

Memorandum



CITY OF DALLAS

DATE June 8, 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 – June 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).

Along with BCM, 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 May 11, 2026. The good news since the last committee meeting is that available project funding is now \$106.5M based on a major corporate commitment announcement from QT Corporation on May 14, 2026.

- **Design Process:**

- The project development team reviewed the 100% completed Design Development documents and submitted findings to the Office of Bond and Construction Management (BCM) for review on May 22, 2026.
- An update of preliminary cost estimates will be presented to the City Council at a Briefing on June 10, 2026.
- GMP-1 Site Package has been finalized. The CMAR will submit the GMP-1 Site Package bids to BCM on June 11, 2026. BCM will review and submit the bids to the City Attorney's Office (CAO) by the end of June.
- GMP-1 bids are expected to be scheduled for Council consideration in August with a target date of August 12, 2026, City Council Agenda meeting.
- The GMP-2 Buildings Package is anticipated to be scheduled for City Council consideration in October with a target date of the October 14, 2026, Council Agenda meeting.

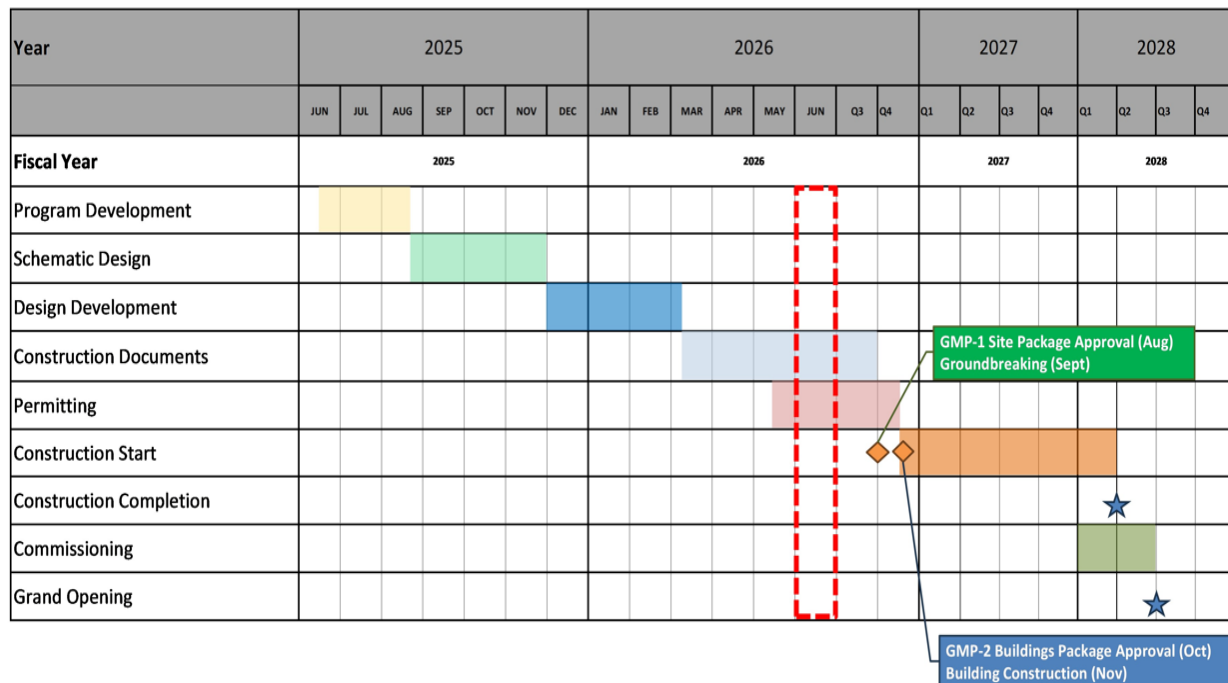
• **Community Engagement:**

- The CMAR held a well-attended contractors outreach meeting on May 28, 2026, to inform subcontractors and suppliers of potential opportunities on the LETC project.
- The CMAR published an announcement in the Dallas Morning News for the GMP1 – Site Package bids on May 10, 2026, followed up by a second announcement in the Dallas Morning News on May 17, 2026.
- The City’s Business Enterprise Hub (BEH) sent the same announcement to more than 5100 small local contractors.
- Meetings with community stakeholders continue, including informational communications with State legislators.

• **Schedule:**

- The project team is on track to meet the schedule with early construction in August 2026 and groundbreaking set for September 3, 2026.
- There is a City Council Briefing scheduled for June 10, 2026, on the City’s bond capacity, with consideration of potentially holding a general obligation bond election in November 2026 for public safety needs, including construction of the LETC and a Public Safety Training Center.

DPD Law Enforcement Training Center at UNT Dallas Project Schedule



- **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.

- **Budget:**
 - The project budget for programming, design, construction, construction management, furniture, fixtures, equipment, and project oversight for the LETC at UNTD is \$185M.
 - Of the \$25M in State grants awarded for construction of the project, \$10M of grant funds have been encumbered in contracts.
 - City staff are working with the State to complete the required process to receive the remaining \$15M State grant funds.
 - BCM is working with the CAO to determine cash flow needs to maintain current construction schedule.
 - 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 program requirements at the lowest practical cost, without compromising quality and functionality.
 - Market uncertainty and disruptions may impact the LETC's construction budget.

- **Private Fundraising:**
 - A corporate donation to the City of Dallas for the construction of the LETC was announced by QuikTrip corporation on May 14, 2026, in the amount of \$10M. This donation brings the total amount of private funds committed to \$31.5M.
 - The mayor's appointed Fundraising Task Force continues to pursue fulfillment of the established private fundraising goal of \$70M.

- **Funding Summary:**
 - To date, LETC has secured \$106.5 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
 - QuikTrip Corporation: \$10 million
 - Additional Private Fundraising Commitments: \$11.5 million

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

- Through May 2026, \$8.2M has been expended or has been invoiced for payment.
- **Next Steps**
 - City Council received a Briefing on June 10, 2026, as a follow up to the City Council Briefing held May 6, on the City’s General Obligation debt and financial capacity for a bond program.
 - The GMP-1 – Site Package is anticipated for consideration at the August 12, 2026, City Council Agenda meeting.
 - The LETC groundbreaking event will be held at UNTD on September 3, 2026, 11:30 am.
 - The GMP-2 – Building Package is projected for consideration at the October 14, 2026, City Council Agenda meeting.

DATE June 8, 2026
SUBJECT **Dallas Police Department Law Enforcement Training Center at University of North Texas at Dallas
Update – June 2026**
PAGE **5 of 5**

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.

Service First, Now!



Dominique Artis
Chief of Public Safety

c: Kimberly Bizer Tolbert, City Manager
Bertram Vandenberg, City Attorney (I)
Mamatha Sparks, City Auditor (I)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)

Dev Rastogi, Assistant City Manager
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