

August 12, 2026

WHEREAS, on January 28, 2026, the City Council authorized a Construction Manager at Risk contract ("CMAR Contract") with Swinerton Builders ("CMAR") to provide 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, in collaboration with CMAR, the Project will proceed in multiple construction phases and result in the delivery of multiple Guaranteed Maximum Price ("GMP") proposals to the City; and

WHEREAS, based on the most recent briefing to the Dallas City Council on June 10, 2026, the Project has an updated estimated budget of \$227,000,000.00; and

WHEREAS, the first GMP scope of work is for the construction of civil-site components, including earthwork, utilities, building pads, and other related infrastructure work ("GMP 1 Scope"); and

WHEREAS, the CMAR publicly advertised GMP 1 Scope on May 10, 2026, and May 17, 2026, and bids were received on May 26, 2026, for CMAR's development of GMP 1; and

WHEREAS, this action will authorize Supplemental Agreement No. 1 to the Construction Manager at Risk contract ("CMAR Contract") for the Project to provide **(1)** City's acceptance of Guaranteed Maximum Price 1 for construction services in the amount not to exceed \$26,392,747.00 (which includes the CMAR's contingency of \$747,241.00); and **(2)** Owner's contingency of an amount not to exceed \$2,639,275.00 for a total Supplemental Agreement No. 1 price not to exceed \$29,032,022.00 increasing the total CMAR Contract price to date from \$150,000.00 to \$29,182,022.00.

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 Supplemental Agreement No. 1 to the Construction Manager at Risk contract ("CMAR Contract") with Swinerton Builders, approved as to form by the City Attorney, for the Dallas Police Department Law Enforcement Training Center on the University of North Texas at Dallas located at 7300 University Hills Boulevard to provide **(1)** City's acceptance of Guaranteed Maximum Price 1 for construction services in the amount not to exceed \$26,392,747.00 (which includes the CMAR's contingency of \$747,241.00); and **(2)** Owner's contingency of an amount not to exceed \$2,639,275.00 for a total Supplemental Agreement No. 1 price not to exceed \$29,032,022.00 increasing the total CMAR Contract price to date from \$150,000.00 to \$29,182,022.00.

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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 \$29,032,022.00 to Swinerton Builders, in accordance with the terms and conditions of the CMAR Contract from Public Safety Facilities (F) Fund, Fund 1Y33, Department MGT, Unit YF63, Activity POFA, Object 4310, Program MG24YF63, Encumbrance/Contract No. BON-2025-00027988, Vendor VC0000035015.

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.