

February 25, 2026

WHEREAS, on June 9, 2021, the City Council authorized the City Manager to execute a Memorandum of Understanding with the University of North Texas at Dallas to evaluate and identify sites on the University of North Texas at Dallas campus, for the Dallas Police Department Law Enforcement Training Center at the University of North Texas at Dallas by Resolution No. 21-1022; and

WHEREAS, on February 14, 2024, the City Council ordered a May 2024 Bond Election to fund a variety of capital improvement projects citywide by Resolution No. 24-0280; and Ordinance No. 32491; and

WHEREAS, on March 27, 2024, the City Council authorized the acceptance of Grant No. 4922901 from the Office of the Governor in the amount of \$10,000,000.00 for the design and construction of the Dallas Police Department Law Enforcement Training Center at the University of North Texas at Dallas campus by Resolution No. 24-0447; and

WHEREAS, on May 4, 2024, Dallas voters approved Proposition F, of the 2024 General Obligation Bond Program for funding of the design, construction and or improvements to the City's Public Safety Facilities; and

WHEREAS, on May 15, 2024, the City Council approved and adopted the canvassing committee's report for the May 4, 2024, Bond Election, certifying the election results and declaring that a majority of voters supported all bond propositions by Resolution No. 24-0695; and Ordinance No. 32658; and

WHEREAS, funding for design and construction of police and fire training and related facilities is included in the listing of projects associated with Proposition F of the 2024 Bond Program; and

WHEREAS, a new Dallas Police Department Law Enforcement Training Center at the University of North Texas at Dallas located at 7300 University Hills Boulevard, is a Proposition F eligible project; and

WHEREAS, on August 14, 2024, the City Council authorized an architectural services contract with HKS Inc. dba HKS Architects, Inc., for architectural and engineering design and construction administration services for the Dallas Police Department Law Enforcement Training Center at the University of North Texas at Dallas located at 7300 University Hills Boulevard by Resolution No. 24-1074; and

WHEREAS, on September 25, 2024, the City Council authorized a forty-year lease agreement, with four, ten-year renewal options, with University of North Texas System, for approximately 4.216 acres of land located at 7300 University Hills Boulevard, to be used as the Law Enforcement Training Center for the Dallas Police Department by Resolution No. 24-1441; and

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WHEREAS, on May 30, 2025, Administrative Action No. 25-5796, authorized Supplemental Agreement No. 1 for civil engineering survey services for an additional 15.6 acres and approximately three acres for an access easement for the Dallas Police Department Law Enforcement Training Center at the University of North Texas at Dallas, located at 7300 University Hills Boulevard; and

WHEREAS, on June 11, 2025, the City Council amended Resolution No. 24-1441 to include a total of 20 acres to be leased from the University of North Texas System, to be used as a law enforcement training facility for the Dallas Police Department; a sublease between the City and the University of North Texas System for space in the Criminal Justice Facility; and certain special terms and conditions of the Lease Agreement by Resolution No. 25-0918; and

WHEREAS, City staff evaluated the Project's size, technical complexity, multiple funding sources, partnership with University of North Texas at Dallas, and the necessity for cost control, schedule coordination, quality assurance, and accountability in delivering a critical public safety facility, and determined that the procurement of dedicated project management and owner's representative services is required to ensure effective and timely delivery of the Project; and

WHEREAS, on September 10, 2025, a Request for Qualifications solicitation for project management and owner's representation services for the Project was publicly advertised by the City of Dallas; and

WHEREAS, the scopes of work included in the request for Qualifications and the request for proposals included project management and owner's representation services for the Dallas Police Department Law Enforcement Training Center at the University of North Texas at Dallas Campus ("the Project"), as well as the future services needed for the Public Safety Complex to be located offsite and which shall be subject to future City Council appropriation and approval; and

WHEREAS, on October 22, 2025, the City Council authorized Supplement Agreement No. 2 to increase the architectural services contract with HKS, Inc. dba HKS Architects, Inc., for additional facility programming, architectural and engineering design, and construction administration services for the Tactical Training Center and UNTD-Criminal Justice Center for the Dallas Police Department Law Enforcement Training Center at the University of North Texas at Dallas located at 7300 University Hills Blvd. by Resolution No. 25-1676; and

WHEREAS, on October 23, 2025, a selection committee scored and ranked the 10 statement of qualifications and on October 31, 2025, the Office of Bond and Construction Management sent a request for proposals to the three highest ranked respondents; and

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WHEREAS, on December 5, 2025, three proposals were received, and on December 17, 2025, the selection committee interviewed the three proposers and ranked the proposals; and

WHEREAS, Jacobs Project Management Co.'s proposal for project management and owner's representation services received the highest ranking, making them the most highly qualified proposer of the three respondents; and

WHEREAS, on January 28, 2026, the City Council authorized a Construction Manager at Risk Agreement with Swinerton Builders for pre-construction and construction services for a new Dallas Police Department Law Enforcement Training Center on the University of North Texas at Dallas located at 7300 University Hills Boulevard by Resolution No. 26-0288; and

WHEREAS, it is now desirable and in the best interest of the City of Dallas to authorize a forty-months professional services contract with Jacobs Project Management Co. 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 in an amount of \$4,803,408.00, with a \$222,592.00 owner's 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 the City Council to be added to the Project.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute a forty-months professional services contract with Jacobs Project Management Co. 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, in an amount not to exceed \$4,803,408.00, with a \$222,592.00 owner's 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.

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SECTION 2. That expenditures made pursuant to this Resolution shall be made from lawfully available funds, including the General Obligation Commercial Paper Notes Series A and B (the “Commercial Paper Notes”), as amended, and any expenditures made pursuant to this Resolution from lawfully available funds shall be reimbursed from the proceeds of the Commercial Paper Notes or from the proceeds of general obligation bonds issued by the City up to the amount of expenditures authorized by this Resolution.”

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$5,026,000.00 to Jacobs Project Management Co., in accordance with the terms and conditions of the contract from Public Safety Facilities (F) Fund, Fund 1Y33, Department MGT, Unit YF63, Activity POFA, Object 4110, Program MG24YF63, Encumbrance/Contract No. BON-2025-00028685, Vendor VC0000011280.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.