

Memorandum



CITY OF DALLAS

DATE May 11, 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 **Dallas Police Department Law Enforcement Training Center at University of North Texas at Dallas Update - May 2026**

This memorandum provides an update on current activities, upcoming milestones, and funding for the Dallas Police Department (DPD) Law Enforcement Training Center (LETC) at University of North Texas at Dallas (UNTD).

The project development team consists of the Architect and Design firm (Design Firm) HKS, Construction Manager at Risk (CMAR) Swinerton, and Project Management and Owners Representative (Owners Representative) Jacobs Project Management Company. The update below represents project work since the last memorandum to the Public Safety Committee on April 13, 2026.

- **Overview:**

- The Office of Bond and Construction Management (BCM) and the project development team briefed the City Council on the LETC on April 15, 2026.
- The project is progressing on schedule and is now in the construction documents phase.

- **Design Process:**

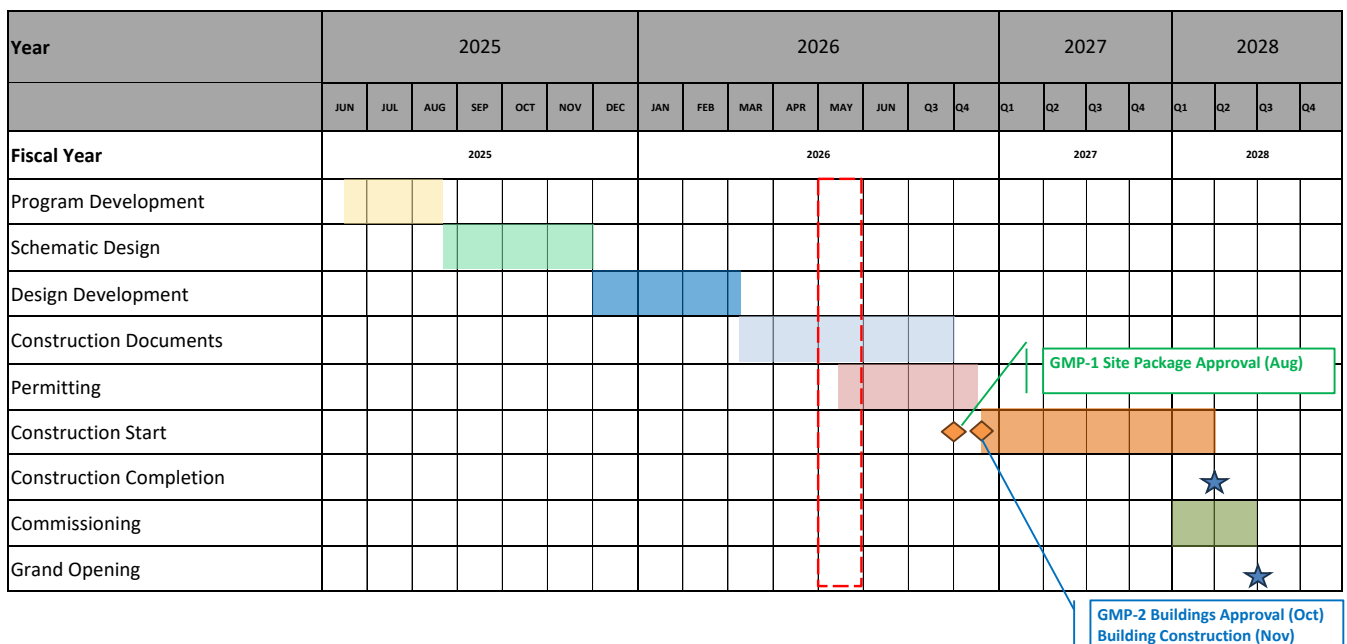
- Design Development is 100% complete.
- The Owner's Representative will submit their findings on the Design Development documents to BCM in May, updates will be included in the June memorandum.
- The CMAR is reviewing the 100% Design Development documents and will develop an updated preliminary cost estimate by the end of May.
- GMP-1 Site Package is being finalized in May and scheduled for Council consideration in August with a target date of the August 12, 2026, Council Agenda meeting.
- The GMP-2 Buildings Package is anticipated to be scheduled for City Council consideration in October with a target date of October 14, 2026, Council Agenda meeting.

