

September 13, 2023

WHEREAS, the Kay Bailey Hutchison Convention Center 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 one of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes the expansion of the Kay Bailey Hutchison Convention Center Dallas and proposed deck park using the construction manager at-risk or design build delivery models and the demolition of the existing convention center; 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 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 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 Inspire Dallas, LLC, most **highly** qualified proposer of seven, for project management **and owner's representation** services for the implementation of component one (1) of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes the expansion of the Kay Bailey Hutchison Convention Center Dallas and proposed deck park using the construction manager at-risk or design build delivery models and the demolition of the existing convention center for a term of six years in the amount of \$65,000,000, with a \$2,000,000 contingency for potential scope enhancement, and one one-year renewal option in the amount of \$4,000,000, in a total amount not to exceed \$71,000,000.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a professional service contract with Inspire Dallas, LLC (VC29038), approved as to form by the City Attorney, for project management **and owner's representation** services for the implementation of component one (1) of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes the Kay Bailey Hutchison Convention Center Dallas and proposed deck park using the construction manager at-risk or design build delivery models and the demolition of the existing convention center for a term of six years in the amount of \$65,000,000, with a \$2,000,000 contingency for potential scope enhancement, and one one-year renewal option in the amount of \$4,000,000, in a total amount not to exceed \$71,000,000. If the service was bid or proposed on an as needed basis for performance of specified tasks, payments made to Inspire Dallas, LLC shall be based only on the amount of services directed to be performed by the City and properly performed by Inspire Dallas, LLC under the contract.

September 13, 2023

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$71,000,000 to Inspire Dallas, LLC from Service Contract No. CCT-2023-00021453.

Initial Term:	\$65,000,000
Scope Change Contingency	\$ 2,000,000
Renewal Option: Year 1	\$ 4,000,000
Total	\$71,000,000

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$71,000,000 to Inspire Dallas, LLC 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-2023-0002-00021453, Vendor VC29038.

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.