Legislation Text

File #: 22-835, **Version:** 1

STRATEGIC PRIORITY: Government Performance & Financial Management

AGENDA DATE: May 11, 2022

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize Supplemental Agreement No. 3 to **(1)** ~~the ratification of~~ ratify $478,973 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 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)

BACKGROUND

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis.

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 the City Council on February 2, 2022, recommending that the 3C West of Lamar convention center alternative be moved forward for full City Council approval. The City Council adopted the

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recommended 3C West of Lamar alternative on February 9, 2022.

As WSP USA, Inc. continued to work with City staff toward the adoption of the recommended 3C West of Lamar alternative, the City ordered additional public meetings, telephone townhalls, stakeholder meetings, and conceptual design services that exceeded the original contract amount by $478,973. These costs require ratification by the City Council before they can be paid.

In performing the additional services for the convention center component of the four-part master plan, the consultant exhausted the number of proposed internal, task force, public, and stakeholder meetings required for the transportation and land use components of the plan as well as the development of concept materials. Staff are requesting an increase to the contract of $678,701.50 to cover those costs such that the master plan can be completed by September 8, 2022.

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>

On January 27, 2021, 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. 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>

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

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>

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>

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>

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	$478,973.00	$678,701.50	$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 $
$1,157,674.50	Architecture & Engineering	25.66%*	8.23%	$95,286.00
• *This item reflects previous Business Inclusion and Development Policy M/WBE goal.				
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Supplemental Agreement No. 3 - 22.11% Overall MWBE participation				
• WSP USA Inc. - Local; Workforce - 100.00% Local				

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OWNER

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