

September 24, 2025

**WHEREAS**, the Kay Bailey Hutchison Convention Center Dallas Master Plan is a multicomponent plan consisting of a convention center concept, transportation, land use and funding; and

**WHEREAS**, on April 28, 2023, nine proposals were received for project management services for the implementation of component four of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes project management of the process for the renovation and reconstruction of The Black Academy of Arts and Letters using the construction manager at-risk or design bid build, and the temporary relocation and re-establishment of the existing leaseholder; 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**, 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**, on February 28, 2024, the City Council approved a professional service contract with Dikita Enterprises, Inc., for project management and owner's representation services for the implementation of Component Four of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes the renovation and construction of [The KBHCCD Theater Complex tenanted by](#) The Black Academy of Arts and Letters using the construction manager at-risk or design bid build delivery models and the temporary relocation and reestablishment of the existing lease holder; and

**WHEREAS**, [on April 25, 2025, the City Manager approved Supplemental Agreement No. 1 to the professional services contract between the City and Dikita Enterprises, Inc. \("Agreement"\), extending the contract through March 31, 2029, and enacting the contingency for scope enhancements by Administrative Action No. 25-5656; and](#)

**WHEREAS**, this action will authorize (1) Supplemental Agreement No. 2 to the owner's representative - design/construction project management services contract with Dikita Enterprises, Inc., [for the implementation of Component Four of the Kay Bailey Hutchison Convention Center Dallas \(KBHCCD\) master plan](#) in ~~the~~ [an](#) amount ~~of~~ [not to exceed](#) \$469,054.00 for [additional](#) project management services and owner's representation at [necessary to temporarily relocate The Black Academy of Arts and Letter as a tenant of the KBHCCD Theatre Complex to TWM The Women's Museum, including Phase 1: Project Management/Preconstruction Services and Phase 2: Services during Construction](#); and (2) the establishment of appropriations in an amount not to exceed \$469,054.00, ~~Financing:~~ [in the Convention Center Revenue Bonds Series 2023 Fund, from \\$9,552,031.00 to \\$10,021,085.00. —Financing: Convention Center Revenue Bond Series 2023.](#)

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**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 **(1)** Supplemental Agreement No. 2 to the owner's representative - design/construction project management services contract with Dikita Enterprises, Inc. for the implementation of Component Four of the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) master plan in the an amount of not to exceed \$469,054.00 for additional project management services and owner's representation at ~~TWM-The Women's Museum, including Phase 1: Project Management/Preconstruction Services and Phase 2: Services during Construction~~; and **(2)** the establishment of appropriations in an amount not to exceed \$469,054.00 in the Convention Center Revenue Bonds Series 2023 Fund, from \$9,552,031.00 to \$10,021,085.00. —Financing: Convention Center Revenue Bonds Series 2023.

**SECTION 2.** That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$469,054.00 in the Convention Center Revenue Bonds Series 2023, Fund 2127, Department CCT, Unit W433, Activity CCIM, Object 3070, Program PBC00032.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$469,054.00 to Dikita Enterprises, Inc., in accordance with the terms and conditions for the contract from Convention Center Revenue Bonds Series 2023, Fund 2127, Department CCT, Unit W433, Activity CCIM, Object 3070, Program PBC00032, Contract No. CCT-2024-00024246, Vendor VS0000076529.

**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.