

**CONTRACT MODIFICATION NO. 4****200116-JL HISTORIC WESTSIDE REVITALIZATION CONSULTANT**

THIS MODIFICATION NO. 4 is being entered into, effective as of \_\_, by and between the CITY OF LAS VEGAS (hereinafter, "City"), a municipal corporation within the State of Nevada having its principal office at 495 South Main Street, Las Vegas, Nevada 89101, and CENTRO INC., (hereinafter the "Company"), a corporation organized and existing under the laws of the State of Colorado, having its principal office located at 1545 South Ogden Street, Denver, Colorado, 80210..

The purpose of this Modification is to add additional scope and the funding to pay for it.

The Contract between the City and the Company dated November 20, 2019, and as subsequently modified by Modification No. 1 dated June 30, 2020, Modification No. 2 dated November 9, 2020 and Modification No. 3 dated November 22, 2021 is hereby modified as follows:

**1. Section A-1 Summary of Contract**

REFERENCE: A-1 (a) and (b)

DELETE:

(a)	<b>Contract Synopsis</b> The legally binding Statement of Work is more fully defined in Section C	From Award Date through December 31, 2020, this Contract provides for general consulting work concerning City of Las Vegas Historic Westside area, including onsite meetings.  Effective January 1, 2021 through December 31, 2021, with three (3) one-year options to renew, this Contract provides for general consulting work concerning Rafael Rivera planning and implementation strategy, Historic Westside implementation, and development of a community-led reinvestment strategy playbook.		
	<b>Performance Dates</b> The Performance Period is more fully defined in Section A-2	<b>Award Date</b> See first paragraph	<b>Expiration Date</b> December 31, 2021	<b>Option Periods</b> Three (3) one-year renewal periods
	<b>Contract Type</b> As defined in Section B-1, "Definitions"	The contract type is Firm Fixed Price		
	<b>Contract Amount</b> This Not-to-Exceed Amount is subject to Section C-2	\$199,000.00 With an additional \$100,000.00 per each optional renewal period.		Subject to Section C-2, Deliverables/Schedule/Pricing and Exhibit A dated June 25, 2020, Exhibit B dated October 12, 2020, and Exhibit C Dated October 13, 2021.

(b)	<b>Contract Exhibits / Attachments</b> The following documents are hereby incorporated into this Contract
	Exhibit A - Additional Scope of Work, Deliverables, Schedule and Pricing dated June 25, 2020 Exhibit B - Additional Scope of Work, Deliverables, Schedule and Pricing dated October 12, 2020 Exhibit C - Additional Scope of Work, Deliverables, Schedule and Pricing dated October 13, 2021

REPLACE WITH:

(a)	<b>Contract Synopsis</b> The legally binding Statement of Work is more fully defined in Section C	From Award Date through December 31, 2020, this Contract provides for general consulting work concerning City of Las Vegas Historic Westside area, including onsite meetings.  Effective January 1, 2021 through December 31, 2021, with three (3) one-year options to renew, this Contract provides for general consulting work concerning Rafael Rivera planning and implementation strategy, Historic Westside implementation, and development of a community-led reinvestment strategy playbook.		
	<b>Performance Dates</b> The Performance Period is more fully defined in Section A-2	<b>Award Date</b> See first paragraph	<b>Expiration Date</b> December 31, 2021	<b>Option Periods</b> Three (3) one-year renewal periods
	<b>Contract Type</b> As defined in Section B-1, "Definitions"	The contract type is Firm Fixed Price		
	<b>Contract Amount</b> This Not-to-Exceed Amount is subject to Section C-2	\$199,000.00 With an additional \$100,000.00 for renewal option one and \$150,000 for renewal option two. The amount for renewal option three will be negotiated at the time of renewal.		Subject to Section C-2, Deliverables/Schedule/Pricing and Exhibit A dated June 25, 2020, Exhibit B dated October 12, 2020, Exhibit C Dated October 13, 2021 and Exhibit D dated October 30, 2023.

