

June 26, 2024

WHEREAS, on January 23, 1986, the City entered into a Parking Sublease Agreement, as amended, for the Hall Arts Garage located at 2301 Ross Avenue (“Hall Arts Garage”) with Metropolitan/Harbord Joint Venture; and

WHEREAS, Hall Lone Star Associates, L.P., a Texas limited partnership (“Hall”) has succeeded Metropolitan/Harbord Joint Venture in the Parking Sublease Agreement; and

WHEREAS, on February 11, 2009, the City Council authorized the Amended and Restated Parking Sublease Agreement executed on March 31, 2009, and effective April 1, 2009 (“the Amended and Restated Sublease”) with Hall for the Hall Arts Garage located at 2301 Ross Avenue; and

WHEREAS, three of the four elevators within the Hall Arts Garage are inoperable, and mechanical malfunctions of the one operable elevator have caused passenger entrapments; and

WHEREAS, emergency repairs and modernization of all four elevators are necessary to preserve the public safety; and

WHEREAS, in accordance with the emergency procurement procedures ~~outlined in Administrative Directive 4-05~~, the Building Services Department received three bids for the repairs and modernization services needed at the Hall Arts Garage and K & M Elevator, LLC was the lowest responsible bidder; and

WHEREAS, it is now necessary to authorize the ratification of the a service contract for emergency repairs and modernization of the four elevators within the Hall Arts Garage with K & M Elevator, LLC, in an amount not to exceed \$755,980.00.

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~~ ratify a service contract with K & M Elevator, LLC, approved as to form by the City Attorney, for emergency repairs and modernization of the four elevators within the Hall Arts Garage located at 2301 Ross Avenue, in an amount not to exceed \$755,980.00.

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SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$755,980.00 to K & M Elevator, LLC from Capital Construction Fund, Fund 0671, Unit W927, Department BSD, Object 3210, Program No. BS24002, Encumbrance/Contract No. CX BSD-2024-00024751, Vendor VC25634.

SECTION 3. 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.