



Legislation Text

File #: 22-1056, Version: 1

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: May 11, 2022
COUNCIL DISTRICT(S): 2
DEPARTMENT: Department of Convention and Event Services
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with WSP USA, Inc. to provide advance planning and feasibility for the Kay Bailey Hutchison Convention Center Dallas Master Plan - Not to exceed \$14,924,394.00 - Financing: Convention Center Construction Fund

BACKGROUND

The Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan is in the eleventh month of the master planning process. The master planning contract with WSP USA, Inc. (WSP) was approved by Council Resolution No. 21-0245 on January 27, 2021 based on the outcomes of a Request for Qualifications/Request for Proposals process which was conducted in coordination with multiple stakeholders and 14 city departments. The overall goal of the procurement process was to engage a firm that could develop a plan to create a walkable convention center district that incorporates transportation and private development in a way that ensures Dallas continues to be competitive economically in multiple sectors, including the tourism and hospitality space, and in its ability to keep pace with the downtown growth of other large competing cities.

Convention and Event Services (CES) briefed the Transportation and Infrastructure Committee on December 7, 2021, and January 18, 2022, to provide updates and to present recommendations related to the KBHCCD Master Plan. Based on the Committee's recommendation, CES briefed City Council on February 2, 2022, recommending that the 3C West of Lamar convention center alternative be moved forward for full City Council approval. City Council adopted the recommended 3C West of Lamar alternative on February 9, 2022.

City Council approval incorporated implementation steps to be carried out by CES staff, including: (1) developing the materials necessary for City Council to consider authorization of a supplemental agreement to the contract with WSP to complete the next phases of the project; and (2) developing the materials necessary for City Council to consider adoption of a resolution requesting the State Comptroller make a determination that the 3C West of Lamar alternative will not have a significant negative impact on the state's revenue.

This item requests City Council approval of a professional services contract that allows WSP to complete advance planning (includes programming and initial phases of schematic planning) and feasibility of the 3C West of Lamar option. This advance planning component is still a part of the master planning phase and includes no design component.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Transportation and Infrastructure Committee was briefed on the Kay Bailey Hutchison Convention Center Dallas Master Plan on December 8, 2020.

[City Council was briefed by memorandum regarding the Kay Bailey Hutchison Convention Center Dallas Master Plan on January 22, 2021.](https://dallascityhall.com/government/citymanager/Documents/FY%2020-21%20Memos/Kay%20Bailey%20Hutchison%20Convention%20Center%20Master%20Plan%20update%20-%20Memo_01222021.pdf)

[20Memo_01222021.pdf](https://dallascityhall.com/government/citymanager/Documents/FY%2020-21%20Memos/Kay%20Bailey%20Hutchison%20Convention%20Center%20Master%20Plan%20update%20-%20Memo_01222021.pdf)

On January 27, 2021, City Council authorized the contract with WSP USA, Inc. by Resolution No. 21-0245.

[City Council was briefed by memorandum regarding progress to-date on the Kay Bailey Hutchison Convention Center Dallas Master Plan on August 13, 2021.](https://dallascityhall.com/government/citymanager/Documents/FY%2020-21%20Memos/KBHCCD%20Master%20Plan%20Contract%20Update_Memo_08132021.pdf)

[20Master%20Plan%20Contract%20Update_Memo_08132021.pdf](https://dallascityhall.com/government/citymanager/Documents/FY%2020-21%20Memos/KBHCCD%20Master%20Plan%20Contract%20Update_Memo_08132021.pdf)

The Economic Development Committee was briefed on the Kay Bailey Hutchison Convention Center Master Plan and the Project Financing Zone on October 4, 2021.

On October 13, 2021 City Council authorized the designation of Project Financing Zone Number One, City of Dallas, Texas by Ordinance No. 32016, by Resolution No. 21-1650.

The Transportation and Infrastructure Committee was briefed regarding the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan Alternative Recommendation and Requirements Pursuant to Texas Local Government Code Chapter 334 on December 7, 2021.

[The Transportation and Infrastructure Committee was updated by memorandum on questions presented during the December 7, 2021 briefing on December 17, 2021.](https://dallascityhall.com/government/citymanager/Documents/FY%2021-22%20Memos/KBHCCD%20Master%20Plan_Memo_12172021.pdf)

[20Master%20Plan_Memo_12172021.pdf](https://dallascityhall.com/government/citymanager/Documents/FY%2021-22%20Memos/KBHCCD%20Master%20Plan_Memo_12172021.pdf)

[City Council was briefed by memorandum regarding this matter on December 17, 2021.](https://dallascityhall.com/government/citymanager/Documents/FY%2021-22%20Memos/KBHCCD%20Master%20Plan_Memo_12172021.pdf)

[20Master%20Plan_Memo_12172021.pdf](https://dallascityhall.com/government/citymanager/Documents/FY%2021-22%20Memos/KBHCCD%20Master%20Plan_Memo_12172021.pdf)

The Transportation and Infrastructure Committee was briefed regarding the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan Alternative Recommendation and Requirements Pursuant to Texas Local Government Code Chapter 334 on January 18, 2022.

[City Council was updated by memorandum regarding questions presented during the January 18, 2022 Transportation and Infrastructure briefing on January 28, 2022.](https://dallascityhall.com/government/citymanager/Documents/FY%2021-22%20Memos/KBHCCD%20Master%20Plan%20Update%20Memo%20-%20Follow-Up%20to%20TRNI%20Committee.pdf)
<<https://dallascityhall.com/government/citymanager/Documents/FY%2021-22%20Memos/KBHCCD%20Master%20Plan%20Update%20Memo%20-%20Follow-Up%20to%20TRNI%20Committee.pdf>>

City Council was briefed by memorandum regarding questions presented by a constituent regarding the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan on January 28, 2022.
<<https://dallascityhall.com/government/citymanager/Documents/FY%2021-22%20Memos/KBHCCD%20Master%20Plan%20Update%20-%20Additional%20Questions.pdf>>

City Council was briefed regarding the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan Alternative Recommendation and Requirements Pursuant to Texas Local Government Code Chapter 334 on February 2, 2022.

On February 9, 2022 City Council authorized the adoption of the 3C west of Lamar alternative to implement the Kay Bailey Hutchison Convention Center Dallas Master Plan and the city manager to take the necessary steps to implement the 3C alternative by Resolution No. 22-0334.

FISCAL INFORMATION

Fund	FY 2022	FY 2023	Future Years
Convention Center Construction Fund	\$14,924,394.00	\$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 \$
\$14,924,394.00	Professional Services	38.00%	38.21%	\$5,702,545.00
• This contract exceeds the M/WBE goal.				
• WSP USA, Inc. - Local; Workforce - 100.00% Local				

PROCUREMENT INFORMATION

In accordance with Administrative Directive 4-5, Paragraph 9.3.5, Special Needs Justification was approved to contract with WSP USA, Inc.

OWNER

WSP USA, Inc.

Bernard P. McNeilly, President
Lewis P. Cornell, Executive Vice President