

Memorandum



CITY OF DALLAS

DATE February 21, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **Dallas Police Regional Training Academy (DPRTA) Construction Manager at Risk Procurement Update**

The purpose of this memo is to provide an update on the Construction Manager at Risk (CMAR) Procurement for the Dallas Police Regional Training Academy in advance of your review of File # 25-302A on the February 26, 2025, Agenda asking for City Council's consideration to:

“Authorize **(1)** the rejection of the proposals received for the Construction Manager-at-Risk (CMAR Services) for a new Dallas Police Regional Training Academy, solicitation CIZ24-BCM-3111(a); and **(2)** the cancellation of the procurement solicitation CIZ24-BCM-3111(a) - Financing: No cost consideration to the City”

This action is necessary due to changes in project's scope and schedule that were included in the CMAR solicitation. These changes in scope and schedule as described below, have impacted vendor participation because some companies that may have been interested in the revised scope were not given the opportunity to submit proposals. Meanwhile, vendors that did submit proposals did so under the assumption that the awarded contract would be for the scope of work and schedule included in the solicitation. Moving forward with an award based on the current CMAR solicitation is not in the best interest of the City.

As part of the 2024 bond program that passed last May, the Public Safety proposition allocated \$50 million for the Dallas Police Regional Training Academy (DPRTA). Other sources of funding identified for the DPRTA include \$20 million in state grant funds, of which \$10 million has already been secured. Additionally, \$10 million has been donated to the Communities Foundation of Texas with private fundraising efforts ongoing with a goal of raising \$70 million.

State grant funds require the project to be located on the University of North Texas at Dallas (UNT) campus and the grant must be utilized within two years of receipt. Failure to comply with these requirements could result in the forfeiture of allocated funds. The City has encumbered \$9 million of the first \$10 million state fund allocation in 2024 for architectural services, including a programming phase prior to design.

The initial concept scope for the DPRTA included in-door gun range, firearms training area, classrooms & assembly areas, physical training area, faculty offices and academic support for an estimated construction cost of \$100 million and a schedule to complete construction by the summer of 2027. Given the funding and schedule constraints, staff moved forward with a procurement for a CMAR using the concept scope and schedule.

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The CMAR project was publicly advertised on August 14, 2024, qualifications were submitted on September 6, 2024, and vendors were shortlisted and sent a request for proposals on September 23, 2024. Proposals were received on October 18, 2024, with the expectation of bringing the CMAR contract to council for award after UNTD lease agreement is fully executed. We are in discussions with UNTD to finalize the lease agreement.

The programming phase for the new Academy began in August 2024, in parallel with the CMAR procurement. Collaborating with Dallas Police Department (DPD) leadership, UNTD and key stakeholders, the design team thoroughly examined the needs of 21st-century policing, addressing both in-service training for current officers and foundational training for recruits in basic training. The programming process revealed that certain essential non classroom components, such as the Emergency Vehicle Operations Course (EVOC), and the outdoor gun range, were not compatible with the UNTD site location. Ensuring that these critical training components are addressed in an overall training program, identified the need for a secondary location that, at a minimum, provides adequate space for key outdoor training elements, including scenario -based exercises.

The programming phase is nearing completion; the draft final report is being reviewed by DPD leadership with the final Programming Report to be completed in early March. As the DPRTA is a strategic priority project, findings, recommendations, and next steps will be provided to Council.

Service First, Now!



Dev Rastogi
Assistant City Manager



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Chief of Public Safety

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Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
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M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
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Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
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Directors and Assistant Directors