

Memorandum



DATE August 10, 2026

CITY OF DALLAS

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 **Upcoming Agenda Item No. 26-2291A: Dallas Police Department Law Enforcement Training Center at UNTD – Construction Manager at Risk (CMAR) Swinerton Builders – Supplemental Agreement No. 1**

On August 12, 2026, City Council will consider Agenda Item 26-2291A, authorizing Supplemental Agreement No. 1 to the Construction Manager at Risk contract ("CMAR Contract") with Swinerton Builders for Guaranteed Maximum Price No. 1 (GMP 1) for initial site and utility work for the DPD LETC at UNTD. Construction is anticipated to begin September 2026, and project completion is tentatively scheduled for July 2028.

The agenda item includes two authorizations: (1) City's acceptance of Guaranteed Maximum Price ("GMP") 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. GMP 1 scope of work includes mass grading and pad preparation for the entire site, installation of all site utilities and below grade shoring systems and includes pre-construction activities for precast, mass timber, mechanical, electrical, plumbing and fire sprinkler trades.

For questions, please contact me or the Director of the Office of Bond and Construction Management, Jenny Nicewander, P.E., at jennifer.nicewander@dallas.gov or by telephone at (972) 841-9847.

Service First, Now!

Dev Rastogi
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Bert Vandenberg, City Attorney (I)
Mamatha Sparks, City Auditor (I)
Biliera 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
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
John Johnson, Chief of Real Estate
Directors and Assistant Directors