(b)	<b>Contract Exhibits / Attachments</b> The following documents are hereby incorporated into this Contract
	Exhibit A - Additional Scope of Work, Deliverables, Schedule and Pricing dated June 25, 2020 Exhibit B - Additional Scope of Work, Deliverables, Schedule and Pricing dated October 12, 2020 Exhibit C - Additional Scope of Work, Deliverables, Schedule and Pricing dated October 13, 2021 Exhibit D - Additional Scope of Work, Deliverables, Schedule and Pricing dated October 30, 2023

**2. Exhibits**

ADD: Exhibit D - New Form, attached

**4. General**

In the event of any conflict between the Contract and this modification, the provisions of this Modification No. 4 take precedence. All other Contract terms and conditions remain unchanged.

IN WITNESS WHEREOF, the parties hereto have caused this Contract Modification to be executed by their duly authorized representatives.

CITY OF LAS VEGAS

CENTRO, Inc.

SignatureDate

Printed Name

Title

DocuSigned by:  
*Jamie Giellis*  
EAA1EF3B017B456...

12/19/2023 | 6:26 PM PST

SignatureDate

Jamie Giellis

Printed Name

President

Title

ATTEST:

LuAnn D. Holmes, MMCDate

City Clerk

APPROVED AS TO FORM:

DocuSigned by:  
*James Lewis*  
2E56C0A323B042D...

12/19/2023 | 4:24 PM PST

Deputy City AttorneyDate

James Lewis

Printed Name

**EXHIBIT D - ADDITIONAL SCOPE OF WORK, DELIVERABLES, SCHEDULE  
AND PRICING DATED OCTOBER 30, 2023****SCOPE OF WORK – HISTORIC WESTSIDE HUNDRED PLAN IN ACTION + EAST LAS VEGAS  
Neighborhood Revitalization Strategy Area (NRSA) IMPLEMENTATION**

The following outlines the Scope of Work to continue supporting the City in implementation of the Historic Westside HUNDRED Plan in Action and the East Las Vegas NRSA through 2024.

**Item 1: Develop 2024 Work Plans**

Centro will develop a prioritized work plans for the city team for 2024 based upon the work underway currently and proposed for 2024 for both areas. The work plans will identify the projects, needs, city point person and other considerations to ensure successful implementation.

**Item 2: Manage Implementation Strategy and Task List**

Centro will continue to work with the City of Las Vegas to support the implementation of the HUNDRED Plan in Action and East Las Vegas NRSA on a daily basis. This work will include but not be limited to:

- Weekly internal team meetings with City staff
- Monthly senior leadership meetings
- Regular directors meetings as determined appropriate
- Briefings with elected officials as appropriate
- Oversight of project implementation, kept up to date
- Ongoing support to develop presentations and materials for individual projects
- Keeping track of project status as well as investment status for all projects
- Site visits and in person meetings to support project development and at the request of City leadership and elected officials (Note: To date in 2023 I have averaged 6-8 days on site per month) – All travel costs are included in Centro's fees
- Other general support as needed

**Item 3: Manage Comprehensive Project Communications for Both Initiatives**

Given the significant movement on implementation of projects and programs in the Historic Westside and East Las Vegas, strategic communications approaches and tools are critical to support both internal and external communications. Centro will continue to support both. Currently Centro oversees development of the Historic Westside newsletter, oversight of the City's HUNDRED Plan website, and ongoing communications and strategy for internal teams related to information on all projects. That work will expand to the East Las Vegas NRSA newsletter and webpage. We will continue to expand communications for both projects to ensure both external and internal awareness and alignment on all projects.

