

Memorandum



CITY OF DALLAS

DATE February 9, 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 **February 25, 2026, City Council DRAFT Agenda Item #51. 26-425A; Authorize a professional services contract with Jacobs Project Management Co., approved as to form by the City Attorney, for project management and owner's representation services for (1) the Dallas Police Department Law Enforcement Training Center on the University of North Texas at Dallas**

The following agenda item is scheduled to go before Council on February 25, 2026.

DRAFT AGENDA ITEM #51. 26-425A

Authorize a professional services contract with Jacobs Project Management Co., approved as to form by the City Attorney, for project management and owner's representation services for **(1)** the Dallas Police Department Law Enforcement Training Center on the University of North Texas at Dallas for a term of forty months in an amount of \$4,803,408.00, with a \$222,592.00 contingency for potential scope of services enhancement in a total amount not to exceed \$5,026,000.00; and **(2)** reserving an option to extend to provide for the additional project management and owner's representation services needed at a yet to be negotiated term and price to complete the Public Safety Complex if approved by City Council to be added to the Project. If the service was bid or proposed on an as needed basis for performance of specified tasks, payments made to Jacobs Project Management Co., shall be based only on the amount of services directed to be performed by the City and properly performed by Jacobs Project Management Co., under the contract - Not to exceed \$5,026,000.00 - Financing: Public Safety Facilities (F) Fund (2024 General Obligation Bond Fund)

***In alignment with Bond Implementation Program.**

BACKGROUND

This action will authorize a professional services contract with Jacobs Project Management Co., to serve as the City's agent and advisor in providing project management and owner's representative services for the new Dallas Police Department Law Enforcement Training Center (DPD LETC) to be located on the University of North Texas at Dallas (UNTD) campus.

On June 9, 2021, the Dallas City Council authorized execution of a Memorandum of Understanding with UNTD to evaluate and identify potential sites on campus for the

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development of a new DPD LETC. This partnership established the foundation for collaborative public safety training environment and long-term campus integration.

Project funding was secured through the 2024 General Obligation Bond Program. On February 14, 2024, the City Council approved the May 2024 Bond Election, and on May 4, 2024, Dallas voters approved Proposition F, which included \$90,000,000.00 for public safety facility improvements, with \$50,000,000.00 specifically allocated for the DPD LETC at UNTD. Election results were certified and adopted by the City Council on May 15, 2024. Additionally, on March 27, 2024, the City Council authorized acceptance of a \$10,000,000.00 grant from the Office of the Governor to support the design and construction of the training center.

To advance design, the City Council authorized an architectural services contract with HKS, Inc. dba HKS Architects, Inc. on August 14, 2024, for architectural and engineering design and construction administration services. To secure the project site, the City entered into a forty-year lease agreement with the University of North Texas System on September 25, 2024, for approximately 4.216 acres at 7300 University Hills Boulevard, which was amended on June 11, 2025, to expand the leased area to approximately 20 acres and incorporate additional shared-use provisions.

Given the Project’s complexity, multiple funding sources, intergovernmental partnership, and the need to maintain strict cost control, schedule coordination, quality assurance, and accountability in delivering a critical public safety facility, the City Council authorized execution of a Construction Manager at Risk (CMAR) Agreement with Swinerton Builders on January 28, 2026, to provide preconstruction and construction services.

City staff further determined that dedicated project management and owner’s representative services are necessary to support effective oversight, coordination among stakeholders, and timely delivery of the Project. Jacobs Project Management Co. (PM) was selected through a two-step procurement process conducted in accordance with City of Dallas and State of Texas procurement requirements.

Under this contract, the PM will provide project planning and scheduling; cost estimating and budget control; constructability and value engineering reviews; procurement and bidding support; on-site construction coordination; review of pay applications and change orders; contract administration support; and project reporting. The PM will coordinate with the City, design professionals, contractors, and stakeholders to support efficient resource allocation and successful project delivery.

This action authorizes a forty month professional services contract with the PM, in the amount of \$4,803,408.00, with a contingency of \$222,592.00 for potential scope enhancements, for a total amount not to exceed \$5,026,000.00. The Office of Bond and

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Construction Management also reserves the right to negotiate a future amendment for additional project management and owner’s representative services related to the Public Safety Complex, subject to future City Council approval, appropriation of funds, and mutually agreed terms.

Authorizing this contract is in the City's best interest to ensure structured oversight, fiscal accountability, and the successful delivery of a voter-approved public safety facility.

ESTIMATED SCHEDULE OF PROJECT

Begin Pre-Construction Phase Services	March 2026
Complete Pre-Construction Phase Services	October 2026
Begin Construction Phase Services	November 2026
Complete Construction Phase Services	June 2028

FISCAL INFORMATION

Fund	FY 2026	FY 2027	Future Years
Public Safety Facilities (F) Fund (2024 General Obligation Bond Fund)	\$5,026,000.00	\$0.00	\$0.00

Service First, Now!

Dominique Artis
Chief of Public Safety

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| c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dev Rastogi, Assistant City Manager | 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 |
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