



Today's Topics

- C&T Capital Projects Overview
- FWCC Expansion Project
 - History of FWCC
 - The Case for Expansion
 - History of Expansion
 - Expansion Assumptions
 - Project Team Selection
 - Project Feedback
 Recommendation
 - Next Steps
 - Discussion





C&T Capital Projects Overview



Omni Hotel Expansion

• City Contribution: \$53M

• Funding Source: 7% HOT

Debt Funding Date: 1st Quarter, 2026

Construction Start: 1st Quarter, 2023

• Construction End: 1st Quarter, 2025



WRMC Sheep and Swine Barn Re-Build

Current Projected Cost: \$40M

• City Share of Debt: 50%

• FWSSR Share of Debt: 50%

Funding Source: 2% HOT & DFW Revenue Share

• Debt Funding Date: 4th Quarter, 2023

Construction Start: 1st Quarter, 2024

Construction End: 1st Quarter, 2025



Fort Worth Convention Center Expansion Project



History

- How it Started: 1968
- Tarrant County Civic Center



- How it's Going: 2022
- Fort Worth Convention Center

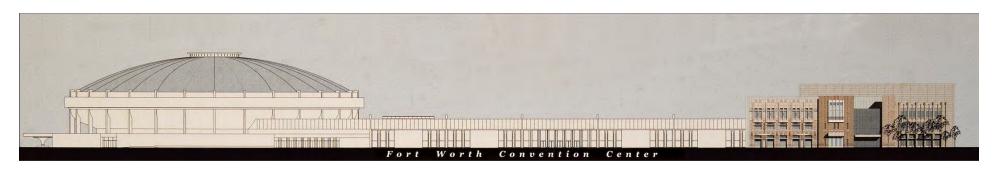




FWCC History

- 1966 Construction started on the *Tarrant County Convention Center*
- 1968 Convention Center Officially Opened
- 1983 Annex Added, Commerce Street Relocated
- 1986 City Leases the Fort Worth/Tarrant County Convention Center
- 1997 City purchased the *Fort Worth Convention Center* from the County.
- 1999 Two Phased Expansion Started
- 2002 Expansions Completed
- 2014 & 2019 Convention Center Expansion Studies
- 2019 City Council Approval of FWCC Expansion, Phases 3a and 3b
- 2020 Project suspended due to COVID-19 pandemic
- 2022 Council approves ARPA funding for Phase 3a, project activities resume





Phase I Completed in 2002



Phase II Completed in 2003



The Case for Expansion

- Fort Worth is the 12th largest City in the United States
- Fort Worth's hospitality economy employs 25,000+
- Visitor spending in Fort Worth exceeds \$2.6B annually
- Our "Modern West" culture offers the opportunity to raise our profile as a convention and meetings destination
- Currently, our convention package (FWCC and hotel package) cannot support a move to the next level.
- Studies conducted in 2014 and 2019 indicate Fort Worth could double its' convention business with an expansion of the FWCC
- The City's investment in Dickie's Arena demonstrates how catalyst projects can benefit a hospitality economy



The Opportunity

Fiscal YTD 2019 v 2022:

- Room nights booked up 35%
- Estimated economic impact for booked events up 27%
- Lost business down by 7%

Source: Visit Fort Worth



2019 Hunden Conceptual Study

	Exhibit Space	Ballrooms	Meeting Room Space	Meeting Rooms	Board Rooms	Conv Hotel 1 Cap.	Conv Hotel 2 Cap.
Current	227,613	28,160	56,961	55	1	614	0
Recommended	280,000	60,000	80,000	80	3	1,000	1,000
Net New Needed	52,387	88,160	23,039	25	2	386	1,000
Existing to be Replaced	45,000	0	25,000	25	0	0	0
Net New to be Constructed	97,387	60,000	48,039	50	2	386	1,000



Project Assumptions



Base Assumptions

- Operate during Expansion
 - Requires two phases of construction
- Restore the path of Commerce St
 - Create site for new hotel
 - Creates operational challenges for FWCC operations



