

Memorandum



CITY OF DALLAS

DATE May 6, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Key Bailey Hutchison Convention Center Dallas Master Plan - Agenda Item Update**

On February 9, 2022, the Dallas City Council approved the Alternative 3C West of Lamar concept by Council Resolution (CR) 22-0334 as part of the Key Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan. During the discussion of the plan and CR-22-0334, Convention and Event Services (CES), staff committed to providing periodic updates to City Council to ensure transparency throughout the KBHCCD Master Plan development and implementation process. Two items are upcoming for the May 11, 2022 City Council Agenda, and CES staff has provided an overview and description of these items on the table below:

Agenda Item No.	Agenda Date	Agenda Item Summary Description	Purpose
Item 40	May 11, 2022	Professional services contract with WSP USA, Inc. to complete advance planning and feasibility for the KBHCCD Master Plan – Financing \$14,924,394.00	CES staff and its partner departments committed, during the February 9, 2022 City Council meeting to provide assurance of project feasibility. This contract provides the feasibility and advance planning needed prior to engaging in design. This is the next step in project planning once a concept has been selected and will allow staff to work with city departments and external partners to conceptionally program the convention center, to coordinate on timelines and clearances with Union Pacific, TXDOT, and other entities before completing bridging documents. This advance planning is not architecture and engineering but prepares the city to engage a firm to complete bridging documents. This feasibility and advance planning period is scheduled to be completed by December 31, 2022.
Item 30	May 11, 2022	Authorizes (1) the ratification of \$478,973.00 to pay additional expenses related to professional services performed in advance of the adoption of 3C West of Lamar alternative adopted by City Council in February 2022; and (2) Supplemental Agreement No 3 to increase the service contract with WSP, USA, Inc. for additional	CES staff has coordinated with WSP USA, Inc. to add additional time to work with the Transportation Department and transportation partners, and add additional stakeholder, task force and public meetings to the schedule. This item provides the allowable increase to the existing contract (CCT-2020-00011768 by CR 21-0245). A portion of the item requests ratification of ~\$485k

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		transportation and land use planning, and public meeting services required to complete the Kay Bailey Hutchison Convention Center Dallas Master Plan in the amount of \$678,701.50 – Total not to exceed \$1,157,674.50, from \$4,953,198.00 to \$6,110,872.50 - Financing: Convention Center Construction Fund (subject to annual appropriations)	which provides payment for additional meetings, conceptual designing and refinement related to the concepts that led to the approval of the 3C West of Lamar Alternative, and provides the remainder for additional meetings and required tasks and other work that has been or will be requested by City Council as we move forward with the project. Staff currently anticipates this planning component to be completed by mid-September 2022.
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CES staff and corresponding City partnering departments have made themselves available to meet with City Council Members to discuss these items, to provide additional information as needed, and to answer any impending questions.

Additionally, CES staff have received several questions regarding minority and women-owned business participation in future procurements related to this plan. Staff are coordinating with Joyce Williams, Director of the Small Business Center, to ensure that information related to the plan, and any future opportunities are available and transparent. Staff will also be presenting the plan’s timeline to various groups and organizations over the next several months.

Should you have any questions, please contact Rosa Fleming, Director of the Department of Convention and Event Services, at 214-939-2755 or by email at rosa.fleming@dallascityhall.com.

Majed A. Al-Ghafry, P.E.
Assistant City Manager

- c: T. C. Broadnax, City Manager
- Chris Caso, City Attorney
- Mark Swann, City Auditor
- Biliera Johnson, City Secretary
- Preston Robinson, Administrative Judge
- Kimberly Bizzor Tolbert, Deputy City Manager
- Jon Fortune, Deputy City Manager

- M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
- Robert Perez, Interim Assistant City Manager
- Carl Simpson, Interim Assistant City Manager
- M. Elizabeth Reich, Chief Financial Officer
- Genesis D. Gavino, Chief of Staff to the City Manager
- Directors and Assistant Directors