



City of Dallas

**Update of the Kay Bailey Hutchison
Convention Center Dallas
(KBHCCD) Master Plan
Component 4:**

**The Black Academy of Arts & Letters
(TBAAL) Temporary Relocation**

**Quality of Life, Arts, & Culture Committee
March 25, 2025**

Reginald Williams, Assistant Director, Convention and Event
Services

David A. Zobrist, Chief Operating Officer, Dikita Enterprises, Inc

Background



- On February 28, 2024, City Council approved Dikita Enterprises, Inc. as the City's Owner Representative/Project Manager for Component 4 – the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan which includes the renovation and rehabilitation of The Black Academy of Arts & Letters (TBAAL) and the temporary relocation of TBAAL to accommodate the work
- Convention and Event Services (CES) and the Office of Arts and Culture (OAC) considered several temporary locations to house TBAAL operations and performances
- Working with the Parks and Recreation Department (PKR) and OAC, CES recommends The Women's Museum as the temporary location for TBAAL



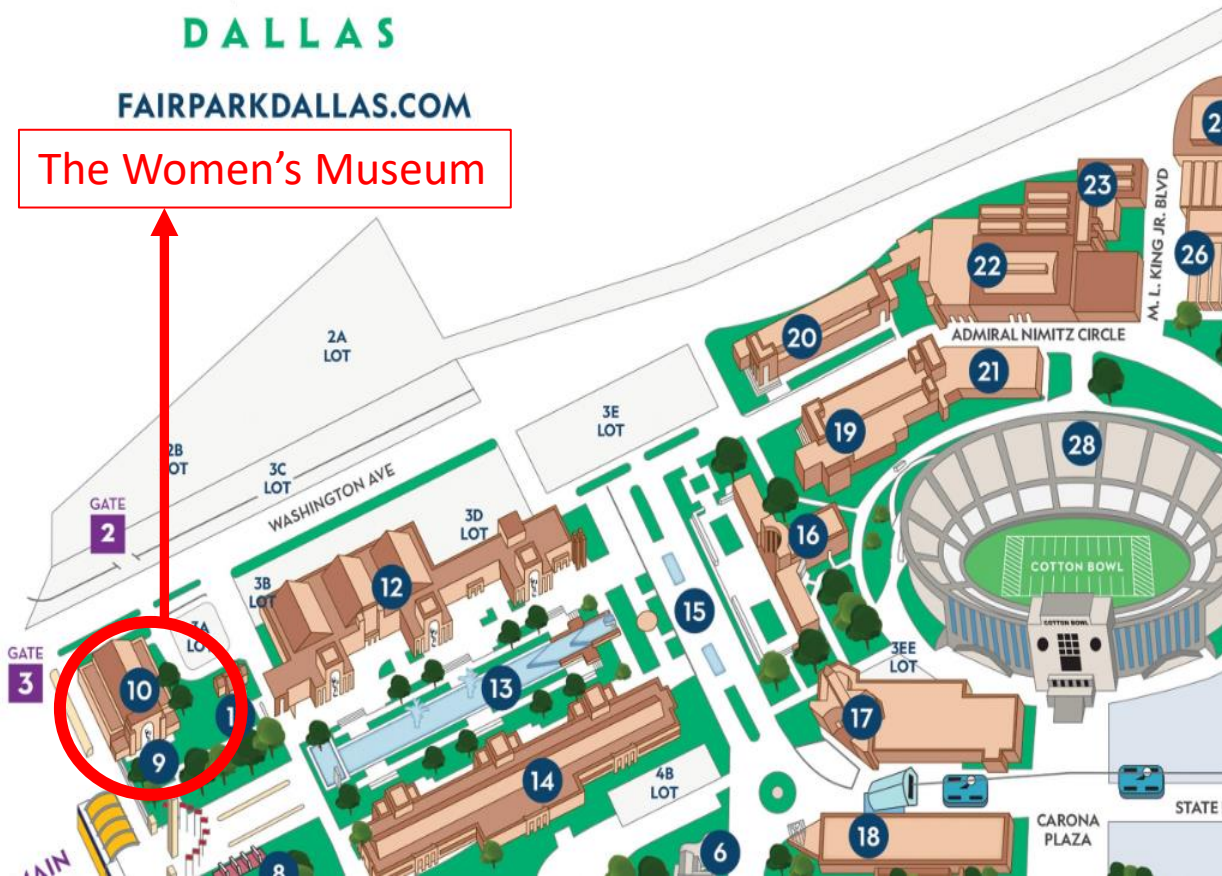
Site Selection and Benefits



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The Women's Museum



- Offers an opportunity to use, rehabilitate, and invest in an under-utilized city-owned asset
- Provides a centralized location with access to DART
- Includes free parking access
- Provides multi-day activation opportunities for Fair Park annually through multi-city department collaboration