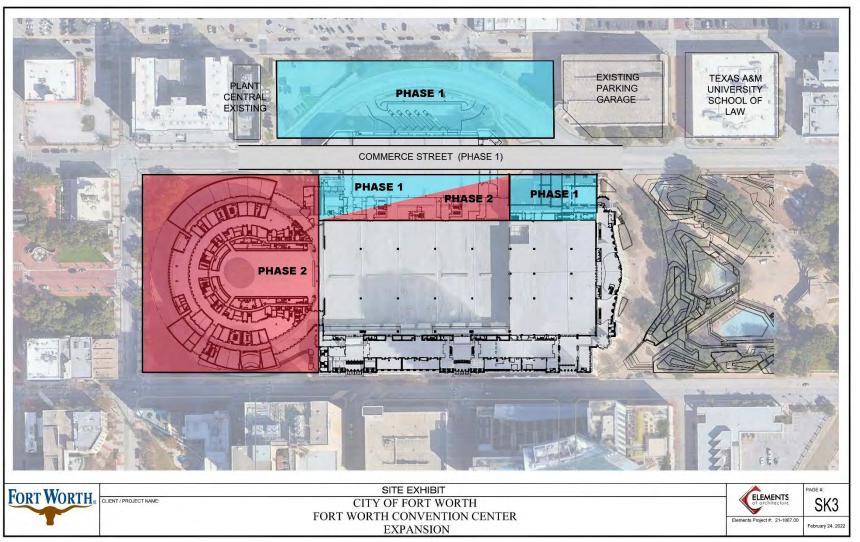


Phased Approach to Expansion

- Phase 1: Annex Demo/Kitchen and Commerce St. Realignment
 - Part 1: Full Design of Phase 1
 - Part 2: Conceptual Design of Phase 2
 - Part 3: Construction of new back of house food and beverage facilities
 - Part 4: Demo of Annex, new loading docks, and realignment of Commerce St
- Phase 2: Northern Expansion and Renovation of Existing Facility
 - Part 1: Full Design of Phase 2
 - Part 2: Demolish Arena
 - Part 3: Build northern expansion
 - Part 4: Strategic renovation of existing building & site

