

Memorandum



CITY OF DALLAS

DATE May 1, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Follow up to April 15, 2026, City Council Briefing on the Dallas Police Department Law Enforcement Training Center at the University of North Texas at Dallas and the Dallas Police Department Public Safety Training Complex**

This memorandum responds to questions raised by Councilmembers at the April 15, 2026, City Council Briefing on the Dallas Police Department (DPD) Law Enforcement Training Center (LETC) at the University of North Texas at Dallas (UNTD) and the DPD Public Safety Training Complex (PSTC).

1. What components are essential versus optional for the LETC?

The Office of Bond and Construction Management (BCM) worked with DPD academy training staff throughout the programming process, to identify the needs of a modern-day police training facility. The police training requirements are governed by the Texas Commission on Law Enforcement (TCOLE), the state regulatory agency responsible for governing basic police training, licensing, continuing education, and standards for law enforcement. Programming for the DPD academic and physical training components for both the Basic and In-Service training at the LETC were developed to meet TCOLE requirements.

During the site planning phase of the project, DPD expressed a desire for a ceremonial space for cadet graduations. Early in the process, the site plan included a separate auditorium building. During the schematic design and space planning process for the Physical Training Pavillion (PTP), the architectural team noted that the area inside the indoor track could accommodate seating for 800, creating a space that could be used for graduation and other ceremonial activities. Based on the flexibility of the PTP space, a separate auditorium building was deleted from the plan.

In addition to meeting DPD training needs, the LETC includes a Criminal Justice Center (CJC) building where UNTD will provide training for DPD cadets in courses such as History of Policing, Procedural Justice, and Implicit Bias. UNTD is developing additional curriculum for officers pursuing advanced degrees and is working to establish a Center for Police Excellence. This center will create opportunities to evaluate the effectiveness of programs within the DPD and police departments across the metroplex. The CJC will also serve as a catalyst for recruiting UNTD students.

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2. What is the cost breakdown of the LETC project components? If a phasing strategy is necessary for the LETC, which elements must be built first?

The LETC cost breakdown and delivery is provided on the table below. The strategy is structured to deliver the overall project while systematically reducing existing lease obligations.

LETC Project Cost Breakdown and Delivery Strategy

Scope	50% Design Devel.	Pre GMP Work	GMP 1 - Site Work	GMP 2 - Basic & Basic RBT	PTP	In Service & RBT	CJC
Buildings & Infrastructure							
Site (Grading, Drainage & Utilities)	\$31.4M	-	\$31.4M		-	-	-
Basic Training Academy	\$36.7M	-	-	\$36.7M	-	-	-
Basic RBT	\$9.2M	-	-	\$9.2M	-	-	-
Physical Training Pavilion	\$51.6M	-	-	-	\$51.6M	-	-
In-Service Academy	\$42.4M	-	-	-	-	\$42.4M	-
In-Service RBT	\$7.1M	-	-	-	-	\$7.1M	-
Criminal Justice Building	\$10.6M	-	-	-	-	-	\$10.6M
Construction Total	\$189.0M		\$31.4M	\$45.9M	\$51.6M	\$49.5M	\$10.6M
Fees & Services							
Professional Services	\$20.0M	\$20.0M	-	-	-	-	-
Furniture, Fixtures & Equipment	\$13.0M	-	-	\$3.7M	\$4.1M	\$3.9M	\$1.3M
Misc. (survey; Geotech; materials testing; permitting; etc.)	\$4.5M	-	\$4.5M	-	-	-	-
Fees & Services Total	\$37.5M	\$20.0M	\$4.5M	\$3.7M	\$4.1M	\$3.9M	\$1.3M
TOTAL			\$35.9M	\$49.6M	\$55.7M	\$53.4M	\$11.9M
Cumulative Funding Needed		\$20.0M	\$55.9M	\$105.5M	\$161.2M	\$214.6M	\$226.5M

** Cost estimates summarized in this table are based on a two-package procurement strategy and assume a construction timeline from September 2026 through June 2028. Adjustments may be required if additional bid packages are introduced.*

Guaranteed Maximum Price (GMP) 1 and 2 will deliver the Basic Academy and Basic Reality Based Training (RBT) facility, enabling cadets to begin academic instruction and physical conditioning at the new campus. The total estimated project funding, including furniture and fixtures, needed to complete the GMP 1 and 2 is \$105.5 million, based on the 50% Design Development (DD) estimate.