Site Selection Timeline



Milestone	Date
Dikita Enterprises selected as Owner's Rep/Project Manager	February 2024
Selection Committee site tour 1	June 2024
Selection Committee site tour 2	July 2024
Selection Committee site tour 3	August 2024
OAC and TBAAL toured TWM	September 2024
Fit Test of TWM conducted by Project Manager	October 2024
TWM Facility Condition Assessment completed	December 2024
Recommended site selection was determined by PKR, OAC and CES	January 2025
TWM walk through with Code Compliance, Planning and Development, and Office of Equity and Inclusion – ADA	March 2025
Historic Preservation tour	March 2025



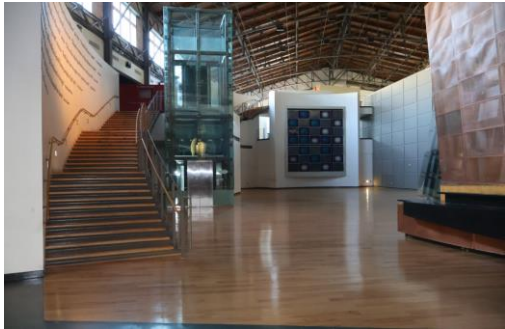
The Women's Museum



- The Women's Museum is a historic building (~63,848 square feet) that has been vacant since 2010
- The Facility is currently used only during the State Fair of Texas and the Irish Festival
- Repairs are required to bring this facility back into full operation including, but not limited to, abatement, HVAC, window repair, restroom updates, painting and waterproofing
- The temporary relocation (August 2025 – 2028) offers Fair Park increased utilization of an asset that will receive moderate investment (up to ~6.16M) in repairs and rehabilitation
- Relocation offers further opportunity to host the Riverfront Jazz Festival as an activation event at Fair Park during the Labor Day holiday weekend



