

Memorandum



CITY OF DALLAS

DATE September 17, 2025

TO Robin Bentley – Assistant City Manager – Growing Portfolio

SUBJECT **Special Need Consideration – Project Management/Owner's Representation for the Dallas Wings Secondary Facility**

Convention and Event Services (CES) requests consideration and approval to accept a proposal from and enter into an agreement with McKissack & McKissack, Inc. (hereinafter McKissack), a Maryland corporation, authorized to conduct business in the state of Texas, having its principal place of business located at 901 K Street NW, 6 Floor, Washington, DC 20001, to provide project management/owner's services for the Dallas Wings Secondary Facility at Joey Georgusis Park as part of the agreement with Full Court Partners dba the Dallas Wings.

Construction of the secondary facility was originally conceived to be part of, or adjacent to, the current Dallas Memorial Auditorium (Arena). However, that concept changed as negotiations finalized for FIFA's International Broadcast Center, with FIFA requiring a floor plan spanning from Halls A through C. This floor plan impacted the delivery schedule for the secondary facility, and city staff began a coordinated search for other potential locations. On June 11, 2025, City Council approved the siting of the Dallas Wings secondary facility at 1200 N. Cockrell Hill Road by CR #25-0969.

The scope of work does not exceed \$3,338,807 and includes project management of the design work completed by M. Arthur Gensler, Jr. & Associates, Inc. dba Gensler, coordination with utility siting, roadwork, geotechnical and environmental studies, budget/cost development, interaction with city of Dallas staff, collaboration with the Dallas Wings consultants on WNBA standards, engagement and outreach, and other project management tasks assigned by CES and other city departments.

McKissack is currently serving as the project manager/owner's representative of record for the Arena which is part of the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan project. The Dallas City Council awarded McKissack the project management/owner's representative contract for the Dallas Memorial Arena (Component 3) through CCT-2024-00024247 CR #24-0388. McKissack has been working hand-in-hand with the Dallas Wings on their unique needs and WNBA requirements for this project since February 2024.

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The off-site secondary facility requires the same understanding of the daily use and performance needs of the Dallas Wings, including coordination with the Machete Group that was engaged by the Dallas Wings to work with the city in the delivery of the arena and secondary facility. McKissack is uniquely qualified to ensure the off-site secondary facility meets all the requirements by the requested completion date. McKissack's interactions with the city, Machete Group, the Dallas Wings chief executive, and relevant stakeholders will help maintain project momentum, assure cost control, and delivery of timely engagement/outreach opportunities.

Engaging a different project management/owner's representative team would lead to duplicative work and a significant loss of time as the new firm gets up to speed. Therefore, CES staff are requesting to continue working with McKissack under the Special Need consideration outlined in AD 4-5.

As required by AD 4-5, any Special Need consideration requires approval by the City Manager's Office. After reviewing the justification provided by CES, should you approve this request, please provide your signature at the bottom of this memo. In the interim, should you have any questions or require additional information, please contact me.

Rosa Fleming

Rosa Fleming (Sep 17, 2025 11:01:32 CDT)

Rosa Fleming

Director - Convention and Event Services

Assistant City Manager Approval:



Date: 09/17/2025

Service First, Now!

c: Consuelo Tankersley, Assistant City Attorney V
Christine Lanners, Assistant City Attorney IV
Reginald Williams, Assistant Director, Convention and Event Services
Jacquelin Justice, Assistant Director, Convention and Event Services