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Upon completion of these initial facilities, DPD will be positioned to vacate its currently leased Basic Training facility. Functions associated with In-Service Training, PTP, Emergency Vehicle Operations Course (EVOC), and the simulated village, will remain at their current location until corresponding facilities are completed at the new PSTC. Full lease exit can occur once all operational components have been transitioned.

3. What value engineering options exist for the LETC, and what cost reductions could they realistically achieve?

Value engineering is a structured process that evaluates design, materials, and construction approaches to ensure the project meets all program requirements at the lowest practical cost, without compromising quality or functionality. This effort has been integrated throughout each design phase, with all disciplines actively engaged in validating program needs and refining solutions.

Early value engineering initiatives concentrated on optimizing site development, including cut-and-fill strategies, and improving the efficiency of indoor and outdoor training environments. In addition, the project's goal of achieving LEED Gold certification informed sustainable design that reduces long term life-cycle costs.

In June, the team will provide updated costs based on the 100% DD documents, reflecting current market conditions. The CMAR's cost model includes DD-level contingencies to account for design risks and remaining scope refinement, which will be adjusted as the design progresses and uncertainties decrease.

The Owner's Representative will work closely with the City to evaluate scope, refine estimates, offer additional value engineering opportunities and manage contingencies, ensuring that the project is constructed on schedule in the most cost-effective manner.

4. For the LETC, what are the legal considerations and risks associated with the UNTD ground lease if UNTD fundamentally changes or dissolves?

The City Attorney's Office is currently reviewing this matter, which presents a unique set of considerations and requires additional research due to the uncommon nature of the request and the potential scenarios involved. A response will be provided under separate cover to the City Council once the CAO analysis is complete.

5. For the PSTC, why is the Dallas Executive Airport northeast corner recommended as the preferred location, and what are the primary advantages and constraints?

Dallas Executive Airport’s northeast corner site emerged as the most viable option due to several key advantages: convenient access to major roadways, low flood risk areas outside designated floodplains, its location within city limits, and its proximity to the LETC, the existing academy, and DPD’s aviation facility at Dallas Executive Airport. While considerations such as a market rate lease and nearby residential areas were recognized, these factors did not preclude its selection.

Additionally, the site is anticipated to be available for development within one to two years, is consistent with the airport’s master plan and designated land use and would allow enabling site work to be eligible for funding from the Department of Aviation, further reinforcing its suitability as the preferred location.

6. For the PSTC, what would the ground lease at Dallas Executive Airport cost, and how would it affect Aviation revenues and project costs?

The table below outlines the expected revenues and expenses, adding the associated ground lease for the PSTC at Dallas Executive Airport.

Expenses vs. Revenue at Dallas Executive Airport

	Revenue	Expenses
Current Revenue	\$1,205,409	
Hotel Development	\$94,000	
Police Safety Training Complex*	\$938,000 - \$1,875,000	
Total Revenue	\$2,237,000 - \$3,175,000	
Current Expense		\$3,050,310

*Current council approved rates range from \$0.28 per square foot for industrial use to \$0.56 per square foot for commercial land use. An updated appraisal rate will be developed based on training facility land use prior to finalizing project funding needs. Lease payments would begin after construction is complete.

Revenue and expense shown above use current 2026 estimates; the hotel development revenue is an estimate for the first year after construction is complete. The table shows that the PSTC provides a needed new annual revenue source, closing the revenue/expense gap, creating momentum to spur other developments at the Airport and in the area.

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7. Can the site search for the PSTC be expanded to include privately owned properties, and what would be the process, timeline, cost implications, and due diligence requirements associated with evaluating those commercial options?

