

September 11, 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, seven proposals were received for project management services for the implementation of component five of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes project management of the process for the renovation and reconstruction of Pioneer Plaza and Pioneer Cemetery; 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, on September 13, 2023, the Dallas City Council awarded a professional service contract for Component One of the Kay Bailey Hutchison Convention Center Dallas Master Plan to Inspire Dallas for Project Management/Owner's Representation in an amount not to exceed \$71,000,000.00, by Resolution No. 23-1254; and

WHEREAS, on February 28, 2024, the Dallas City Council awarded professional service contract for Component Three of the Kay Bailey Hutchison Convention Center Dallas Master Plan to McKissack and McKissack for Project Management/Owner's Representation in an amount not to exceed \$7,982,340.00, by Resolution No. 24-0388; and

WHEREAS, on February 28, 2024, the Dallas City Council awarded professional service contract for Component Four of the Kay Bailey Hutchison Convention Center Dallas Master Plan to Dikita Enterprises for Project Management/Owner's Representation in an amount not to exceed \$9,552,031.00, by Resolution No 24-0389; 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 Metropolitan Infrastructure PLLC, most highly qualified proposer of seven, for project management and owner's representation services for the implementation of component five (5) of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes the renovation and reconstruction of Pioneer Plaza and Pioneer Cemetery, using the construction manager at-risk or design bid build delivery models for thirty-six months in the amount of \$3,266,575.00, with a \$500,000.00 contingency for potential scope enhancement, and one one-year renewal option, in a total amount not to exceed \$3,766,575.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized **(1)** to reject proposals received for components two, six, and seven for the project management services and owner's representation for the implementation of the Kay Bailey Hutchison Convention Center Dallas master plan; **(2)** to re-advertise the solicitation for components two, six, and seven; and **(3)** to execute a professional service contract with Metropolitan Infrastructure, PLLC (512079), approved as to form by the City Attorney, for project management and owner's representation services for the implementation of component five of the Kay Bailey Hutchison Convention Center Dallas Master Plan, which includes the renovation of Pioneer Plaza and Pioneer Cemetery for a term of three years in the amount of \$3,266,575.00, with a \$500,000.00 contingency for a one-year renewal option, in a total amount not to exceed \$3,766,575.00. If the service was bid or proposed on an as needed basis for performance of specified tasks, payments made to Metropolitan Infrastructure PLLC shall be based only on the amount of services directed to be performed by the City and properly performed by Metropolitan Infrastructure under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$3,766,575.00 (subject to annual appropriations) to Metropolitan Infrastructure, PLLC. from Service Contract No. CCT-2024-00025953 from Convention Center Construction Fund, Fund 0082, Department CCT, Unit W433, Activity CCIM, Object 3070, Program PBC00032, Vendor 512079.

Initial Term:	\$3,266,575.00
Contingency	<u>\$ 500,000.00</u>
Total	\$3,766,575.00

SECTION 3. 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.