

Memorandum



CITY OF DALLAS

DATE October 17, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **October 22, 2025, City Council Agenda Item #25-2583A: Supplemental Agreement No. 2 to the architectural services contract with HKS, Inc.**

On October 22, 2025, the Office of Bond and Construction Management (BCM) will request City Council authorization for Supplemental Agreement No. 2 to increase the architectural services contract with HKS, Inc. The additional scope includes expanded work at the Dallas Police Department Law Enforcement Training Center (DPD LETC) that includes programming, design, and construction administration services for two additional facilities not included in the original scope: the indoor defensive tactics training facility and the University of North Texas at Dallas (UNT) Criminal Justice Center (CJC). All facilities are located on the UNT campus at 7300 University Hills Boulevard. The agreement amount will increase by \$5,362,706.00, from \$10,024,551.50 to \$15,387,257.50. Funding for the DPD LETC remains at \$185 million, as previously briefed to the City Council on June 5, 2025.

Background

On August 14, 2024, the City Council authorized an architectural services contract with HKS Inc. for architectural and engineering design and construction administration services for the DPD LETC at the UNT campus, located at 7300 University Hills Boulevard, by Resolution 24-1074.

In Fall 2024, the UNT submitted a 4.4-acre lease agreement for the DPD LETC. Recognizing the need for a more land to create an integrated training facility, the BCM team and Dallas Police Department (DPD) worked with UNT to expand the lease area to 7.7 acres. A subsequent revised site plan was developed to include both the UNT leased land and adjacent city-owned property, totaling 14.4 acres.

On March 5, 2025, BCM and DPD briefed the City Council on a proposed plan to locate the In-Service Academy on the UNT campus. In response to Council's direction to consolidate both the Basic and In-Service Academies at the UNT site, and recognizing that the adjacent city-owned land was designated as parkland and therefore unavailable for development, staff re-engaged with UNT to identify a larger, more suitable location. This effort culminated in a new lease agreement for 20.0 acres, along with a 3-acre access easement, which was approved by Council on June 11, 2025.

This Supplemental Agreement No. 2 was included in the October monthly memo to the Public Safety Committee on October 14, 2024. No feedback or questions were received from the committee regarding this item.

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If you have questions or would like additional information, please contact me or the Director of the Office of Bond and Construction Management, Jenny Nicewander, P.E., at jennifer.nicewander@dallas.gov.

Service First, Now!



Dev Rastogi
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
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