

June 25, 2025

**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 (KBHCCD) 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 KBHCCD Master Plan from obligations to be issued subsequent to the date hereof; and

**WHEREAS**, the Department of Convention and Event Services desires to undertake Component 4 of the KBHCCD Master Plan Component 4 renovation and reconstruction of The Black Academy of Arts and Letters (TBAAL) ("Project"); and

**WHEREAS**, due to factors including budget, complexity, and schedule constraints arising out of the KBHCCD Master Plan delivery schedule, the City staff determined that utilizing a Construction Manager at Risk (CMAR) project delivery method to be solicited in a two-step solicitation process, with a Request for Qualifications and a Request for Proposals, under Chapter 2269, Subchapter f, of the Texas Government Code would be the most efficient way to accomplish the Project; and

**WHEREAS**, under the CMAR method, the Project shall proceed in two phases: (i) pre-construction services to be completed by January 31, 2026, and (ii) construction services to be completed by August 2028; and

**WHEREAS**, the Project has an estimated budget ranging from \$200 million; and

**WHEREAS**, on August 28, 2024, a request for qualifications solicitation for CMAR Services for the Project was publicly advertised by the City of Dallas; and

**WHEREAS**, on November 19, 2024, a selection committee scored and ranked the statements of qualifications and on January 24, 2025, the Department of Convention and Event Services sent a request for proposals to the three highest ranking respondents; and

**WHEREAS**, on March 21, 2025, three proposals were received, and on March 28, 2025, the selection committee interviewed the three proposers and ranked the proposals; and

**WHEREAS**, HJ Russell - Phillips May - STSW, A Joint Venture, received the highest ranking, making them the best value CMAR proposer of the three respondents; and

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**WHEREAS**, it is now desirable and in the best interest of the City of Dallas to authorize a Construction Manager at Risk Agreement with HJ Russell - Phillips May - STSW, A Joint Venture, best value proposer of three, for pre-construction and construction services for Component 4 of the KBHCCD Master Plan (hereinafter "the Project") comprising of the renovation and reconstruction of TBAAL with the Project located currently at 650 South Griffin Street, Dallas, Texas 75202 to provide **(1)** pre-construction services for the Project for a fee in an amount not to exceed \$695,363.00; **(2)** construction management services at a rate of three percent of the cost of work included as part of the total guaranteed maximum price within the total project construction budget of \$200 million.

**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 Construction Manager at Risk Agreement with HJ Russell - Phillips May - STSW, A Joint Venture, approved as to form by the City Attorney, to provide **(1)** pre-construction services for a fee in the amount not to exceed \$695,363.00; and **(2)** construction management services at a rate of three percent of the cost of work included as part of the total guaranteed maximum price within the total project construction budget of \$200 million for the Project located at 650 South Griffin Street, Dallas, Texas 75202

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$695,363.00 in accordance with the terms and conditions of the contract with HJ Russell - Phillips May - STSW, A Joint Venture, from the Convention Center Construction Fund, Fund 0082, Department CCT, Unit W433, Program PBC00032, Object 3070, Vendor No. VC0000034415, Encumbrance/Contract No. CCT-2025-00027933.

**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.