

January 28, 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; 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; 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 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

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

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WHEREAS, the Office of Bond and Construction Management desires to undertake construction of the Dallas Police Department Law Enforcement Training Center on the University of North Texas at Dallas campus (Project); and

WHEREAS, due to factors including budget, complexity, and schedule constraints arising out of the Dallas Police Department Law Enforcement Training Center on the University of North Texas at Dallas campus delivery schedule, the City staff determined that utilizing a Construction Manager at Risk (CMAR) project delivery method to be solicited in a two-step solicitation process, with a Request for Qualifications and a Request for Proposals, under Chapter 2269, Subchapter F, of the Texas Government Code would be the most efficient way to accomplish the Project; and

WHEREAS, under the CMAR method, the Project shall proceed in two phases: (i) preconstruction phase services to be completed by August 2026, and (ii) construction services to be completed by May 2028; and

WHEREAS, the Project has an estimated project budget of \$150,000,000; and

WHEREAS, on August 27, 2025, a Request for Qualifications solicitation for CMAR Services for the Project was publicly advertised by the City of Dallas; and

WHEREAS, on October 6, 2025, a selection committee scored and ranked the statement of qualifications and on October 17, 2025, the Office of Bond and Construction Management sent a request for proposals to the two highest ranked respondents; and

WHEREAS, on November 21, 2025, two proposals were received, and on November 25, 2025, the selection committee interviewed the two proposers and ranked the proposals; and

WHEREAS, Swinerton Builders received the highest ranking, making them the best value CMAR proposer of the two respondents; and

WHEREAS, it is now desirable and in the best interest of the City of Dallas to authorize a Construction Manager at Risk Agreement with Swinerton Builders, best value proposer of two, 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 to provide (1) pre-construction services for the Project for a fee in an amount not to exceed \$150,000.00; (2) construction management services for a fee at a rate of one and eight hundred fifty-six one hundredths percent (1.856%) of the cost of work included as part of the total guaranteed maximum price within the total construction budget of \$150,000,000.00, in an amount not to exceed \$150,000.00.

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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 Construction Manager at Risk Agreement with Swinerton Builders, ~~best value proposer of two~~ approved as to form by the City Attorney, 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 to provide **(1)** pre-construction services for the Project for a fee in an amount not to exceed \$150,000.00; and **(2)** construction management services for a fee at a rate of one and eight hundred fifty-six one hundredths percent of the cost of work included as part of the total guaranteed maximum price within the total construction budget of \$150,000,000.00, in an amount not to exceed \$150,000.00.

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 \$150,000.00 to Swinerton Builders, in accordance with the terms and conditions of the contract, ~~as follows 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.

~~\$150,000.00~~

~~Total amount not to exceed~~

~~\$150,000.00~~

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.