

February 28, 2024

**WHEREAS**, the Kay Bailey Hutchison Convention Center Dallas Master Plan is a multi-component plan consisting of a convention center concept, transportation, land use and funding; and

**WHEREAS**, on April 28, 2023, nine proposals were received for project management services for the implementation of component four of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes project management of the process for the renovation and reconstruction of The Black Academy of Arts and Letters using the construction manager at-risk or design bid build, and the temporary relocation and re-establishment of the existing leaseholder; and

**WHEREAS**, on June 14, 2023, the City Council approved a resolution expressing official intent for the City to reimburse itself for costs and expenses incurred in connection with the Kay Bailey Hutchison Convention Center Dallas Master Plan from obligations that will be issued after the expenditures by Resolution No. 23-0774; and

**WHEREAS**, the City reasonably expects to reimburse the Convention Center Construction Fund from the issuance of revenue bonds for some costs and expenses incurred in connection with the Kay Bailey Hutchison Convention Center Dallas Master Plan from obligations to be issued subsequent to the date hereof; and

**WHEREAS**, it is now desired to authorize a professional service contract with Dikita Enterprises, Inc., most highly qualified proposer of nine, for project management and owner's representation services for the implementation of Component Four (4) of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes the renovation and reconstruction of The Black Academy of Arts and Letters using the construction manager at-risk or design bid build delivery models and the temporary relocation and reestablishment of the existing lease holder for forty-nine months in the amount of \$9,252,031, with a \$300,000 contingency for potential scope enhancement, and one one-year renewal option, in a total amount not to exceed \$9,552,031.

**Now, Therefore,**

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

February 28, 2024

**SECTION 1.** That the City Manager is hereby authorized to execute a professional service contract with Dikita Enterprises, Inc. dba Dikita Enterprises, Inc. (VS0000076529), approved as to form by the City Attorney, for project management and owner's representation services for the implementation of Component Four (4) of the Kay Bailey Hutchison Convention Center Dallas Master Plan, which includes the renovation and reconstruction of The Black Academy of Arts and Letters using the construction manager at-risk or design bid build delivery models and the temporary relocation and reestablishment of the existing lease holder for a term of forty-nine months in the amount of \$9,252,031, with a \$300,000 contingency for potential scope enhancement, and one one-year renewal option, in a total amount not to exceed \$9,552,031. If the service was bid or proposed on an as needed basis for performance of specified tasks, payments made to Dikita Enterprises, Inc. dba Dikita Enterprises, Inc. shall be based only on the amount of services directed to be performed by the City and properly performed by Dikita Enterprises, Inc. dba Dikita Enterprises, Inc. under the contract.

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$9,552,031 to Dikita Enterprises, Inc. dba Dikita Enterprises, Inc. from Service Contract No. CCT-2024-00024246.

Initial Term:	\$9,252,031.00
Scope Change Contingency	<u>\$ 300,000.00</u>
Total	\$9,552,031.00

**SECTION 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$9,552,031 to Dikita Enterprises, Inc. dba Dikita Enterprises, Inc. in accordance with the terms and conditions for the contract from Convention Center Construction Fund, Fund 0082, Department CCT, Unit W433, Activity CCIM, Object 3070, Program PBC00032, Encumbrance/Contract No. CCT-2024-00024246, Vendor VS0000076529.

**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.