

# Memorandum



CITY OF DALLAS

DATE May 20, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Kay Bailey Hutchison Convention Center Dallas Master Plan Follow-Up to City Council Agenda Meeting on May 11, 2022**

Convention and Event Services (CES) staff presented two items for consideration by City Council on May 11, 2022, that will advance the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan over the next several months. Agenda items 30 (22-835) and 40 (22-1056) proposed, respectively:

- Authorization of Supplemental Agreement No. 3 that would ratify \$478,973.00 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.
- Increase to the service contract with WSP, USA, Inc. (WSP) for additional transportation and land use planning, and public meeting services required to complete the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan in the amount of \$678,701.50.
- Authorization of a professional services contract with WSP to provide advance planning and feasibility for the KBHCCD Master Plan – not to exceed \$14,924,394.00.

As part of the ensuing questions, City Council inquired about the estimated price per square foot (SF) for the project and staff committed to providing a follow-up response. As such, the overall estimated project budget includes the cost to construct the project plus the non-construction costs including project contingencies, art, professional services, and furniture and equipment necessary to operate the building.

As staff have advanced through the master planning process, the overall project budget for the 3C West of Lamar alternative has been preliminarily estimated at \$2.2B, with the overall project SF assumed to be 2.6M SF of enclosed/conditioned convention space. This equates to a cost per SF of:

\$762 / SF = Cost of Construction  
\$ 97 / SF = Non-Construction  
**\$859 / SF = OVERALL PROJECT BUDGET**

It should be noted that the cost of construction includes a projected 1,500 structured parking spaces, site work, roof terraces, green roofing, food service equipment and cost escalation. The 2.6M SF only includes enclosed/conditioned convention center spaces and does not include the square footage attributed to parking and outdoor spaces that are included in the cost of construction.

DATE May 20, 2022  
SUBJECT **Kay Bailey Hutchison Convention Center Dallas Master Plan Follow Up to City Council Agenda on May 11, 2022**

Additionally, the costs associated with the advance planning, feasibility, and programming associated with agenda item 40 (22-1056) are included in the non-construction costs shown outlined above.

It should further be noted that following the agenda meeting on May 11, 2022, the City Attorney's Office notified CES that the City Council-approved resolution for state evaluation of the City's funding model under Chapter 334 of the Texas Local Government Code (Brimer Bill) for use on the convention center and Fair Park project(s) was approved by the Texas State Comptroller. Staff is awaiting a final response from the Attorney General's Office and will further update City Council following receipt of that response.

Should you have any questions, please contact Rosa Fleming, Director of 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                | M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager |
| Chris Caso, City Attorney                   | Robert Perez, Assistant City Manager                       |
| Mark Swann, City Auditor                    | Carl Simpson, Assistant City Manager                       |
| Biliera Johnson, City Secretary             | M. Elizabeth Reich, Chief Financial Officer                |
| Preston Robinson, Administrative Judge      | Genesis D. Gavino, Chief of Staff to the City Manager      |
| Kimberly Bizer Tolbert, Deputy City Manager | Directors and Assistant Directors                          |
| Jon Fortune, Deputy City Manager            |  |