

January 8, 2025

**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 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**, on September 13, 2023, the City Council authorized a professional services contract with Dikita Enterprises, Inc., the most highly qualified proposer of nine, for project management and owner's representation services for the implementation of Component Four (4) of the Kay Bailey Hutchison Convention Center Dallas Master Plan, which includes the renovation and reconstruction of The Black Academy of Arts and Letters and the temporary relocation and re-establishment of the existing lease holder; and

**WHEREAS**, the Kay Bailey Hutchison Convention Center Dallas Master Plan Component 4 renovation and reconstruction of The Black Academy of Arts and Letters requires architectural and engineering design services to develop design and construction documents for The Black Academy of Arts and Letters ("A&E Component 4") under a construction manager at-risk delivery method; and

**WHEREAS**, on June 20, 2024, a Request for Qualifications solicitation was developed and publicly advertised; and

**WHEREAS**, on July 19, 2024, eight firms submitted Statements of Qualifications and the selection committee evaluated the statements, ranked the firms based on the published criteria, and shortlisted the four highest ranked firms; and

**WHEREAS**, on August 12, 2024, a request for proposal was issued to the short-listed firms; and

**WHEREAS**, on August 30, 2024, the four short-listed firms submitted proposals to provide engineering services for the architectural and engineering design of A&E Component 4; and

**WHEREAS**, KAI/Alliance, LC (dba KAI Design) was selected as the most qualified proposer of four proposers as a result of a qualifications-based selection process in accordance with the City of Dallas and the State of Texas procurement guidelines; and

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**WHEREAS**, it is now desirable to authorize an architectural services contract with KAI/Alliance, LC (dba KAI Design) to provide architecture and engineering design (AED) services for A&E Component 4.

**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 KAI/Alliance, LC (dba KAI Design) (387957) approved as to form by the City Attorney, for architecture/engineering design services for the Kay Bailey Hutchison Convention Center Dallas Master Plan Component Four (4) for renovation and reconstruction of The Black Academy of Arts and Letters (“A&E Component 4”) inclusive, at the City’s election, of a design alternate for the roof scope at a pre-negotiated price of \$1,203,698.00, for a total amount not to exceed \$22,261,116.00.

**SECTION 2.** That the City Manager is hereby authorized to increase appropriations in an amount not to exceed \$22,261,116.00 in the Convention Center Revenue Bonds, Series 2023 Fund, Fund 2127, Department CCT, Unit W433, Object 4310.

Initial Scope	\$21,057,418.00
Design Alternate	\$1,203,698.00
Total	\$22,261,116.00

**SECTION 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$22,261,116.00 to KAI/Alliance, LC (dba KAI Design), in accordance with the terms and conditions for the contract from the Convention Center Revenue Bonds, Series 2023 Fund, Fund 2127, Department CCT, Unit W433, Activity CCIM, Object 4310, Program PBC00032, Encumbrance/Contract No. CCT-2025-00026465, Vendor 387957.

**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.