

An aerial photograph of the Fort Worth skyline at sunset. The sky is filled with dramatic, dark clouds illuminated from below by the setting sun, creating a warm orange and pink glow. The city's architecture is silhouetted against this light. A prominent feature is a tall, modern skyscraper with a blue-tinted glass facade and a distinctive stepped top. Other buildings of various heights and styles are scattered across the horizon. In the foreground, there are green trees and a large, light-colored building, likely the Convention Center, which is partially obscured by the text overlay.

Fort Worth Convention Center Expansion Project
Advisory Committee Report
Presentation to City Council
January 24, 2023

Presentation Overview

- City Manger formed a committee to provide feedback on public-facing design issues concerning Phase 1 of the FWCC Expansion Project
- The committee met on October 10, October 27, and November 14
- Committee recommendations cover the following:
 - Alignment of Commerce Street
 - Commerce Street Urban Design Vision
 - Exterior appearance of Phase 1 Improvements
 - Design Principles for Phase 1 and Phase 2

Advisory Committee Members

- **Mayor Mattie Parker**, City of Fort Worth,
- **Council Member Elizabeth Beck**, City of Fort Worth, Visit Fort Worth Board of Directors
- **David Cooke**, City Manager, City of Fort Worth
- **Mike Crum**, Co-Chair, Director, City of Fort Worth Public Events Department
- **Jessica Miller Essl**, M2G Ventures
- **Matt Homan**, General Manager, Dickies Arena
- **Bob Jameson**, Co-Chair, President & CEO. Visit Fort Worth
- **Dr. Kim McCuiston**, Dean, Aggieland North
- **Rosa Navejar**, President & CEO The Rios Group, Past Chair, Visit Fort Worth
- **Brian Newby**, Managing Partner, Cantey Hanger, Incoming Chair, Visit Fort Worth
- **Andy Taft**, President & CEO, Downtown Fort Worth, Inc.

Project Team Representatives

- **Steve Cooke**, Director, City of Fort Worth Property Management Department
- **Carlo Capua**, Chief of Strategy and Innovation, City of Fort Worth
- **Cynthia Serrano**, General Manager, Fort Worth Convention Center
- **Keith Chisholm**, Capital Projects Manager, Public Events Department
- **Andra Bennett**, Marketing and Communications Manager, Public Events Department
- **David Crabtree**, Project Manager, Broaddus Associates
- **Michael Bennett**, Design Team, Bennett Partners
- **Ben Robertson**, Construction Manager at Risk, Byrne Construction Services
- **William Johnson**, Assistant City Manager, City of Fort Worth
- **Dana Burghdoff**, Assistant City Manager, City of Fort Worth

Recommendation: Alignment of Commerce St.

Design Considerations

- Sidewalk Design Standards
- Street Design Standards
- Truck Berth Quantity
- Loading Dock Design Standards
- Food Service Dock Requirements
- Emergency Egress Requirements
- Location of Mechanical, Electrical, and Plumbing Systems
- Venue Operations
- Construction Schedule

