

Memorandum



CITY OF DALLAS

DATE April 20, 2026

TO Honorable Members of the Quality of Life, Arts, and Culture Committee: Zarin D. Gracey (Chair), Laura Cadena (Vice Chair), Adam Bazaldua, Paul Ridley, Bill Roth, Chad West, Gay Donnell Willis

SUBJECT **Upcoming Council Agenda Item: Authorize the Seventh Amendment to the Use Agreement Between the City of Dallas and the Dallas Museum of Art**

SUBJECT

On April 22, 2026, the Office of Bond and Construction Management (BCM) will submit Consent Agenda Item No. 17, File # 26-1127A for City Council consideration to authorize the Seventh Amendment to the Use Agreement (“the Seventh Amendment”) between the City of Dallas and the Dallas Museum of Art (DMA) to enable the parties to undertake planning, design, construction, renovation, repair, replacement, and/or improvements to the DMA, as further described in the Seventh Amendment - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas and the Dallas Museum of Art (DMA) have been parties to a Use Agreement since 1972 governing the operation of the Art Museum, located at 1717 North Harwood Street. Over the years, City Council has approved six amendments addressing relocations, expansions, liability and insurance updates, and extensions of the agreement’s term.

In May 2024, Dallas voters approved Proposition E of the 2024 General Obligation Bond Program, which allocated \$20,014,619 to the City for improvements to the DMA. The Seventh Amendment is intended to allow the City and the DMA to undertake planning, design, construction, renovation, repair, replacement, and improvements to the Art Museum utilizing these bond funds, with much of the work anticipated to be consolidated under a single construction contract to increase efficiency.

Under this amendment, the DMA will contribute design and project management services at its sole cost and expense to support the development of the design documents for the 2024 Bond Program DMA Project(s). The City will continue to procure the construction contractor(s) for the bond-funded work, and once the City accepts the design documents, may assign certain project management duties to the DMA in order to streamline coordination on a highly specialized and active museum site. In this role, the DMA will manage day-to-day project coordination without charging a management fee, while the City maintains overall contract authority and procurement oversight. The DMA’s representative will also participate in the City’s public solicitation process, further strengthening coordination between the two organizations.

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This collaboration ensures that construction activities within an operating art museum are carried out with appropriate attention to collection preservation, visitor access, operational continuity, and conservation and security requirements. The amendment also stipulates that the DMA will be responsible for any cost overruns not approved through the City's standard processes.

Overall, the Seventh Amendment strengthens the long-standing partnership between the City and the DMA by combining public bond funding with DMA investment and technical expertise to deliver necessary improvements to the City-owned Art Museum in an efficient and coordinated manner.

This resolution authorizes a Seventh Amendment between the City and the DMA to undertake planning, design, construction, renovation, repair, replacement, and/or improvements to the DMA utilizing 2024 bond funds, as recommended by the Office of Bond and Construction Management and listed and described on Attachment I.

Should you have any questions, please contact Jenny Nicewander, P.E., Director of the Office of Bond and Construction Management at jennifer.nicewander@dallas.gov.

Service First, Now!



Dev Rastogi, P.E.

Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
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Mamatha Sparks, City Auditor (I)
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Preston Robinson, Administrative Judge
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M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
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