

June 11, 2025

**WHEREAS**, the State of Texas Local Government Code, Chapter 2269 provides for Job Order Contracting by local municipalities; and,

**WHEREAS**, Job Order Contracting is desirable to perform maintenance, repair, alteration, renovation, remediation, and minor construction at the Kay Bailey Hutchison Convention Center Dallas, Eddie Bernice Johnson Union Station, Reunion Parking Garage, and other City facilities; and

**WHEREAS**, Convention and Event Services became a capital department per the guidelines in Administrative Directive 4-5 and began using Job Order Contracting as a means of maintenance, repair, alteration, renovation and rehabilitation of its facilities in August 2019; and

**WHEREAS**, on November 13, 2024, Resolution No. 24-1627, the City Council authorized a twenty-four-month construction service Job Order Contract, with three twelve-month renewal options with Brown & Root Industrial Services, LLC, (VC15293), Phoenix I Restoration and Construction, LLC., (VC0000003594), RS Commercial Construction, LLC, (VS98430), Gilbert May, Inc. dba Phillips/May Corporation, Inc., (VS0000039750), Adept Facilities & Design, (VC33578), and Big Sky Construction Company Inc., (VS0000016146) to perform services at the Kay Bailey Hutchison Convention Center Dallas, Eddie Bernice Johnson Union Station, Reunion Parking Garage, and other City facilities. Total cost, \$7,000,000; and

**WHEREAS** construction services are required to facilitate the temporary relocation of The Black Academy of Arts and Letters (hereinafter "TBAAL") to allow for the renovation and reconstruction of their existing location at 1309 Canton, Dallas, Texas 75201 as part of Component 4 of the Kay Bailey Hutchison Convention Center Master Plan; and

**WHEREAS**, this action will authorize a work order under the existing Job Order Contract, previously approved on November 13, 2024, by Resolution No. 24-1627 for construction services with Phoenix I Restoration and Construction, LLC., (VC0000003594), for renovations at The Women's Museum located at 3800 Parry Avenue, Dallas, Texas 75210.

**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 work order under the existing Job Order Contract, previously approved on November 13, 2024, by Council Resolution No. 24-1627, for construction services with Phoenix I Restoration and Construction, LLC. at The Women's Museum located at 3800 Parry Avenue, Dallas, Texas 75210 for work associated with the temporary relocation of The Black Academy of Arts

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**SECTION 1.** (continued)

and Letters to facilitate construction and renovation of Component 4 of the Kay Bailey Hutchison Convention Center Master Plan in an amount not to exceed \$5,913,458.00.

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds in a total amount not to exceed \$5,913,458.00 to Phoenix I Restoration and Construction, LLC. from Convention Center Construction Fund, Fund 0082, Department CCT, Unit W604, Object 3210, Program PBC00032, Vendor VC0000003594, Encumbrance/Contract No. CCT-2025 -00026245 in accordance with the terms and conditions of the contract from the applicable project fund for the individual construction for which the services are being performed.

**SECTION 3.** That the Department Director or designee is authorized to request services as needed with the authorized firm in accordance with accepted pricing.

**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.