=Alignment of Commerce Street

Review Schemes

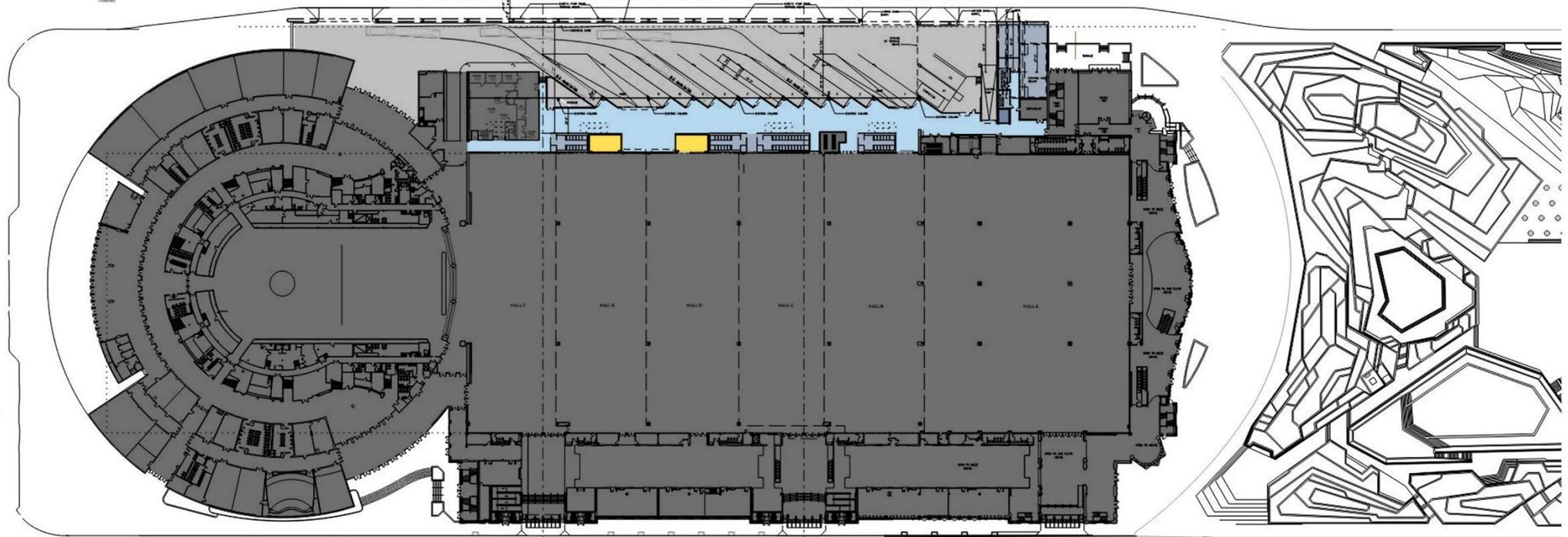
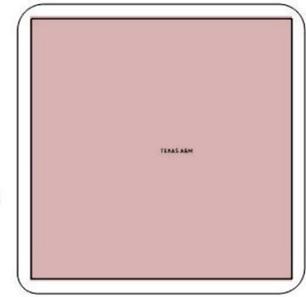
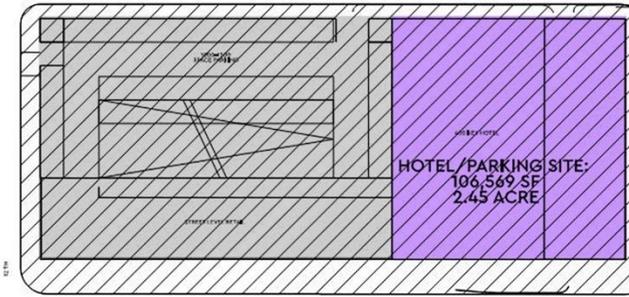
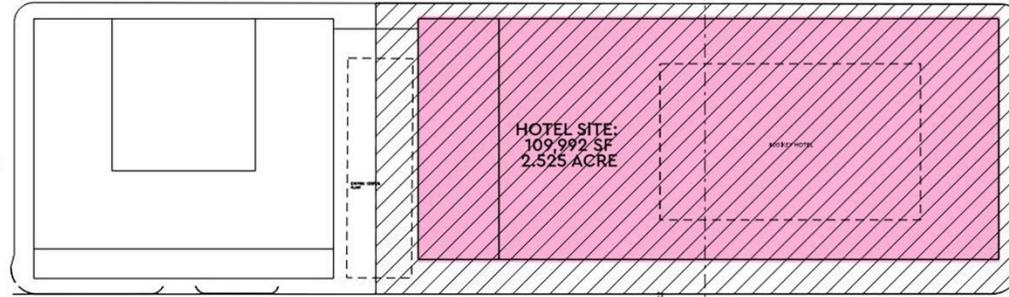
- Scheme 1 - Slight Curve (19 Docks – Phases 1&2)
- Scheme 1B – “Angled” Curve (19 Docks – Phases 1&2)
- Scheme 2 - Subterranean (28 Docks – Phases 1&2)
- Scheme 3 - Straight - (11 Docks – Phases 1&2)
- Scheme 4 - (19 Docks – Phases 1&2)

	Evaluation Criteria	Scheme 1&1B	Scheme 2	Scheme 3	Scheme 4
1	Phase 1 Conceptual Construction Cost	\$68-\$70 million	\$350-\$355 Million	\$67-\$69 Million	\$83-\$85 Million
2	Commerce Street Configuration				
	Slight Curve / "Angled" Curve	•			
	Straight		•	•	•
3	Commerce Street ROW Reduction	•		•	•
4	Commerce Street Meets DDRB Standard		•		•
5	Achieves Project Schedule Goal	•		•	•
6	Operational Impact During Construction	•	•	•	•
7	Closure Required During Construction		•		
8	Loading Docks Meets Industry Standard	•			•
9	MEP Space Renovation Required		•		•
10	Exhibit Hall Restroom Renovation		•		•
11	Operations Team Approval	•			•

