

Fort Worth Convention Center Phase 2 Expansion and Renovation Update

November 5, 2024



Agenda

- Project Background
- Phase 1 Overview
- Phase 2 Overview
- Planning in Context
- Next Steps



Project Background



The Case for Expansion

- Fort Worth is the 12th largest City in the United States
- Fort Worth's hospitality economy employs 30,000+
- Visitor spending in Fort Worth exceeds \$3.0B 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 significantly increase its convention business with an expansion of the FWCC
- The City's investment in Dickies Arena demonstrates how catalyst projects can benefit a hospitality economy

Current Project Scope

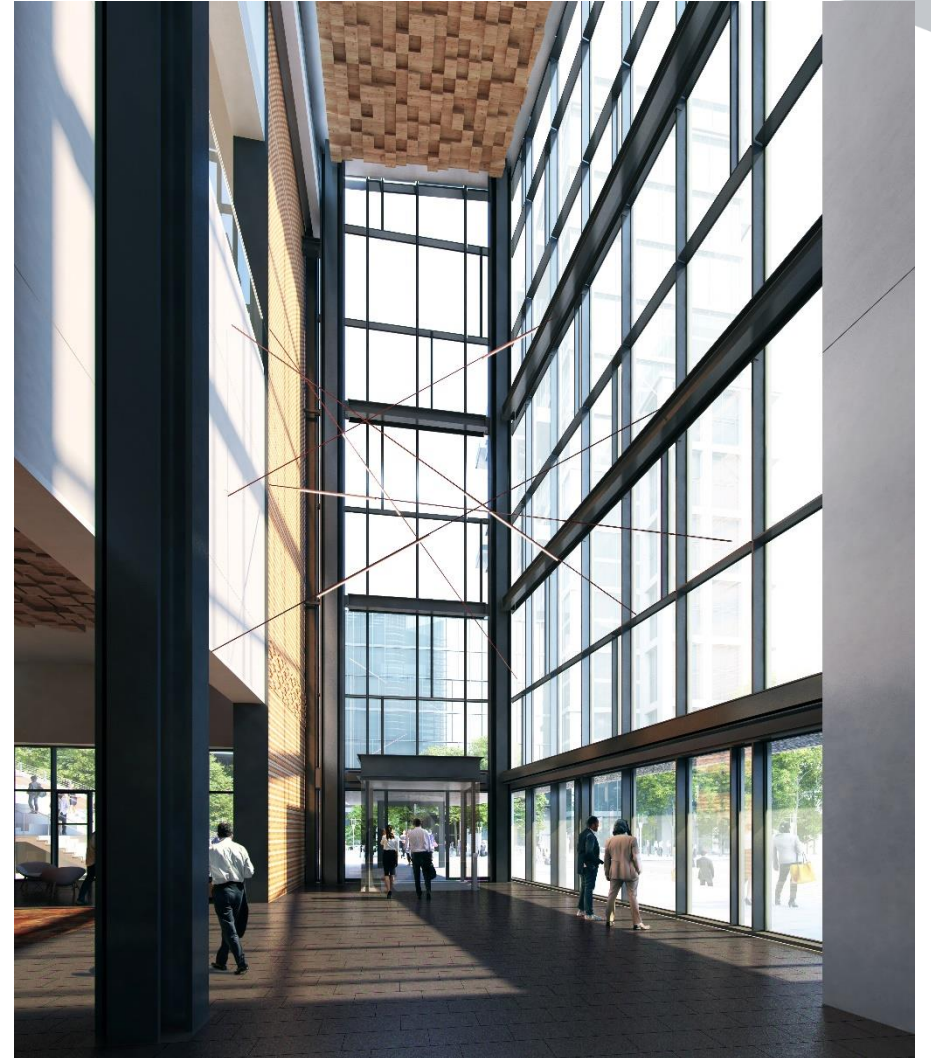
	FWCC Exhibit Halls (s.f)	FWCC Mtg Rooms (s.f.)	FWCC Ballrooms (s.f.)	Omni Hotel (Rooms)	Commerce Hotel (Rooms)
Current Capacity	208,573	58,716	28,160	614	0
To be Demolished	(25,960)	(30,808)	0	0	0
To be Constructed	74,000	35,600	40,000	386	1,000
Future Capacity	256,613	63,508	68,160	1,000	1,000

