

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 February 28, 2024, the City Council authorized a professional services contract with McKissack & McKissack of Washington, Inc., the most highly qualified proposer of nine, for project management and owner's representation services for the implementation of Component Three (3) of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes the renovation and reconstruction of The Dallas Memorial Auditorium (Arena); and

WHEREAS, the Kay Bailey Hutchison Convention Center Dallas Master Plan Component 3 renovation and reconstruction of The Dallas Memorial Auditorium (Arena) requires architectural and engineering design services to develop design and construction documents for The Dallas Memorial Auditorium (Arena) ("A&E Component 3") under a construction manager at-risk delivery method; and

WHEREAS, on April 24, 2024, the City, by Resolution No. 24-0616 approved the Dallas Memorial Auditorium Resident Use and Incentive Agreement ("Use Agreement") between the City and Full Court Partners LLC d/b/a the Dallas Wings, a professional WNBA sports team providing for relocation of the Dallas Wings to the Arena as its home base; and

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

WHEREAS, on July 19, 2024, five firms submitted Statements of Qualifications and the selection committee evaluated the statements, ranked the firms based on the published criteria, and shortlisted all five firms; and

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

WHEREAS, the shortlisted firms were provided WNBA programming guidelines as required under the City's agreement with the Dallas Wings; and

WHEREAS, during the advance planning phases of the master plan the secondary practice facility to be provided under the Use Agreement was conceived for the Dallas Wings to be connected to the arena; and

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WHEREAS, due to the City's commitment to participate as a host city in the World Cup, the secondary practice facility for the Dallas Wings was eliminated from the scope of the solicitation; and

WHEREAS, as a result, a separate agreement will be procured for an offsite location for the secondary practice facility; and

WHEREAS, on August 30, 2024, the five short-listed firms submitted proposals to provide engineering services for the architectural and engineering design of A&E Component 3; and

WHEREAS, M. Arthur Gensler, Jr. & Associates, Inc. dba Gensler was selected as the most highly qualified proposer of five 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

WHEREAS, it is now desirable to authorize an architectural services contract with M. Arthur Gensler, Jr. & Associates, Inc. dba Gensler to provide architecture and engineering design (AED) services for A&E Component 3;

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 M. Arthur Gensler, Jr. & Associates, Inc. dba Gensler, approved as to form by the City Attorney, for architecture/engineering design services for the Kay Bailey Hutchison Convention Center Dallas Master Plan Component Three (3) renovation and reconstruction of The Dallas Memorial Auditorium (Arena) ("A&E Component 3"), in a total amount not to exceed ~~\$25,158,510.00~~ \$25,137,244.00.

SECTION 2. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed ~~\$25,158,510.00~~ \$25,137,244.00 in the Convention Center Revenue Bonds, Series 2023 Fund, Fund 2127, Department CCT, Unit W433, Object 4310.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed ~~\$25,158,510.00~~ \$25,137,244.00 to M. Arthur Gensler, Jr. & Associates, Inc. dba Gensler, in accordance with the terms and conditions of 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-2025-00026464, Vendor VS0000001122.

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.