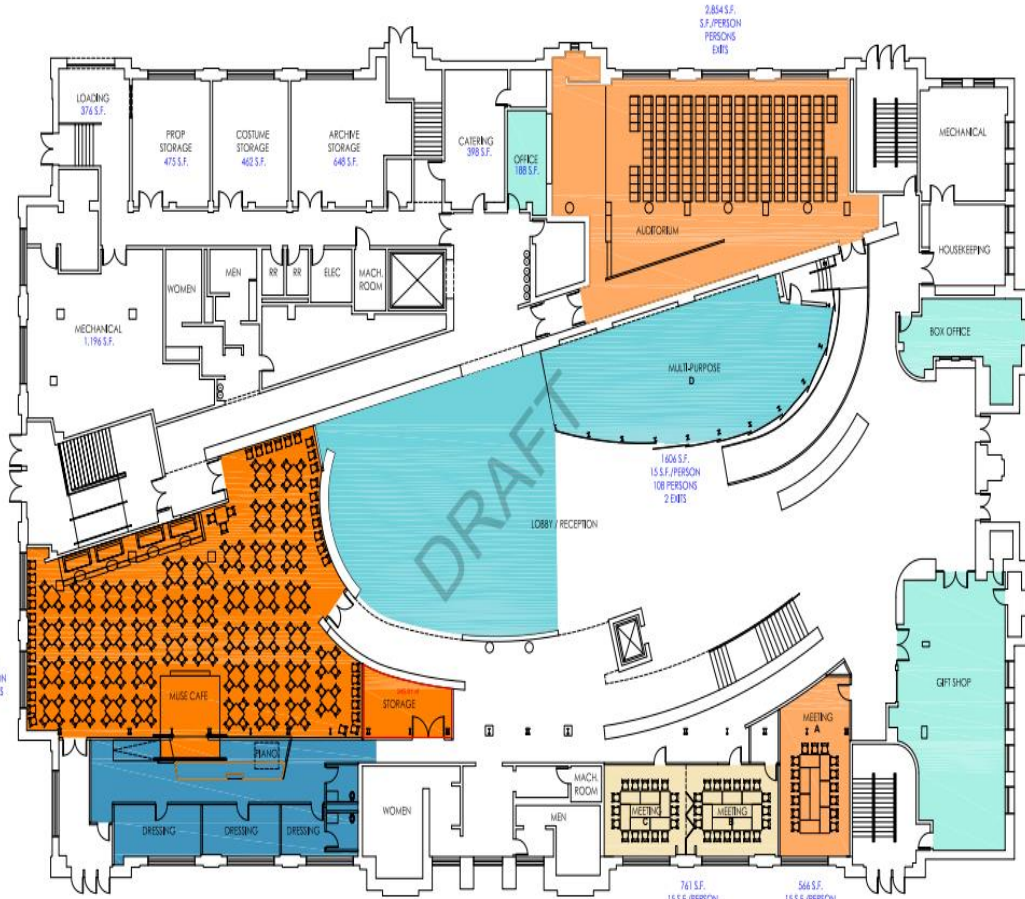
Phased Scope



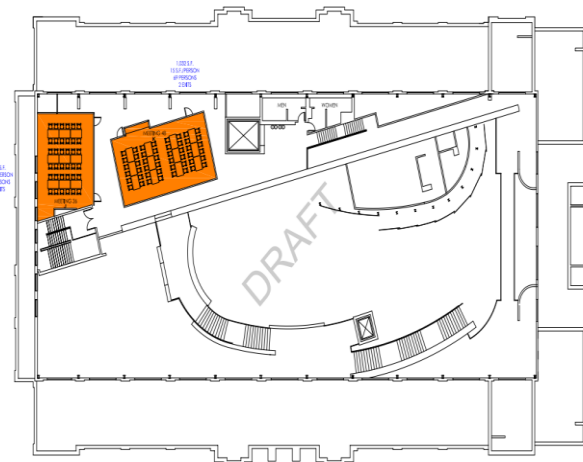
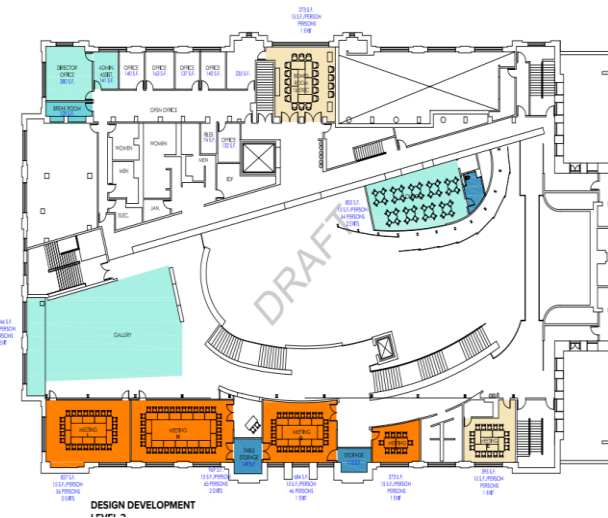
- **Phase 1 – Abatement/Demolition**
 - Removal of non-historic partitions and related work
 - Necessary Abatement throughout the building
- **Phase 2 – Facility Condition Assessment/Building Repairs**
 - Patch and repair roof
 - Replace necessary mechanical, electrical and plumbing systems
 - Update necessary non-grandfathered ADA requirements guided by various City Departments
- **Phase 3 – Renovation/Rehabilitation**
 - Limited Interior Construction in non-historic areas of the building
 - Weatherstrip external doors to keep moisture out of the building
 - Remodel office spaces and create break room areas
 - Create new spaces for multipurpose uses and performance areas



Floor Plans



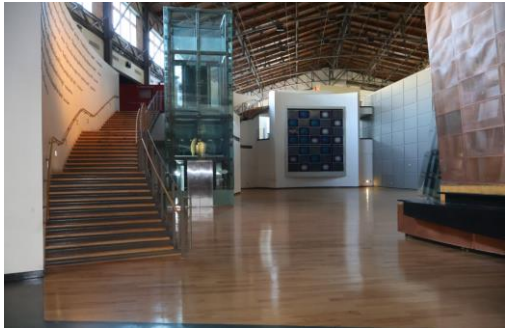
DESIGN DEVELOPMENT
LEVEL 1
SCALE: 1/8" = 1'-0"



