

February 14, 2024

WHEREAS, the City of Dallas, as a member of the Homeless Collaborative of Dallas and Collin Counties, is participating in an effort to rapidly expand supportive housing inventory using acquisition, development, rehabilitation, and conversion of existing market rental unit; and

WHEREAS, on December 9, 2020, the City Council authorized a resolution to acquire approximately 35,133 square feet of land located at 1950 Fort Worth Avenue formerly known as the Miramar Hotel (Project) by Resolution No. 20-1945, and to authorize its purpose for public use to provide supportive housing for persons experiencing homelessness; and

WHEREAS, significant delays have presented challenges to the redevelopment of the Project, the need for Permanent Supportive Housing (PSH) through the R.E.A.L. Time Rehousing Initiative to reach the communitywide goal of significantly reducing unsheltered chronic homelessness continues to increase; and

WHEREAS, on June 23, 2021, the City Council authorized the acceptance of grant funds from the U.S. Department of Treasury for the Coronavirus Local Fiscal Recovery Fund to provide relief during the ongoing COVID-19 pandemic by Resolution No. 21-1149; and

WHEREAS, on September 22, 2021, the City Council authorized the final reading and adoption of the appropriation ordinance for the FY 2021-22 City of Dallas Operating, Capital, and Grant & Trust Budgets, which included the ARPA funds from the U.S. Department of Treasury for the Coronavirus Local Fiscal Recovery Funds by Resolution No. 21-1590 and Ordinance No. 32000; and

WHEREAS, the City of Dallas has approved eligible affordable housing investments as a response to the negative impacts of COVID-19 in accordance with ARPA guidance from Treasury; and

WHEREAS, according to Treasury guidance, supportive housing, or other programs to improve access to stable, affordable housing among individuals who are homeless, and the development of affordable housing to increase supply of affordable and high-quality living units are responsive to the needs of impacted populations, not only disproportionately impacted populations; and

WHEREAS, the Treasury final rule builds on the objectives to improve access to stable, affordable housing, including through interventions that increase supply of affordable and high-quality living units, improving housing security, and support durable and sustainable homeownership; and

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WHEREAS, to protect the City's investment and achieve the original goal of providing affordable supportive housing to formerly unsheltered individuals, an emergency procurement for the design of the Project requires urgent and immediate attention to preserve the asset and to protect the health and safety of area resident; and

WHEREAS, the Department of Housing and Neighborhood Revitalization (Housing) has led this effort along with the Office of Homeless Solutions and with the assistance of the Office of Bond and Construction Management procured emergency design services with Kirksey Architects Inc., Dba Kirksey Architecture to develop plans to rehabilitate the Project; and

WHEREAS, the Housing Department sent Request for Qualifications to five design firms and five minority contractor associations known to have experience in architecture and engineering designs; and

WHEREAS, the Office of Bond and Construction Management established a Selection Committee and reviewed all Statements of Qualifications received, (two were received) and Kirksey Architects Inc., Dba Kirksey Architecture was selected by the Committee as the most highly qualified proposer; and

WHEREAS, a Fee Negotiation Letter with Kirksey Architecture, has been issue and agreed upon in the amount not to exceed \$536,186.00; and

WHEREAS, it is now necessary to ratify an architectural and engineering professional services contract for the emergency design of 1950 Fort Worth Avenue with Kirksey Architects Inc., Dba Kirksey Architecture the most highly qualified proposer, in an amount not to exceed \$536,186.00.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to ratify an architectural and engineering professional services contract, approved as to form by the City Attorney, for the emergency design of 1950 Fort Worth Avenue with Kirksey Architects Inc., dba Kirksey Architecture the most highly qualified proposer, in an amount not to exceed \$536,186.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$536,186.00 to Kirksey Architects Inc., dba Kirksey Architecture ~~in accordance with the terms and conditions of the contract~~ from the ~~American Rescue Plan Act~~ Coronavirus Local Fiscal Recovery Funds, Fund FC18, Department MGT, Unit AD58, Activity EH27, Object 3070, Encumbrance/Contract No. HOU-2024-00023557, Vendor VC24995.

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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.