached 50% completion, and key contracts for construction management and project oversight have been awarded. Coordination meetings with project partners are underway to ensure alignment on schedule and cost. The project is on track to meet major milestones, including completion of design development by March 27, 2026, and a City Council briefing April 15, 2026.

Status Update:

- **Design Process:**
 - The project design team, led by HKS, has completed the 50% Design Development phase for all four facilities: Basic and In-Service Training facilities, the Defensive Tactics Pavillion, and the Criminal Justice Center.
- **Construction Manager at Risk (CMAR):**
 - The CMAR contract for Pre-Construction Phase Services was awarded to Swinerton on January 28, 2026, City Council Consent Agenda by Council Resolution 26-0288.
 - Project coordination meetings between City staff, the design firm, and the CMAR began in early February 2026. Using the 50% design, the CMAR's preconstruction focus is on constructability and validating the project cost estimate.
- **Project Management and Owner's Representation Services:**
 - The contract for Project Management/Owner's Representation Services was awarded by City Council to Jacobs Project Management Company

(Jacobs) on February 25, 2026, and was fully executed on February 26, 2026

- Jacobs attended the project team coordination meeting on February 27, 2026. Their initial focus is to coordinate the schedule, identify the potential for early release packages and confirm project cost estimates
- **Thoroughfare Plan Amendment:** An amendment is scheduled for consideration on March 5 by the City Plan Commission followed by April 8, 2026, City Council agenda consideration. The amendment will be to remove a planned road alignment of Old Ox Road that conflicts with the proposed site layout and operational needs of the LETC.
- **Community Engagement:** City staff, Dallas Police Department, UNTD representatives, and the members of the mayor’s appointed Fundraising Task Force have begun meeting with local community leaders to discuss the LETC. A community meeting was held in coordination with CM Blair on February 19, 2026, at the Singing Hills Recreation Center to introduce the project to the residents who live closest to the LETC location.

The LETC Community Engagement Working Group comprised of City staff, DPD, UNTD, and members of the Mayor’s Fundraising Task Force coordinates communication to the community stakeholders and meets biweekly. The group is working with Zencity, and a third-party vendor, to administer a statistically valid, confidential survey to randomly selected residents to assess project awareness, capture community perspectives, and provide reliable data for future engagement. An optional citywide survey will also be released to gather broader input from residents, DPD staff, and UNTD faculty and students. Surveys will be available mid-March allowing for inclusion in City Council newsletters.

Survey data will be collected in spring 2026. BCM and the Working Group will use the findings to guide ongoing community engagement, future outreach, and potential benchmark comparisons in subsequent years

- **Public Art Engagement:** The Office of Arts and Culture (OAC) has developed and released a survey to Dallas residents soliciting input on the preferred themes of the public artwork that will be installed at the LETC, per the City’s Public Art Ordinance which requires that 1.5% of the total budget of capital improvement projects to be used for public art at the project site. Upon request of OAC, City Council Members may directly distribute this electronic survey to their constituents.

Schedule:

The project is on schedule with major milestones progressing as planned. Design development is 50% completed, and the CMAR contract for preconstruction services has been executed and a Notice to Proceed for the preconstruction services was issued on February 10, 2026. In accordance with the established timeline, upcoming activities include 100% design development completion by March 18, 2026, followed by a City Council briefing on the design development for the LETC, scheduled for April 15, 2026. The project is on track to meet its planned construction delivery as shown on the schedule below. Commissioning and move in activities will continue through Q2 & Q3 with a ribbon cutting planned for summer 2028. As the schedule develops further, updates will be included in the monthly updates to the Public Safety Committee.

Dallas Police Law Enforcement Training Center at UNT Dallas Project Schedule

Year	2025							2026							2027				2028			
Month	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
Program Development	★																					
Schematic Design																						
Design Development																						
Construction Documents																						
Permitting/Negotiation																						
Construction Start																						
Construction Completion																						★

Budget:

The project budget for programming, design, construction, construction management, furniture, fixtures, equipment and project oversight for the LETC at UNTD is \$185M.

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

There is a remaining funding need of \$88.5 million to fully finance the project. 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:

Over the past several weeks, meaningful progress was made in advancing fundraising efforts, highlighted by the first engagement with a prospective corporate partner. The visit included a tour of UNTD, followed by a collaborative discussion with the City’s Fundraising Task Force and representatives from UNTD, DPD and City staff. This initial interaction helped reinforce the project’s vision and has established a strong foundation for a potential long-term corporate partnership. The Bond Office is working with Fundraising Task Force to submit a formal donation request package to the prospective corporate donor for their May board meeting.

Existing Contracts (Encumbered Funds)

Contract	Encumbered Funding
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*

*Of the \$20.6M encumbered, \$9M is from state grants and the rest is from 2024 Bond Funds.

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As of January 31, 2026, \$2.6M has been expended on invoices submitted through December 2025. The next expected encumbrance will be issuance of with the CMAR's Guaranteed Maximum Price, with an expected Council award in October 2026.

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

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Dominique Artis
Chief of Public Safety

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