

November 13, 2024

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 Convention and Event Services Department desires to undertake Component 1 of the KBHCCD Master Plan Component 1 Convention Center Expansion West of Lamar Only and Any Related Demolition Associated with this Portion of Component 1 ("Project"); and

WHEREAS, due to factors including budget, complexity, and schedule constraints arising out of the KBHCCD Master Plan delivery schedule, 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 10, 2026 and (ii) construction services to be completed by April 1, 2029; and

WHEREAS, the Project has an estimated budget ranging from \$1.9 billion to \$2.5 billion; and

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

WHEREAS, on July 26, 2024, a selection committee scored and ranked the statements of qualifications and on August 22, 2024, the Convention and Event Services Department sent a request for proposals to the two highest ranking respondents; and

WHEREAS, on October 11, 2024, two proposals were received and on October 28, 2024, the selection committee interviewed the two proposers and ranked the proposals; and

WHEREAS, Trinity Alliance Ventures LLC, a joint venture, received the highest ranking, making them the best value CMAR proposer of the two 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 Trinity Alliance Ventures LLC, a joint venture, best value proposer of two, for pre-construction and construction services for Component 1 of the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan (hereinafter “the Project”) comprising of the Expansion West of Lamar Only and any related demolition associated 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 \$7,550,000.00; **(2)** construction management services at a rate of two and ninety-five hundredths percent (2.95%) of the cost of work included as part of the total guaranteed maximum price within the total project construction budget of \$1.9 billion to \$2.5 billion; and **(3)** the establishment of appropriations in an amount not to exceed \$7,550,000.00 in the Convention Center Revenue Bonds, Series 2023 Fund.

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 Trinity Alliance Ventures LLC, a joint venture, approved as to form by the City Attorney, to provide **(1)** pre-construction services for a fee in the amount of \$7,550,000.00; and **(2)** construction management services at a rate of two and ninety-five hundredths percent (2.95%) of the cost of work included as part of the total guaranteed maximum price within the total project construction budget of \$1.9 billion to \$2.5 billion for the Project located at 650 South Griffin Street, Dallas, Texas 75202

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$7,550,000.00 in the Convention Center Revenue Bonds, Series 2023 Fund, Fund 2127, Department CCT, Unit W963, Object 4310.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$7,550,000.00 in accordance with the terms and conditions of the contract with Trinity Alliance Ventures LLC, a joint venture, from the Convention Center Revenue Bonds, Series 2023 Fund, Fund 2127, Department CCT, Unit W963, Program PBC00032, Object 4310, Vendor VC0000033686, Encumbrance/Contract No. CCT-2025-00026486.

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.