The Real Estate Division identified only one site that met the minimum acreage requirements inside the City of Dallas. Due to the limited supply of commercial parcels with adequate acreage and compatible land use, additional research is needed to further assess the cost, timeline, and feasibility of pursuing privately owned options.

To pursue a commercial property site search, staff would pursue authorization per City of Dallas procurement process to undertake site selection and associated feasibility efforts. This supplemental scope could include engaging a qualified real estate advisory firm to assist in identifying, screening, and validating commercially available parcels of sufficient size and suitability.

8. What is the updated total cost and funding needed for capital investment in the LETC project?

Based on 50% DD drawings, the estimated total cost to complete the full LETC build-out under a single, non-phased contract is \$227 million. Given the current \$96.5 million in available funding and the additional \$48.5 million in private contributions anticipated, the remaining funding needed is \$82 million.

It is important to note that the \$227 million LETC estimate reflects capital construction and furniture and fixtures costs only (show in the table under question 2) and does not include future operations and maintenance expenses or any ongoing lease obligations.

9. What are the financial capacity implications—including impacts to the 2024 bond program and the planned 2029 bond program—if additional bond funding is pursued?

On May 6, 2026, the City Council will be provided with a briefing on the City's financial capacity for issuing General Obligation bonds.

Based on the current financial capacity analysis and assumptions, the City has the financial capacity to issue approximately \$250 million to \$300 million each year in General Obligation bonds. The current plan is to issue \$250 million in FY27, FY28, and FY29, respectively, to complete funding for the 2024 Bond program. There is future financial capacity to have another General Obligation bond program in 2029 and issue the debt over five years from FY30 to FY34.

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10. What additional funding sources (state, federal, philanthropic, sponsorship, or revenue generating opportunities) are available or actively being pursued for the LETC and PSTC?

The mayor's appointed Fundraising Task Force's philanthropic efforts are focused on the LETC, with a fundraising goal of \$70 million. To date, \$21.5 million has been committed, pending foundation requests are at \$31.5 million and active foundation discussions in the amount of \$5 million are ongoing. This brings the remaining fundraising goal to \$12 million. The Fundraising Taskforce has seen strong support in the philanthropic community and is making consistent progress toward achieving its fundraising target.

The City team has worked with City Council members and state and federal partners to identify and secure eligible funding opportunities. As part of these efforts, the City received \$25 million in state funding, representing important progress toward advancing the project. The hold on these DPD grants by the Office of the Governor has been released as of April 29, 2026. The Office of Governmental Affairs (OGA) will work with the Ad Hoc Committee on Legislative Affairs Chair in identifying and advocating additional state and potential federal funding opportunities, particularly for the PSTC.

DPD is evaluating opportunities to generate revenue through use of these facilities by other local, state, and federal law enforcement agencies. This source of revenue would be available after the facilities are completed and could contribute to operational and maintenance costs. The EVOC, outdoor simulated village, RBT, and gun range would not only enhance the training experience for DPD recruits and in-service officers but would also appeal to many outside agencies who could utilize the facilities for a fee.

Next Steps

BCM will continue coordination on both LETC and PSTC, including updating the Public Safety Committee monthly. The May 6, 2026, City Council briefing will present the City's financial capacity for future General Obligation bond issuances, which will inform potential funding strategies for the LETC and PSTC. In June, staff will return to the City Council with an update on additional public safety facility needs, including refined cost information for the LETC from the 100% DD documents.

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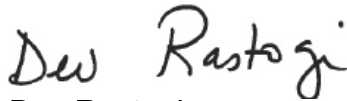
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Concurrently, the project team will work toward development of GMP 1 and GMP 2 for the LETC, which will deliver the site work, the Basic Training Academy and Basic RBT facilities. Council actions for GMP 1 is scheduled for August 2026 with groundbreaking planned for September 2026.

If you have questions, please contact Jennifer Nicewander, P.E., the Director of the Office of Bond and Construction Management, at Jennifer.nicewander@dallas.gov.

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