LEGEND	
	GATHERING SPACE LIMITED RENOVATION
	GATHERING SPACE MINOR RENOVATION
	GATHERING SPACE MODERATE RENOVATION
	OTHER SPACE LIMITED RENOVATION
	OTHER SPACE MINOR RENOVATION
	OTHER SPACE MODERATE RENOVATION
	LIMITED WORK IN THESE SPACES



Floor Plans (continued)



- **Floor 1**

- Repair auditorium platform and reupholster auditorium seats
- Add partitions to create multi-purpose spaces
- Renovate lobby area with portable stage platform
- Moderately redesign a small cabaret performance theater (150 seats) with dressing rooms
- Repaint walls and restoration of doors and windows throughout
- Update necessary ADA Requirements

- **Floor 2**

- Add partitions for meeting, conference and multi-purpose rooms
- Renovate office spaces and gallery
- Repaint walls and restoration of doors and windows throughout
- Update necessary ADA Requirements

- **Floor 3**

- Patch and repair roofing
- Reconfigure spaces for multi-purpose rooms
- Update necessary ADA Requirements



Estimated Cost and Timeline



	Est. Cost	Timeline
Phase 1: Abatement/Demo	\$160k	March – April 202
Phase 2: Building Repairs	\$3.5M	March – May 2025
Phase 3: Improvements	\$2.5M	April – August 2025
Total Estimated Cost	\$6.16M	



Next Steps



Milestone	Timeline
Finalize scope of work	April 2025
Issue Notice to Proceed with rehabilitation and renovation	Late April 2025
Negotiate temporary lease with Park and Recreation and OVG	April – June 2025
TBAAL Move-in	End of August 2025