**Item 4: Targeted Support for Specific Projects**

In addition to providing general project support for all projects, Centro will provide targeted support for specific large-scale projects in both areas. Some of the identified specific projects in the HUNDRED Plan in Action include:

- **Support the Development of the Westside Market Hall:** This includes but is not limited to identifying a consultant to design the Market Hall, facilitating construction, developing an operating plan and identifying funding for operations.
- **Support the Development of the Co-Op/Housing/Urban Ag in James Gay Park:** Including finalization of an RFP for a development and operational partner and support to implement the work.
- **Jackson Ave. EDA Grant Implementation:** Including supporting City staff to develop the program to advance Jackson Ave. redevelopment and assisting with implementation.

- **Support the Continued Development for the African American Museum and Cultural Arts Center:** As the consulting effort to develop the master plan for the African American Museum and Cultural Arts Center wraps up, Centro will support both city in identifying a critical pathway forward.
- **Identifying Pathways Forward for New Projects:** Including but not limited to transportation planning, public safety initiatives, Marble Manor redevelopment/Choice Neighborhoods and more. Some of the identified specific projects in the East Las Vegas NRSA include:
- **Listos y Seguros:** Centro will continue to provide support in implementation of the Listos y Seguros pilot program including a full summary report of findings from the effort and recommendations on continuation and/or expansion of the program.
- **E. Charleston Plaza:** Centro will continue to support efforts the City is advancing to work more closely with the ownership of the E. Charleston Plaza to address crime and safety issues and reinvigorate the retail environment.
- **Housing Program Initiatives:** Centro will provide guidance on implementation of a number of identifying housing program initiatives as well as working with the Southern Nevada Regional Housing Authority on development projects within the boundaries.
- **Art and Placemaking Projects:** Centro will continue to work with Cultural Affairs and other partners on public art and other placemaking investments in the NRSA area, as well as identifying resources to support these projects.
- **Infrastructure and Transportation Investments:** This includes support on the implementation of RTC Bike Share in the NRSA area as well as participating in the RTCs Areas of Persistent Poverty Transportation Grant.

#### **Item 5: Continue to Support the Advancement of Other Projects, Programs and Policies**

Centro will continue to engage community, develop collaborative partnerships, identify funding and/or write grants to move implementation of the HUNDRED Plan in Action and East Las Vegas NRSA forward. We will also support other opportunities that emerge as we move the strategy forward, including but not limited to developing detailed work plans, grant summaries and budgets, and developing materials to solicit investors and funders.

#### **SCOPE OF WORK – PREPARATIONS FOR A WARD 1 NRSA**

Neighborhood services has indicated that in 2024 they would like to begin laying the groundwork for establishing a NRSA in Ward 1. To that end, Centro will provide support in 2024 to initiate research, data analysis and targeted outreach to elected officials and key stakeholders in order to develop a strategy to launch a full NRSA planning process in early 2025. This will not include broad stakeholder engagement at this point. The specific deliverables will be:

- Identification of potential NRSA boundaries
- Review of past planning efforts related to the study area
- Meeting with Councilman Knudsen and other elected officials for the area to understand desired outcomes for this planning process
- Acquire demographic and other data for the area and analyze
- Identify key community assets and possible stakeholder groups to outreach to when engagement begins
- Develop a 2024 plan development timeline and tasks, as well as a framework for the plan document
- Other research and information gathering as needed

All of this information will be provided in a report as well as a presentation deck so that work on outreach and formal plan development may commence in early 2025.

#### **TIMELINE**

The timeline for this work is 12 months, beginning January 1, 2024 and concluding December 31, 2024.

**BUDGET**

The fee breakdown by step is estimated as follows:

<b>PROCESS STEP</b>	<b>FEES</b>
<b>HISTORIC WESTSIDE HUNDRED PLAN IN ACTION + EAST LAS VEGAS NRSA IMPLEMENTATION</b>	\$120,000
<b>SCOPE OF WORK – PREPARATIONS FOR A WARD 1 NRSA</b>	\$30,000
<b>TOTAL</b>	<b>\$150,000</b>

**THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK**