



Legislation Text

File #: 20-2545, **Version:** 1

STRATEGIC PRIORITY: Government Performance and Financial Management
AGENDA DATE: January 27, 2021
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Procurement Services
EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a one-year professional services contract to develop a master plan for the Kay Bailey Hutchison Convention Center Dallas - WSP USA, Inc., most advantageous proposer of five - Not to exceed \$4,888,698 - Financing: Convention Center Construction Fund

BACKGROUND

This contract will provide professional services to develop a master plan for the Kay Bailey Hutchison Convention Center Dallas. This plan also incorporates the area from the Eddie Bernice Johnson Union Station to Farmers Market and extending into the Cedars. The master plan will result in recommendations for improvements and expansion for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD), surrounding City-owned property, transportation initiatives, and the fostering of potential relationships with abutting landowners and developers. Deliverables will include funding and governance structures to ensure implementation of the plan, and a goal to help the City to remain competitive in the tourism and transportation industries through the development of a well-thought out and cohesive Convention Center District.

The master plan will incorporate implementable recommended improvements for the KBHCCD and the surrounding area, including transportation initiatives that are already underway. The goal is for these improvements to spur much-needed real estate development, job growth, and interconnectivity. The process leading to determination of the scope of work for development of a master plan was a collaboration among various City departments and stakeholders. The work to be performed will follow protocols to limit COVID-19 exposure to staff, workers and the public at-large. Any delays in approval of this item will result in increased project costs and a loss of opportunity to partner with surrounding developers to ensure cohesiveness in the development of a core portion of downtown Dallas.

A nine-member committee from the following departments reviewed and evaluated the proposals:

- Building Services Department (1)
- Department of Aviation (1)
- Department of Convention and Event Services (1)
- Department of Planning and Urban Design (1)
- Department of Transportation (1)
- Office of Arts and Culture (1)
- Office of Economic Development (1)
- Park & Recreation Department (1)
- Office of Economic Development Business Workforce and Inclusion Division (1)*

*Office of Economic Development Business Workforce and Inclusion Division only evaluated the Business Inclusion and Development Policy.

The committee selected the successful respondent on the basis of demonstrated competence and qualifications under the following criteria:

- Overall approach and methodology-work program 35 points
- Overall approach and methodology-master plan 30 points
- Capability and expertise 20 points
- Business Inclusion & Development Policy 15 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors.

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is \$11.71; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Transportation and Infrastructure Committee was briefed regarding this item on December 8, 2020.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Convention Center Construction Fund	\$4,888,698.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$4,888,698.00	Other Services	23.80%*	25.69%	\$1,256,020.00
<ul style="list-style-type: none"> *This item reflects previous Business Inclusion and Development Policy M/WBE goal. This contract exceeds the M/WBE goal. WSP USA, Inc. - Local; Workforce - 0.00% Local 				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Proposal	<ul style="list-style-type: none"> Utilized for professional, personal, revenue, and planning services Recommended offeror is the responsible offeror whose proposal most closely meets established criteria for the services advertised, based on demonstrated competence and qualifications at a fair and reasonable price Always involves the evaluation by committee Allows for negotiation on contract terms, including price
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The Office of Procurement Services received the following proposals from solicitation number BCZ20-00011768. We recommend the City Council award this professional services contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>
*WSP USA, Inc.	2777 North Stemmons Frwy. Suite 1600 Dallas, TX 75207	91.87
AECOM Technical Services, Inc.	13355 Noel Rd. Suite 400 Dallas, TX 75240	88.50
HKS, Inc.	350 North St. Paul St. Suite 100 Dallas, TX 75201	87.12
Legends Project Development	One Cowboys Way Suite 325 Frisco, TX 75034	82.75
Fentress Architects, Ltd.	421 Broadway Denver, CO 80203	80.87

OWNER

WSP USA, Inc.

Bernard P. McNeilly, President

Lewis P. Cornell, Executive Vice President