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Addendum 1 – Fit Test

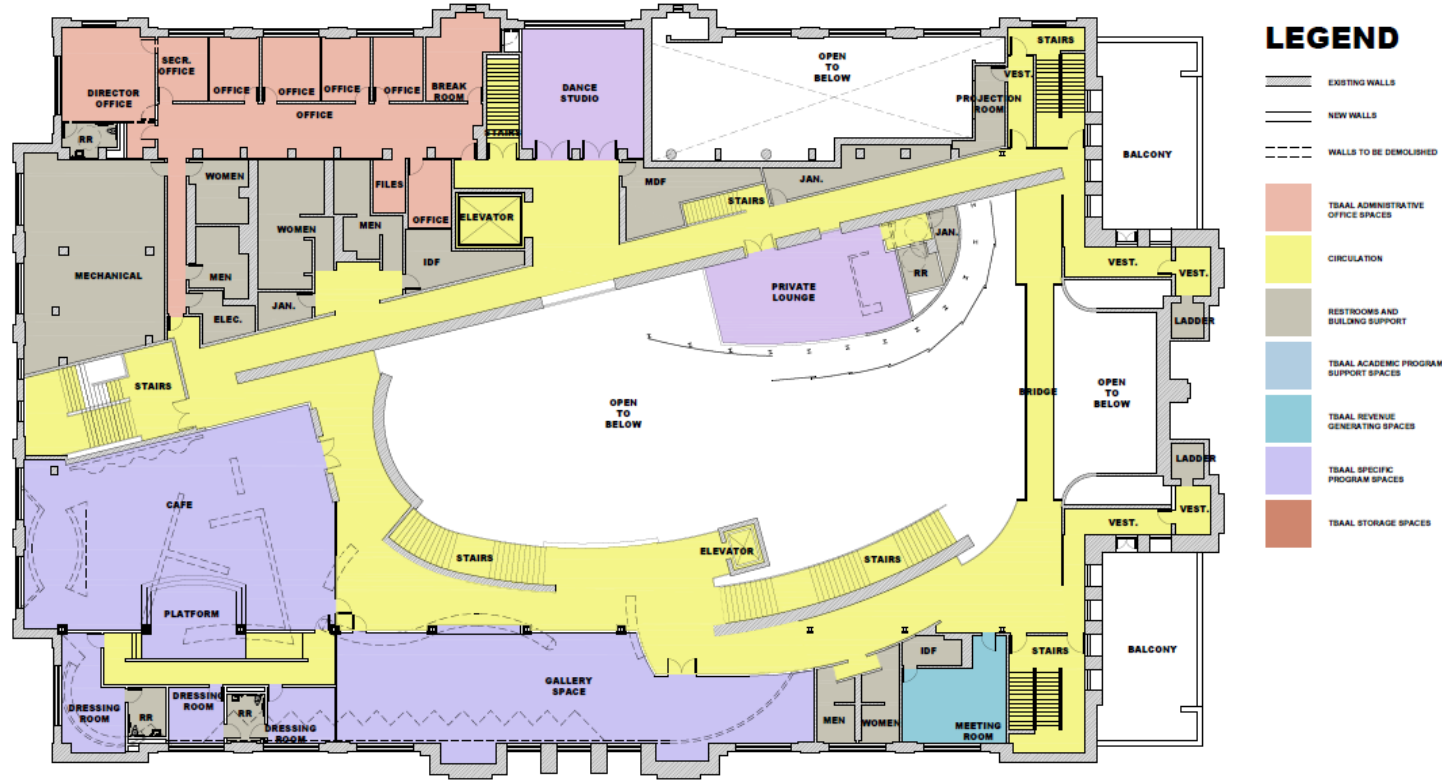


TBAAL Fit Plan at Women's Museum
The Black Academy of Arts and Letters

Conceptual First Floor Plan

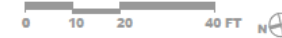


Addendum 1 – Fit Test (cont.)

