

# Memorandum



CITY OF DALLAS

DATE April 22, 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 the City Council to ensure transparency throughout the KBHCCD Master Plan development and implementation process. As several agenda items are upcoming over the next month, CES staff has provided an overview and description of these items below:

Agenda Item No.	Agenda Date	Agenda Item Summary Description	Purpose
Item 38 (draft agenda)	April 27, 2022	A resolution authorizing the projects, which includes designating venue projects for the expansion of the existing KBHCCD and certain Fair Park facilities projects – Estimated Revenue of \$1.5B over 30 years	This resolution is the first step in the city’s ability to call an election for November 8, 2022. Before calling an election, the city must provide a copy of City Council approved resolution to the state comptroller for analysis to determine if implementation of the resolution will have a significant fiscal impact on state revenue. This analysis could take approximate 60 day and include proposed ballot language. To order an election for November 8, 2022, City Council must call the election by August 22, 2022.
Item 39 (draft agenda)	April 27, 2022 (moved to 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 and a move forward to 30% design. This contract provides the feasibility and advance planning needed prior to engaging in design. This a 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

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			feasibility and advance planning period is scheduled to be completed by December 31, 2022.
Item 25 (draft agenda)	<b>May 11, 2022</b>	Professional services supplemental agreement No. 3 to increase the existing master planning contract with WSP USA, Inc. to finalize the transportation and land use components of the four-part KBHCCD Master Plan – Financing \$1,157,674.50	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 25 percent increase to the existing contract (CCT-2020-00011768 by CR 21-0245). Staff anticipates the cost of these additional meetings and transportation planning to be ~\$485k but has elected to complete the 25 percent increase should additional meetings and work be required or requested by City Council as we move forward with the project. Staff currently anticipates this planning component to be completed in September 2022.

Please note that the agenda item related to WSP USA, Inc. and advance planning has been moved from the April 27, 2022 agenda to allow staff to concentrate on the Brimer Bill item.

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.

Should you have any questions, please contact Rosa Fleming, Director – Convention and Event Services, at 214.939.2755 or by email at [rosa.fleming@dallascityhall.com](mailto: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