

June 28, 2023

~~**WHEREAS**, on January 27, 2021, the City Council authorized a one-year professional services contract to develop a master plan for the Kay Bailey Hutchison Convention Center Dallas with WSP USA, Inc. in an amount not to exceed \$4,888,698, by Resolution No. 21-0245; and~~

~~**WHEREAS**, on August 27, 2021, Administrative Action No. 21-6017 authorized Supplemental Agreement No. 1 to the professional services contract with WSP USA, Inc. for additional services related to the of a master plan for the Kay Bailey Hutchinson Convention Center Dallas, in an amount not to exceed \$64,500, from \$4,888,698 to \$4,953,198; and~~

~~**WHEREAS**, on November 19, 2021, Administrative Action No. 21-6604 authorized Supplemental Agreement No. 2 to the professional services contract with WSP USA, Inc. for an 18-month extension for additional services related to the development of a master plan for the Kay Bailey Hutchinson Convention Center Dallas, with zero cost, having no effect on the contract amount; and~~

~~**WHEREAS**, the Kay Bailey Hutchison Convention Center Master Plan is a four component plan consisting of a convention center concept, transportation, land use and funding; and~~

~~**WHEREAS**, additional services were required to complete the convention center concept and funding components of the plan which have exceeded the existing allocation for the Plan requiring additional capacity within the contract; and~~

~~**WHEREAS**, on May 11, 2022, the City Council authorized Supplemental Agreement No. 3 to (1) ratify \$478,973 to pay additional expenses related to professional services performed in advance of the adoption of 3C West Lamar alternative adopted by City Council in February 2022 to WSP USA, Inc.; and (2) increase the contract with WSP USA, Inc. for additional transportation and land use planning, and public meeting services required to complete the Kay Bailey Hutchison Convention Center Dallas Master Plan with WSP USA, Inc. in an amount not to exceed \$678,701.50, from \$4,953,198 to \$6,110,872.50, by Resolution No. 22-0732; 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.~~

~~**Now, Therefore,**~~

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

June 28, 2023

SECTION 1. That the City Manager is hereby authorized to execute a professional service contract with KDC Holdings LLC dba KDC Real Estate Development & Investments (VS96934), approved as to form by the City Attorney, for project management services for the implementation of component one of the Kay Bailey Hutchison Convention Center Dallas master plan for a term of six years in the amount of \$68,800,000, with one one-year renewal option in the amount of \$5,000,000, in a total amount not to exceed \$73,800,000. If the service was bid or proposed on an as needed basis for performance of specified tasks, payments made to KDC Holdings LLC dba KDC Real Estate Development & Investments shall be based only on the amount of services directed to be performed by the City and properly performed by KDC Holdings LLC dba KDC Real Estate Development & Investments under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$73,800,000 (subject to annual appropriations) to KDC Holdings LLC dba KDC Real Estate Development & Investments from Service Contract No. CGT-2023-00021453.

Initial Term: _____ \$68,800,000

Renewal Option: Year 1 — \$ 5,000,000

Total _____ \$73,800,000

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.