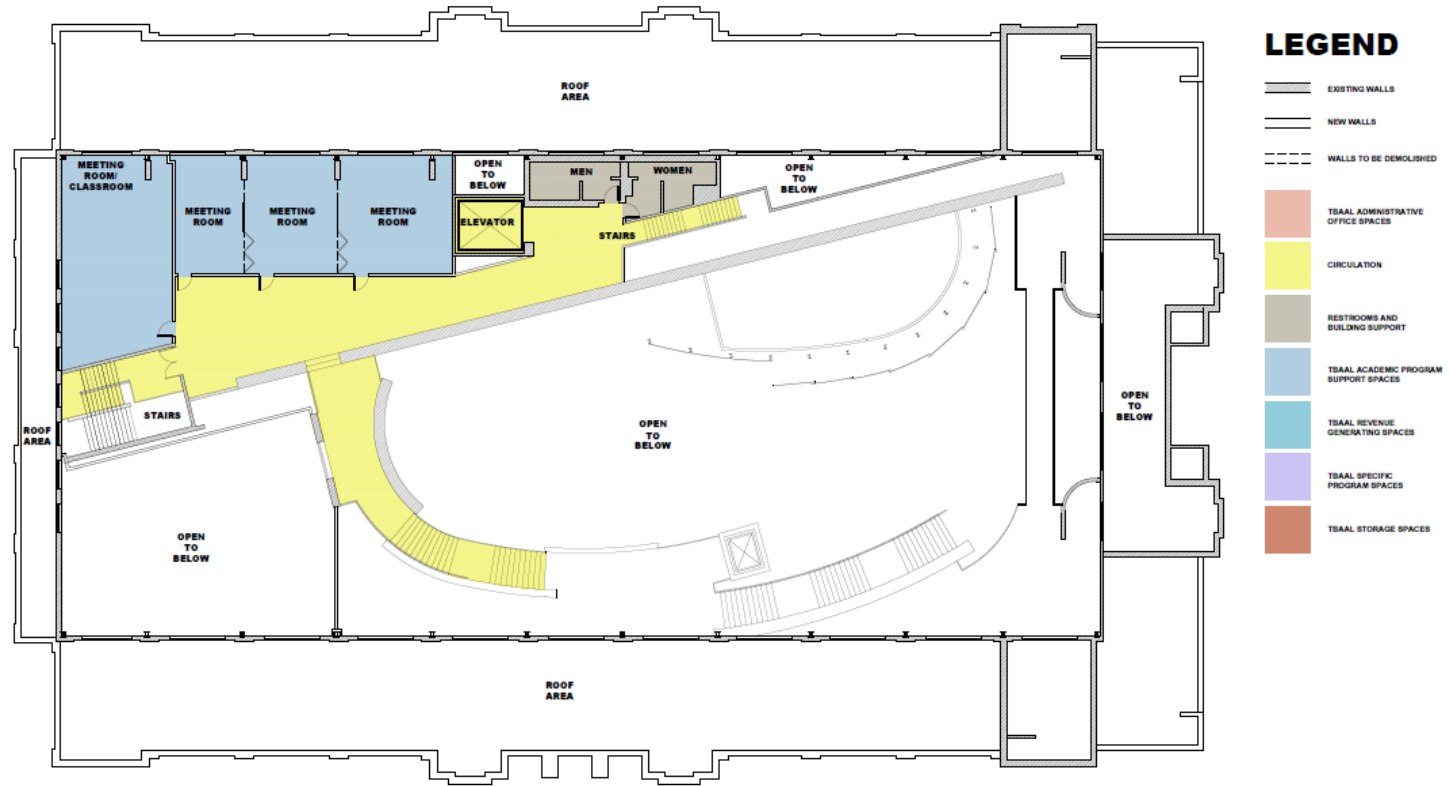


TBAAL Fit Plan at Women's Museum
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Conceptual Second Floor Plan



Addendum 1 – Fit Test (cont.)