Design Scheme Summary

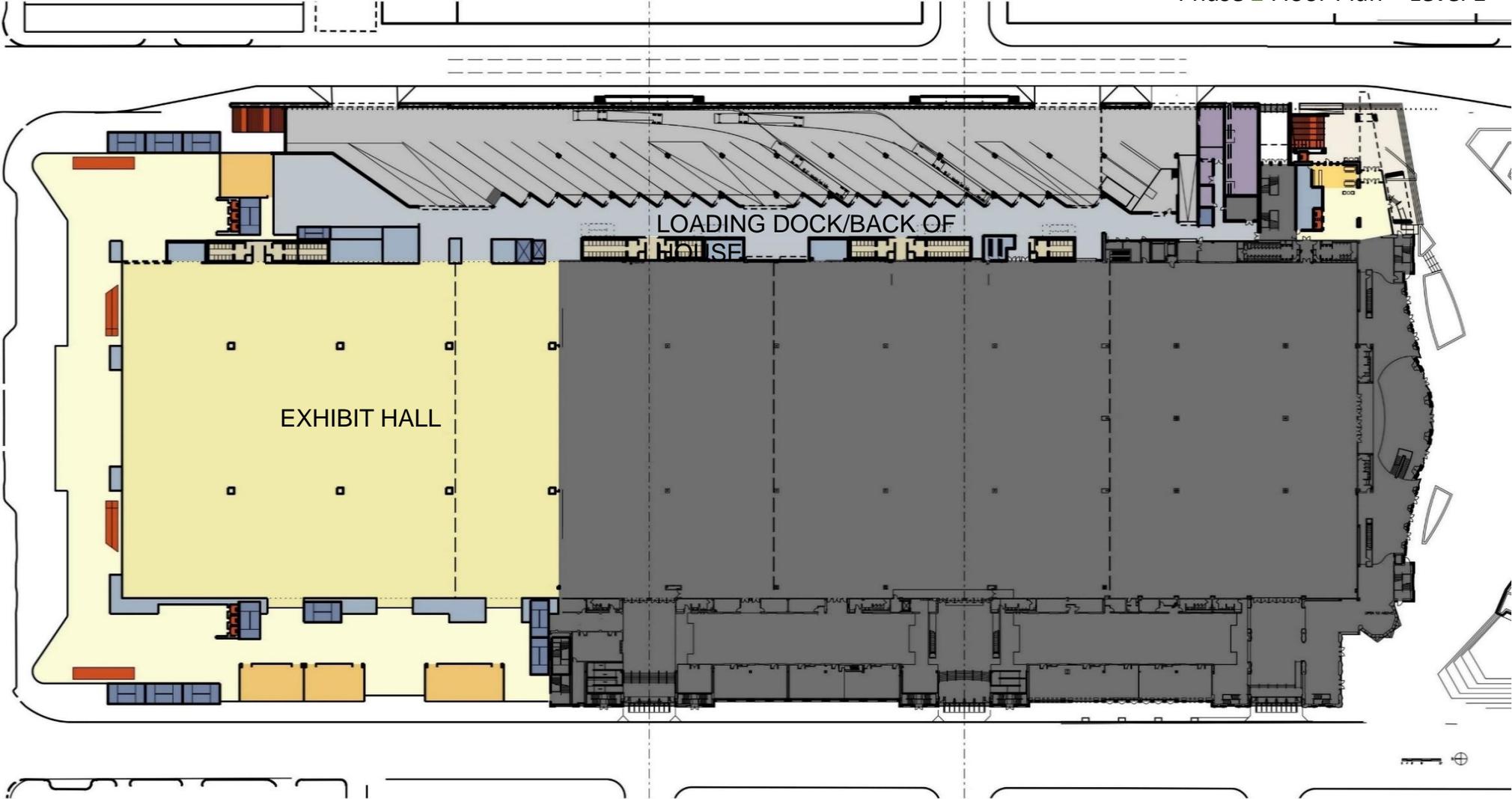
Recommendation:
Scheme 4
(Straight Street, 19 Docks)