- **Community Engagement:**
 - The LETC working group continues to meet with local stakeholders to promote community understanding of the project. Many local organizations have asked about sub-contracting opportunities and BCM has pledged to keep them informed of upcoming and ongoing contractor outreach.
 - Members of the community engagement team attended the National Association of Minority Contractors DFW event on April 24, 2026, to advance awareness of contractor opportunities on the project.

- **Public Art:**
 - BCM briefed the City Council on April 15, 2026, on Public Art Ordinances 19341, 20064, 20267, which outline how a project may be exempted from the Public Art funding requirement.

- **Schedule:**
 - The project team continues to work to meet the schedule, with early construction in August 2026 and groundbreaking in September 2026. BCM is coordinating final dates with stakeholders and will provide an update in the June memorandum.
 - Concerns have arisen regarding project funding. Potential decisions by the City Council may impact the project schedule, depending on the course of action taken.

DPD Law Enforcement Training Center at UNT Dallas Project Schedule



- **Budget:**

- The project budget for programming, design, construction, construction management, furniture, fixtures, equipment and project oversight for the LETC at UNTD is \$185M.
- Current project cost estimates based on the 50% design development drawings were presented at the April 15, 2026, City Council Briefing, indicating costs of \$227M.
- As mentioned in the “Design” section, the CMAR is reviewing the 100% Design Development documents and will develop an updated preliminary cost estimate by the end of May.
- Value Engineering (VE) has been integrated throughout each design phase, with all disciplines actively engaging in validating program needs and in refining solutions. VE is a structural process that evaluates design, materials, and construction approaches to ensure the project meets all program requirements at the lowest practical cost, without compromising quality and functionality.
- Continued market uncertainty and disruptions may impact on the LETC’s construction budget.

- **Funding Summary:**

- To date, the LETC has secured \$96.5 million in committed funding from multiple sources:
 - City of Dallas 2024 Bond Program: \$50 million
 - Texas State Grant – 2023 (88th Legislature): \$20 million
 - Texas State Grant – 2025 (89th Legislature): \$5 million
 - Caruth Fund at Communities Foundation of Texas: \$10 million
 - Additional Private Fundraising Commitments: \$11.5 million
- In response to policy changes made by DPD at the request of the Office of the Governor, the City has been informed that all State grant payments to the City are active.

- **Private Fundraising:**

- The mayor’s appointed Fundraising Task Force continues to pursue fulfillment of the established private fundraising goal of \$70M. Among other efforts, the Task Force is maintaining communications with a significant prospective corporate donor in advance of the corporation’s May board meeting.

- **Awarded Contracts (encumbered funds)**
 - Of the \$20.6M in awarded contracts, \$10M is funded from state grants and the remaining is from the 2024 Bond Program.

| Vendor | Contract Award |
|---------------------------------|-----------------|
| HKS – Design Contract | \$15,387,257.50 |
| Alliance – Geotech | \$54,685.00 |
| Swinerton – CMAR | \$150,000.00 |
| Jacobs – Owner’s Representative | \$5,026,000.00 |
| Terracon – Environmental | \$5,015.00 |
| Total | \$20,622,957.50 |

- As of March 2026, \$4.9M has been expended on invoices.

- **Next Steps**
 - A briefing to the City Council about the City’s General Obligation debt and financial capacity for a bond program was held on May 6, 2026.

Should you have questions, please contact the Director of the Office of Bond and Construction Management, Jennifer Nicewander, P.E., at 972-841-9847 or jennifer.nicewander@dallas.gov.

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Dominique Artis
 Chief of Public Safety

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