Site Overview







Fort Worth Convention Center Expansion, Phase 1

Current Projected Cost: \$67M

ARPA Funding Allocated: \$52M

• Funding Gap: \$15M

• Funding Source: 2% HOT

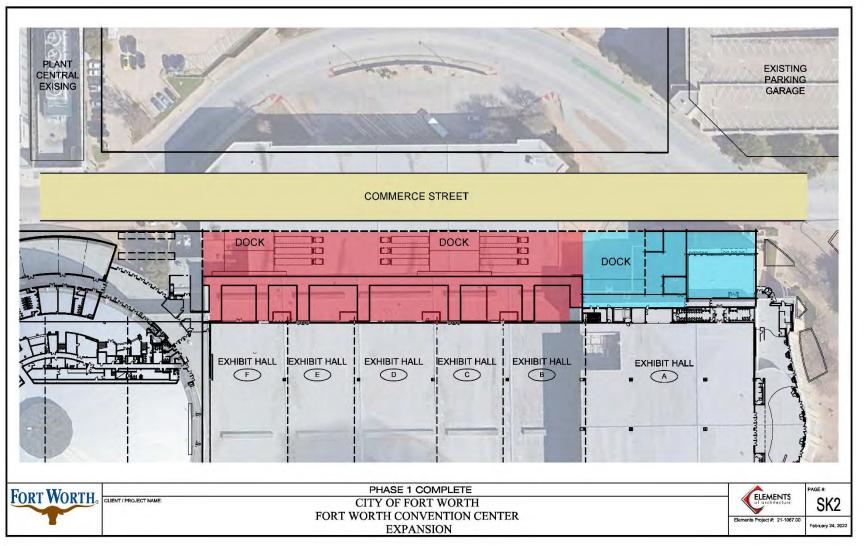
• Debt Funding Date: 4th Quarter, 2022

• Construction Start: 2nd Quarter, 2023

• Construction End: 4th Quarter, 2025

Phase 1 Complete







Fort Worth Convention Center Expansion, Phase 2

Current Projected Cost: \$500M+

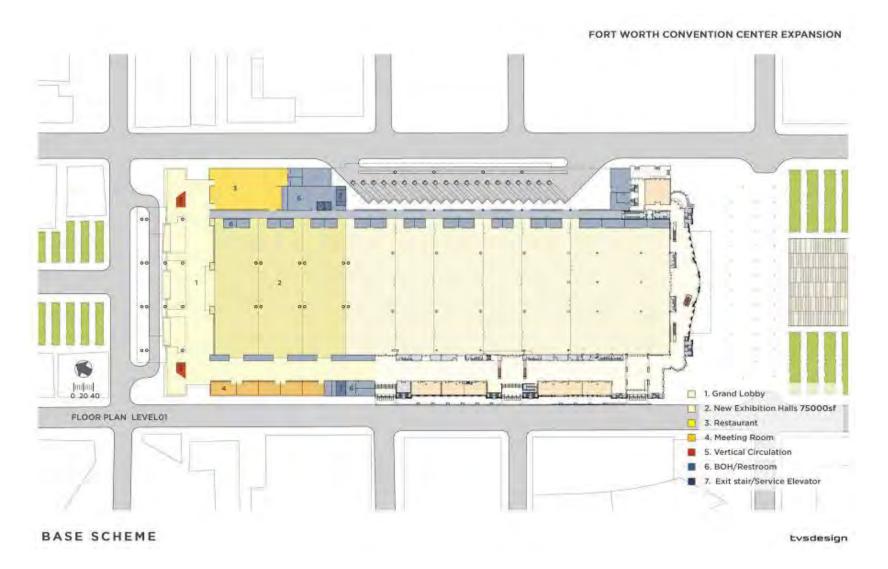
• Funding Source: All funds

Debt Funding Date: TBD

Construction Start: TBD

• Construction End: TBD

Floor Plans for Phase 2





Project Activities



Timeline

Project Manager Approved:

Customer Feedback Study:

• Design Team Recommendation:

• CMAR Recommendation:

Project Feedback Committee:

November, 2021

May, 2022

June, 2022

August, 2022

TBD



FWCC Expansion – City Project Team

- Property Management
 - Steve Cooke Director
 - Brian Glass Fort Worth City Architect
- Public Events
 - Michael Crum Director
 - Cynthia Serrano -Assistant Director, FWCC General Manager
 - Keith Chisolm Capital Projects Manager
 - Andra Bennett -Marketing Communications Coordinator
 - Andrea Wright Assistant Director, Finance
- Diversity and Inclusion:
 - Gwen Wilson, Assistant Director
- Financial Management Services
 - Reggie Zeno, Chief Financial Officer
 - John Samford, Assistant Director, City Treasurer
 - Alex Laufer, Debt Manager



Project Team Recommendation - Vendors

- Program Management Team Broaddus and Associates
 - Contract Approved by Council on xx/xx/xx
- Design Team tvsdesign/Bennett Partners
 - Scheduled for Council approval on September 13



tvsdesign





- Construction Manager at Risk: Byrne / Hunt/AECOM / EJ Smith
 - Contract to be approved by Council when IGMP is set in December/January timeframe







Citizen Input

- Project Manager Recommendation:
 - Bob Benda Westwood Contractors
 - Glen Forbes Independent Consultant
- Design Team Recommendation:
 - Susan Alanis Tarrant Community College
 - Bob Jameson Visit Fort Worth
 - Randy Gideon Architect
- Construction Manager at Risk Recommendation:
 - Matt Carter Fort Worth Stock Show and Rodeo
 - Bob Benda Westwood Contractors



Project Feedback Recommendation

- Create a small, nimble group of representatives of constituent groups to provide feedback on expansion project development issues
- Proposed constituent groups:
 - City Council
 - City Manager's Office
 - Project Management Staff
 - Visit Fort Worth
 - Downtown Fort Worth, Inc.
 - Chambers of Commerce
 - Texas A&M
 - FW Real Estate Council



Next Steps

Approval of Design Team Contract:

Creation of Advisory Committee

Phase 1 Debt Funding Approval:

Approval of CMAR Contract and IGMP:

Phase 1 Construction Begins:

Phase 1 Construction Ends:

Phase 2 Construction Begins:

September

September

November/December

December/January

2nd Otr, 2023

4th Otr, 2025

TBD



Questions/Discussion

Thank You!