Phase 1 Site Plan



HOUSTON



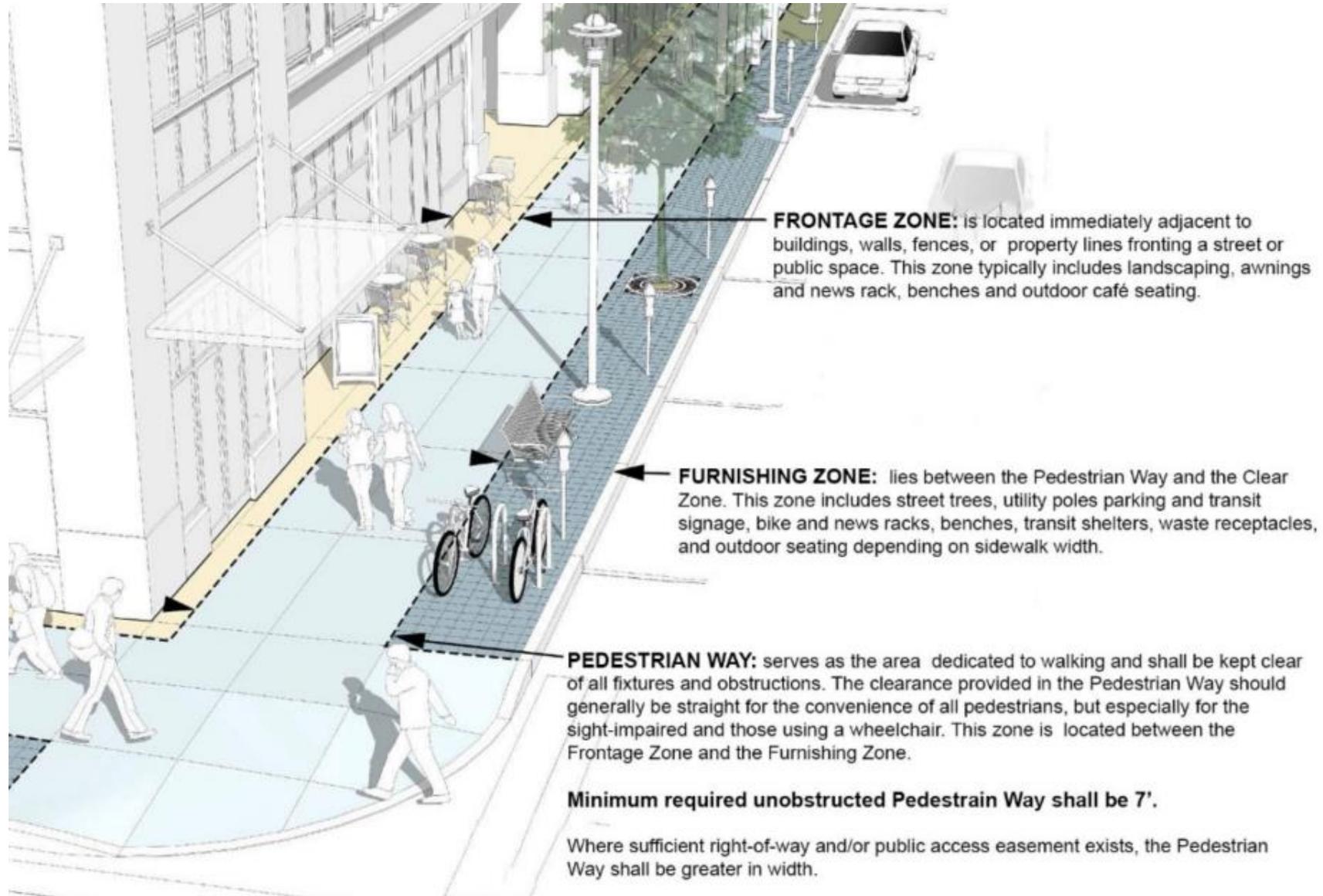


Scheme 4 Summary

	Evaluation Criteria	Scheme 4
1	Phase 1 Conceptual Construction Cost	\$83-\$85 Million
2	Commerce Street Configuration	
	Slight Curve / "Angled" Curve	
	Straight	●
3	Commerce Street ROW Reduction	●
4	Commerce Street Meets DDRB Standard	●
5	Achieves Project Schedule Goal	●
6	Operational Impact During Construction	●
7	Closure Required During Construction	
8	Loading Docks Meets Industry Standard	●
9	MEP Space Renovation Required	●
10	Exhibit Hall Restroom Renovation	●
11	Operations Team Approval	●

Recommendation: Commerce St. Urban Design

Downtown Fort Worth Sidewalk Design Standards





Character Image
Schemes 1 & 4
9th Street West
Sidewalk
Looking South



Character Image
Schemes 1 & 4
Commerce Street
Looking South



Character Image
Schemes 1 & 4
15th Street West
Sidewalk
Looking North

Recommendation: Phase 1 Exterior Design



Current Scope Phase 1A – Kitchen and Vault



Current Scope Phase 1A – Kitchen and Vault with Add
Alternate 2 – Southeast Corner Entry

Recommendation: Phase 1&2 Design Principles

“Modern West” Principles:

“Community-based tourism” – not only about visitors, but residents too

Not one thing – a collection

Forward-looking, with heritage in mind

“Trail of Innovation”

High tech – personal computers, aviation, self-driving trains and trucks

Frontier city of pioneers

Frontier of art and culture too (1892 museum)

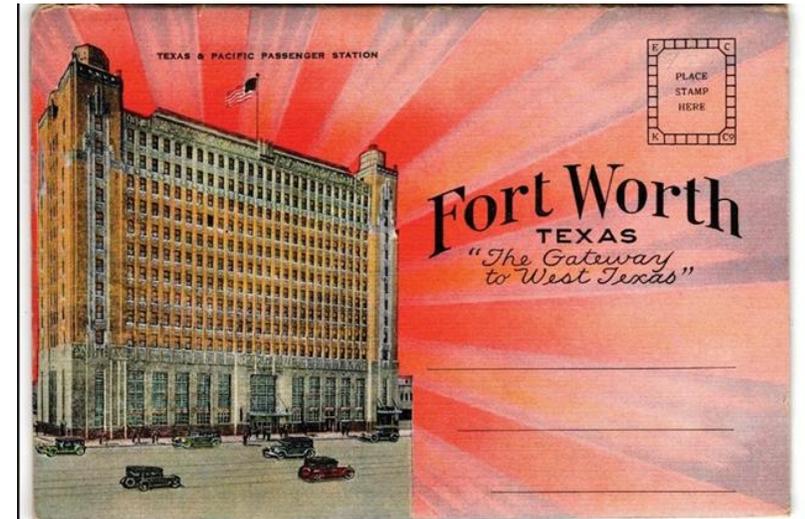
“Open and Embracing”