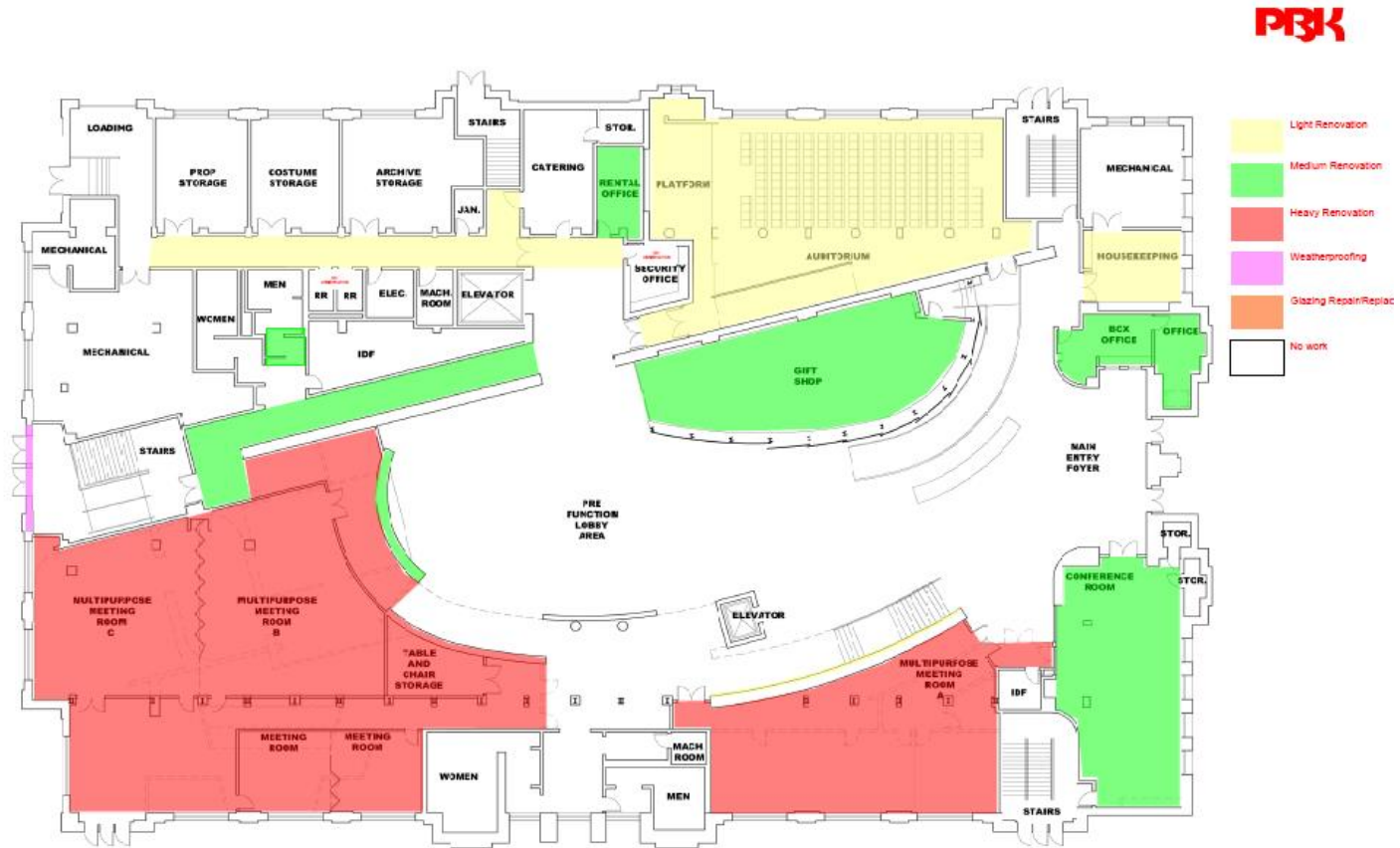


TBAAL Fit Plan at Women's Museum
The Black Academy of Arts and Letters

Conceptual Third Floor Plan



Addendum 2 – Level of Work by Floor



TBAAL Test Fit at Women's Museum
The Black Academy of Arts and Letters

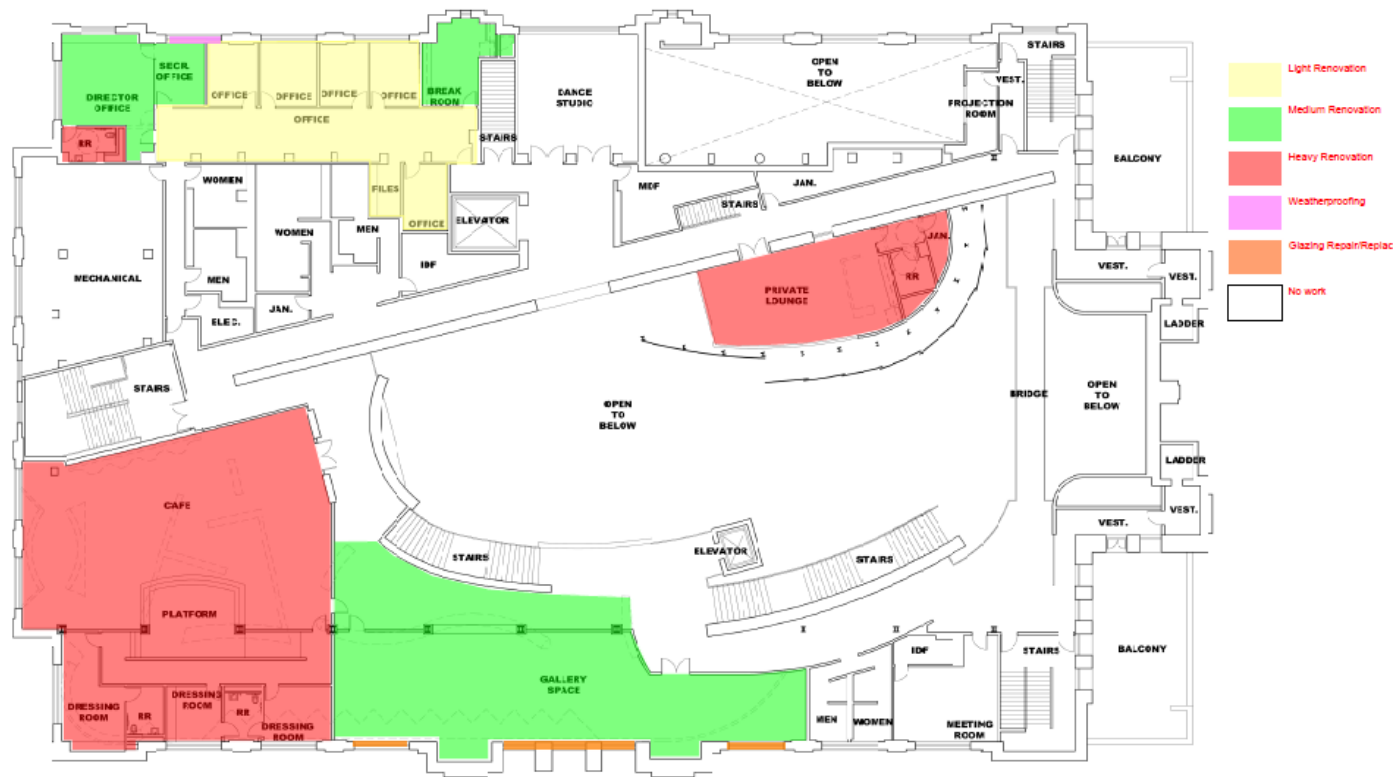
Conceptual First Floor Plan - Option 1



Addendum 2 – Level of Work by Floor (cont.)



