Culture and Tourism Funds
Capital Projects Update
August 16, 2022
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

<table>
<thead>
<tr>
<th></th>
<th>Exhibit Space</th>
<th>Ballrooms</th>
<th>Meeting Room Space</th>
<th>Meeting Rooms</th>
<th>Board Rooms</th>
<th>Conv Hotel 1 Cap.</th>
<th>Conv Hotel 2 Cap.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current</strong></td>
<td>227,613</td>
<td>28,160</td>
<td>56,961</td>
<td>55</td>
<td>1</td>
<td>614</td>
<td>0</td>
</tr>
<tr>
<td><strong>Recommended</strong></td>
<td>280,000</td>
<td>60,000</td>
<td>80,000</td>
<td>80</td>
<td>3</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td><strong>Net New Needed</strong></td>
<td>52,387</td>
<td>88,160</td>
<td>23,039</td>
<td>25</td>
<td>2</td>
<td>386</td>
<td>1,000</td>
</tr>
<tr>
<td><strong>Existing to be Replaced</strong></td>
<td>45,000</td>
<td>0</td>
<td>25,000</td>
<td>25</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Net New to be Constructed</strong></td>
<td>97,387</td>
<td>60,000</td>
<td>48,039</td>
<td>50</td>
<td>2</td>
<td>386</td>
<td>1,000</td>
</tr>
</tbody>
</table>
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: November, 2021
- Customer Feedback Study: May, 2022
- Design Team Recommendation: June, 2022
- CMAR Recommendation: August, 2022
- Project Feedback Committee: 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

• 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: September
• Creation of Advisory Committee: September
• Phase 1 Debt Funding Approval: November/December
• Approval of CMAR Contract and IGMP: December/January
• Phase 1 Construction Begins: 2nd Qtr, 2023
• Phase 1 Construction Ends: 4th Qtr, 2025
• Phase 2 Construction Begins: TBD
Questions/Discussion
Thank You!