Open to the sky

Open to the horizon - Vista

“Modern West” Visual Language

- **Fort Worth as a Gateway to the West**
- **West Texas Vernacular**
 - Climate response: Roof forms, Porches, Shade devices, Trellis, Canopy
 - Agricultural/Residential/Industrial
 - Modern West Texas Culture:
 - Art/architecture:
- **Fort Worth Context** – material, features
 - Courthouse – copper, pink granite
 - Kimbell museum – porches, travertine, concrete
 - Downtown cityscape – brick
- **Materials** (local/western/modern)
 - Steel, copper, patina, corten
 - Brick
 - Limestone
 - Interiors: leather, Mesquite wood, black metal







Copper/patina



Downtown Brick



Rheinzink



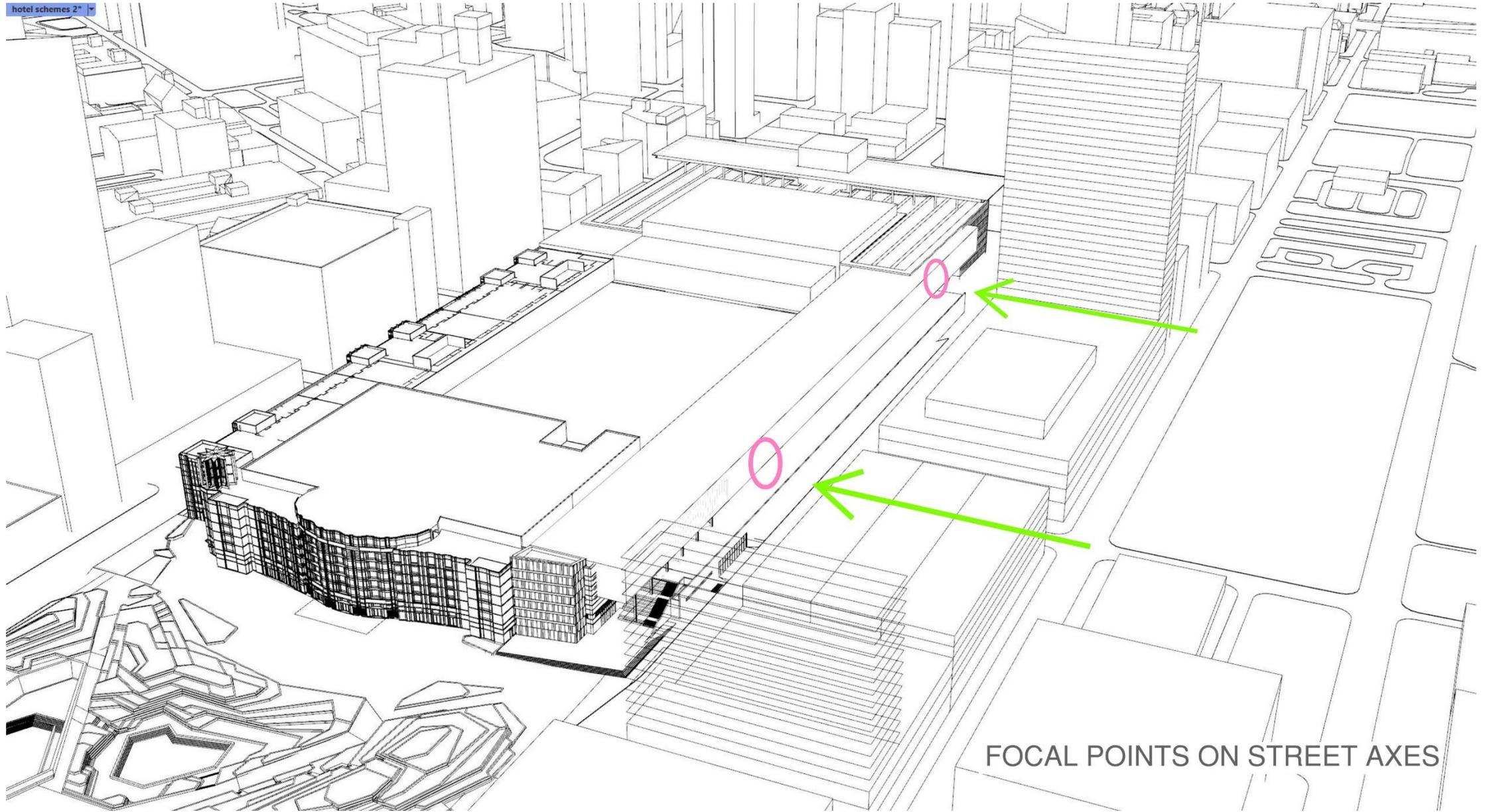
Limestone



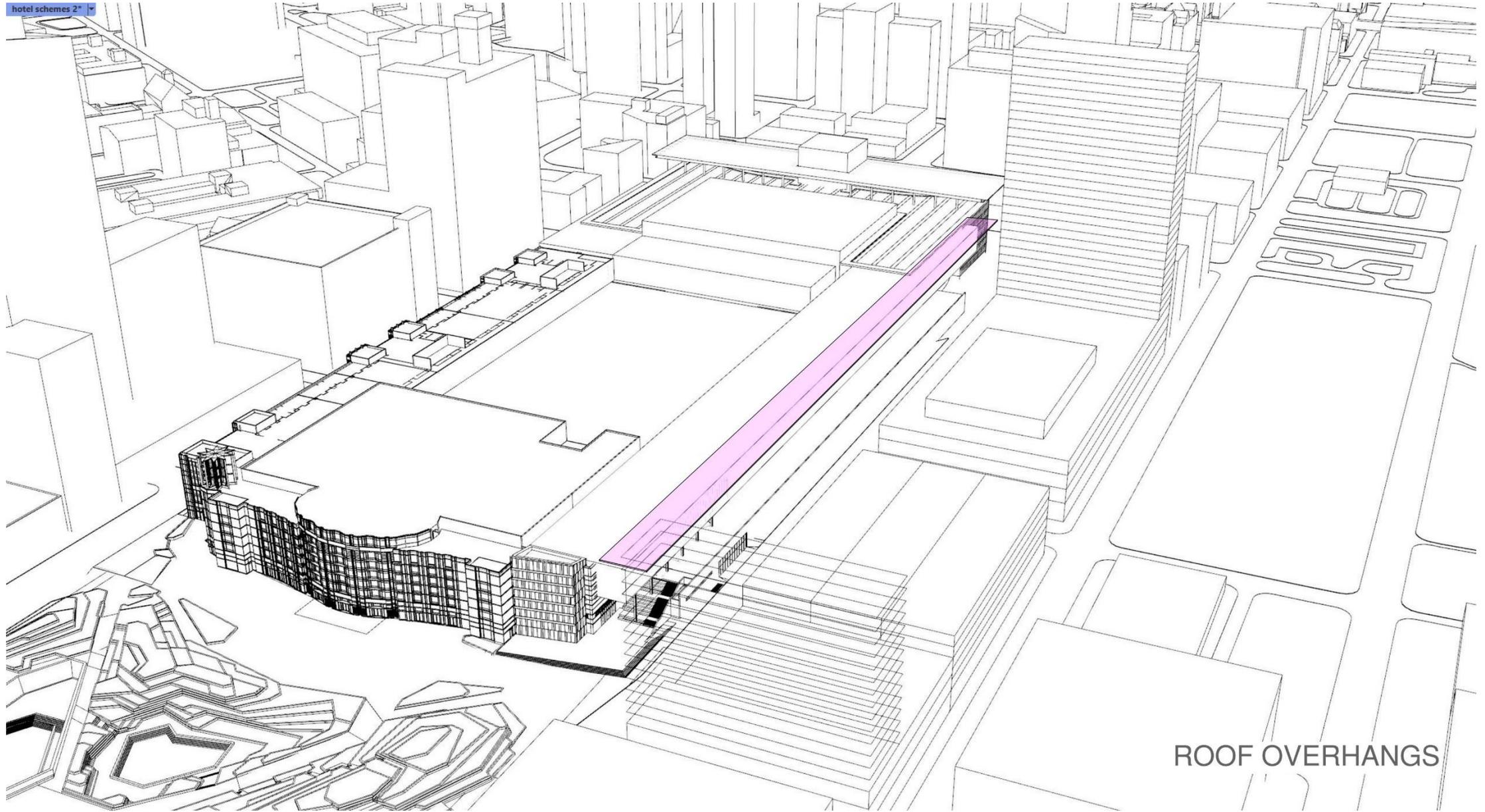
Materials - Interior

Planning and Design Strategies

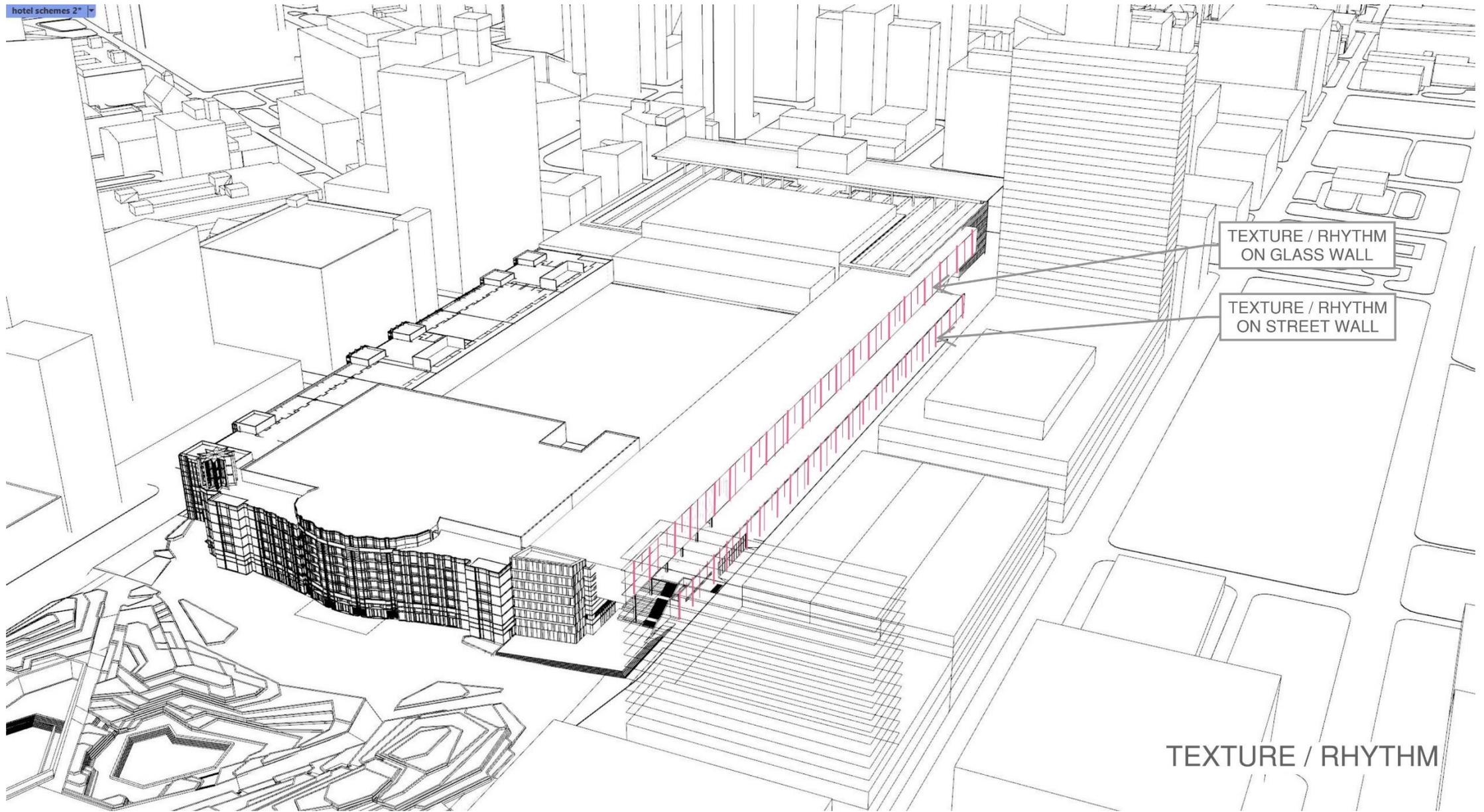
- Focal Points along Commerce Street
- Horizontal Roof Overhangs
- Texture / Rhythm



