

Memorandum



DATE October 14, 2025

CITY OF DALLAS

Honorable Chair and 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 the University of North Texas at Dallas Update – October 2025**

The purpose of this memorandum is to provide the Public Safety Committee with key developments regarding the planning, design, and future construction of the proposed Dallas Police Department Law Enforcement Training Center (DPD-LETC) at the University of North Texas at Dallas (UNT).

Key Developments

1. The design team has completed the programming document for the DPD-LETC, which establishes the space requirements, functional relationships, and operational needs for both the Basic Training Building and the In-Service Training Building. In addition, the design team has advanced these buildings 25 percent schematic design development per their contracted scope of work.
2. The City Manager and the President of the University of North Texas at Dallas (UNT) recently met to finalize the lease agreement between the City of Dallas and UNT Dallas. The meeting was highly productive, with all terms successfully negotiated and agreed upon. To ensure everything is in order, the President of UNT Dallas is currently having their General Counsel conduct a final review of the agreement. We anticipate receiving the signed lease agreement back during the week of October 20, marking a significant step forward in our partnership that will benefit both the city and the university.
3. Upon City Council approval of Supplemental Agreement No. 2 on October 22, 2025, HKS, Inc. will receive a Notice to Proceed for the programming and schematic design of the Criminal Justice Center and the Defensive Tactics Facility at the DPD-LETC.
4. A feasibility study for the Public Safety Complex is being finalized. The study will evaluate program requirements, site conditions, and long-term operational needs. Findings from the study will inform site feasibility, design concepts, and budget projections, which will be briefed to the Public Safety Committee in December.
5. A two-step procurement process is underway in accordance with City of Dallas and State of Texas guidelines, with City Council consideration of the Construction Manager at Risk (CMAR) contract award anticipated in early 2026. The CMAR

delivery method will provide Pre-Construction Services, including construction cost estimating, constructability reviews, value engineering and construction scheduling. In addition, a solicitation for Project Management Services (Owner's Representative) to work with bond program staff by providing dedicated resources for cost, schedule, and quality controls throughout the design and construction process is underway.

6. Given the importance of outreach and communications related to this project, a Communications and Community Engagement working group comprised of DPD leadership, Bond Office staff, CCX, the design team and the fundraising team will plan and execute an aligned communications and community engagement plan. UNT Dallas leadership will be joining this working group meeting in November. The mission of the working group is to develop and release collateral material, and regular project updates all stakeholders.

A Public Safety Complex is envisioned as a second DPD training facility that will include an Emergency Vehicle Operation (EVOC) course, a Reality Based Training Village, and multiple gun ranges. A feasibility study for a suitable site location for the Public Safety Complex is being finalized. The study is establishing program requirements, site criteria, and long-term operational needs. Findings from the study will inform site selection, design concepts, and budget projections.

Please contact either of us the Director of the Office of Bond and Construction Management, Jennifer Nicewander, P.E., at jennifer.nicewander@dallas.gov if you have questions.

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Dev Rastogi
Assistant City Manager



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Chief of Public Safety

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