PRK

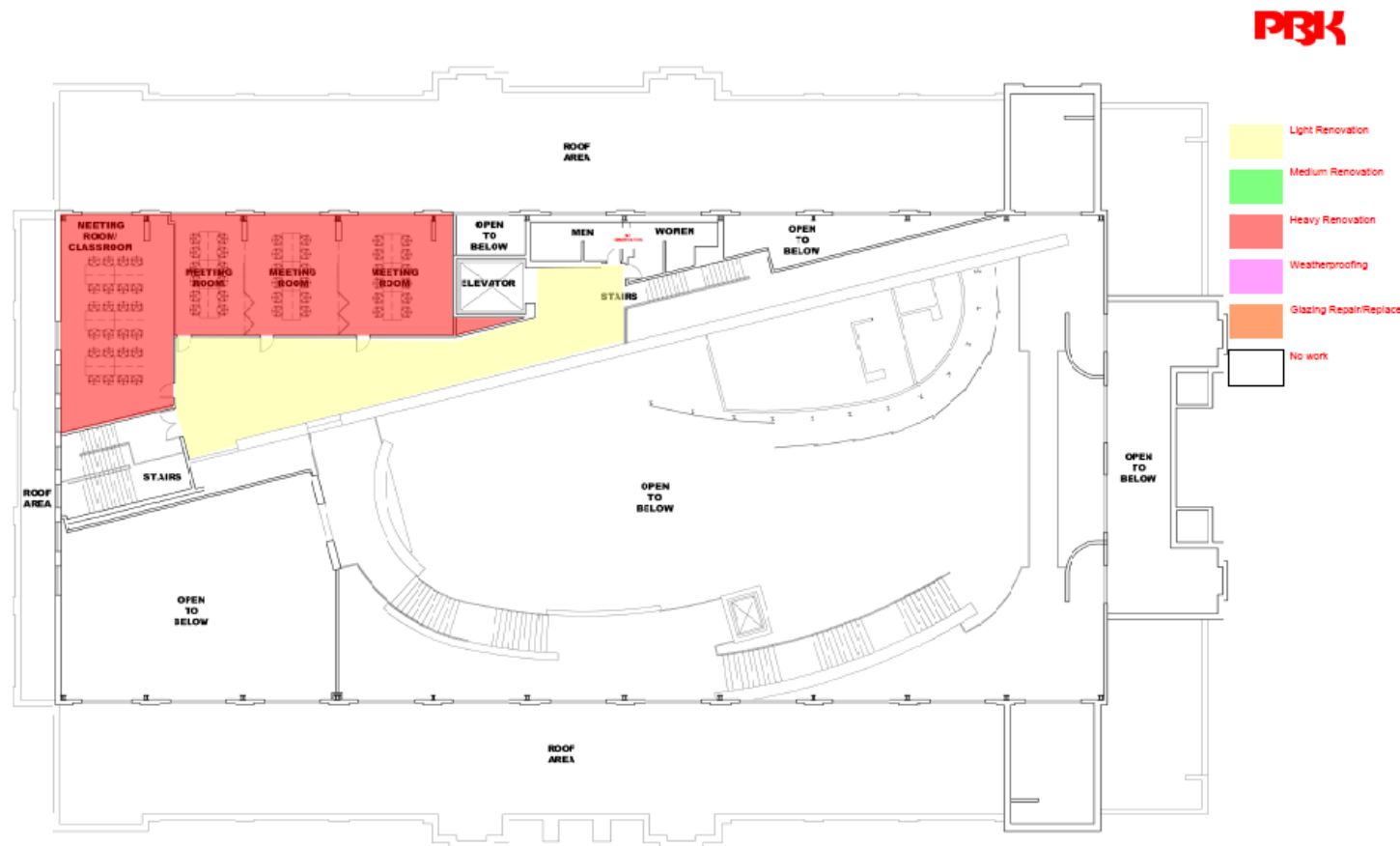


TBAAL Test Fit at Women's Museum
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Conceptual Second Floor Plan - Option 1



Addendum 2 – Level of Work by Floor (cont.)



TBAAL Test Fit at Women's Museum
The Black Academy of Arts and Letters

Conceptual Third Floor Plan Option 1