FOCAL POINTS ON STREET AXES



ROOF OVERHANGS



TEXTURE / RHYTHM
ON GLASS WALL

TEXTURE / RHYTHM
ON STREET WALL

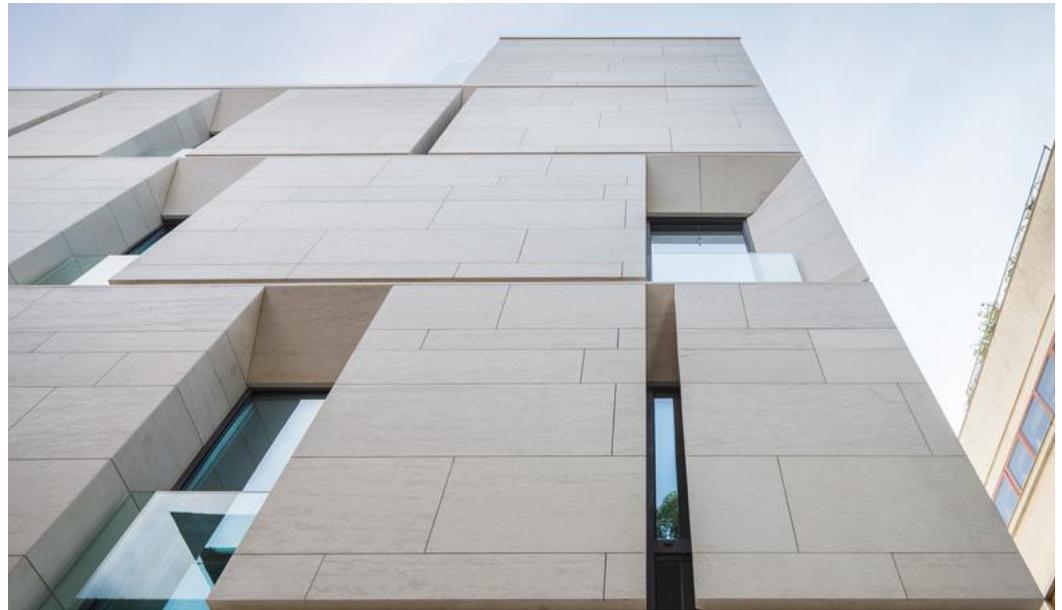
TEXTURE / RHYTHM

Architectural Character

- Modern and forward-looking
- Respectful of existing building and context through materials and regulating lines, but not imitative
- Inspiration Imagery:
 - Horizontal Roof Overhangs
 - Texture / Rhythm
 - Organization / Materials



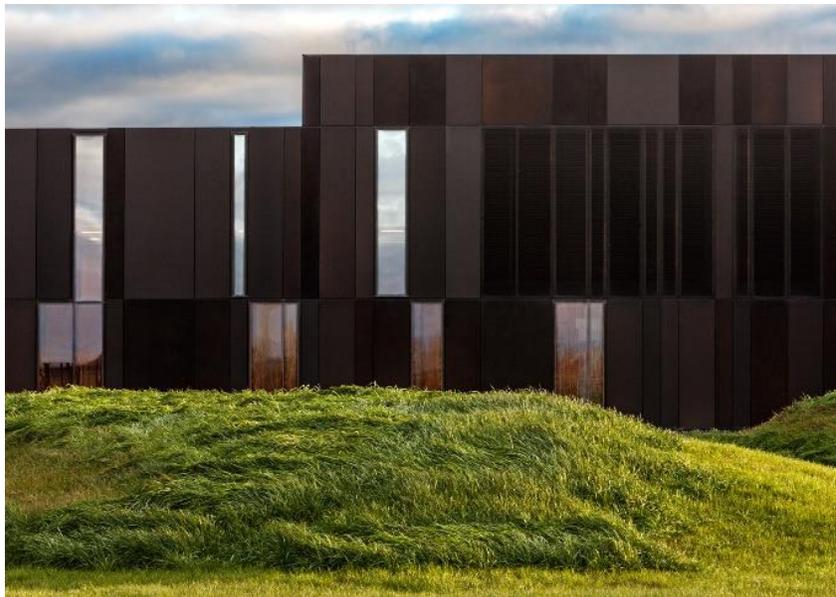
Horizontal Roof Overhang



Texture and Rhythm



Museum of Fine Arts, Houston Sarah Campbell Blaffer Foundation Center
ervation | 1 of 9



Organization / Materials



Estimated Cost

Estimated Cost

Phase 1:

- Projected Cost Range: \$95M
- ARPA Funding Allocated: \$52M
- Culture & Tourism Debt: \$43M
- Construction Start: 3rd Qtr., 2023
- Construction End: 1st Qtr., 2026

Phase 2:

- Projected Cost Range:
- \$606M (2026 dollars)
- Funding Source:
- Culture & Tourism Funds
- Construction Start: TBD
- Construction Period: 36 Mos.

FWCC Expansion Project, 2019 vs. 2023

2019	Cost	Start	Completion
Phase 1 Cost	49,000,000	2nd Qtr, 2021	4th Qtr, 2023
Phase 2 Cost	328,000,000	1st Qtr, 2024	4th Qtr, 2027
Total:	\$ 377,000,000		
2023	Cost	Start	Completion
Phase 1 Cost	95,000,000	3rd Qtr, 2023	1st Qtr, 2026
Phase 2 Cost	606,000,000	3rd Qtr, 2026	2nd Qtr, 2029
Total:	\$ 701,000,000		

Factors Influencing Change

- Discovery of conditions not considered in original cost estimates
- Changes in scope to respond to surrounding development
- Increase in inflation rates
- Increase in labor costs
- Increase in cost of materials

Next Steps

- **February 2023** - Debt Presentation to City Council
- **April** - Advisory Committee Update Meeting
- **May** - Sale of Project Debt (est. \$43M)
- **August** - Phase 1 Construction Begins
- **October** – Consider HOT Tax Increase for Phase 2 Funding
- **Q1 2026** - Estimated Completion of Phase 1
- **Ongoing** - Phase 2 Cost Estimating and Funding Modeling

Questions / Discussion

Thank you!