A Two-Phase Approach

- Keep FWCC open during expansion and renovation
- Why?
 - Hotels need demand provided by FWCC events
 - 2005 Omni Room Block Agreement requires FWCC to remain open
- Phase 1: “Back of House” Renovations
- Phase 2: Customer-facing Expansion and Renovations



Phase 1 Overview



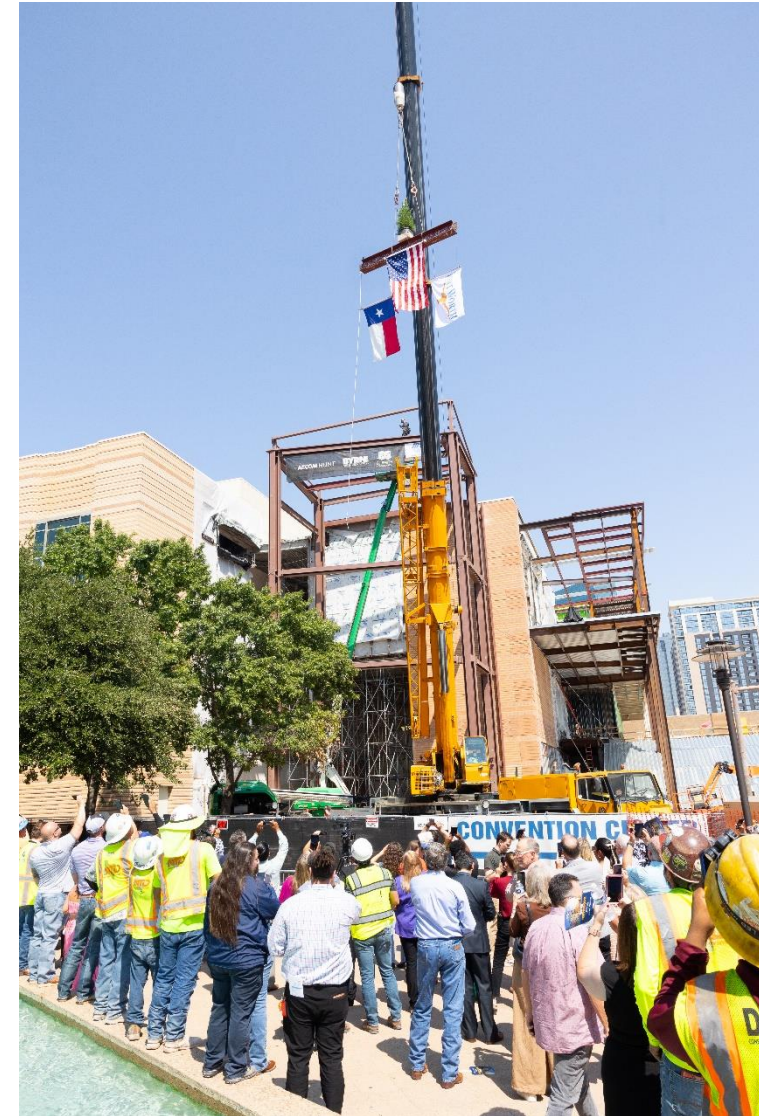
Phase 1 Scope & Schedule

- New back-of-house food and beverage facilities
- New Southeast entrance (to respond to A&M Campus)
- Demo of 1980s Annex
- New and expanded loading docks
- Realignment of Commerce St (to create site for 2nd hotel tower)

Estimated Completion Date: 1st Quarter, 2026

Phase 1 Cost: \$95,000,000

- ARPA Funding: \$52,000,000
- Culture and Tourism Debt: \$43,000,000





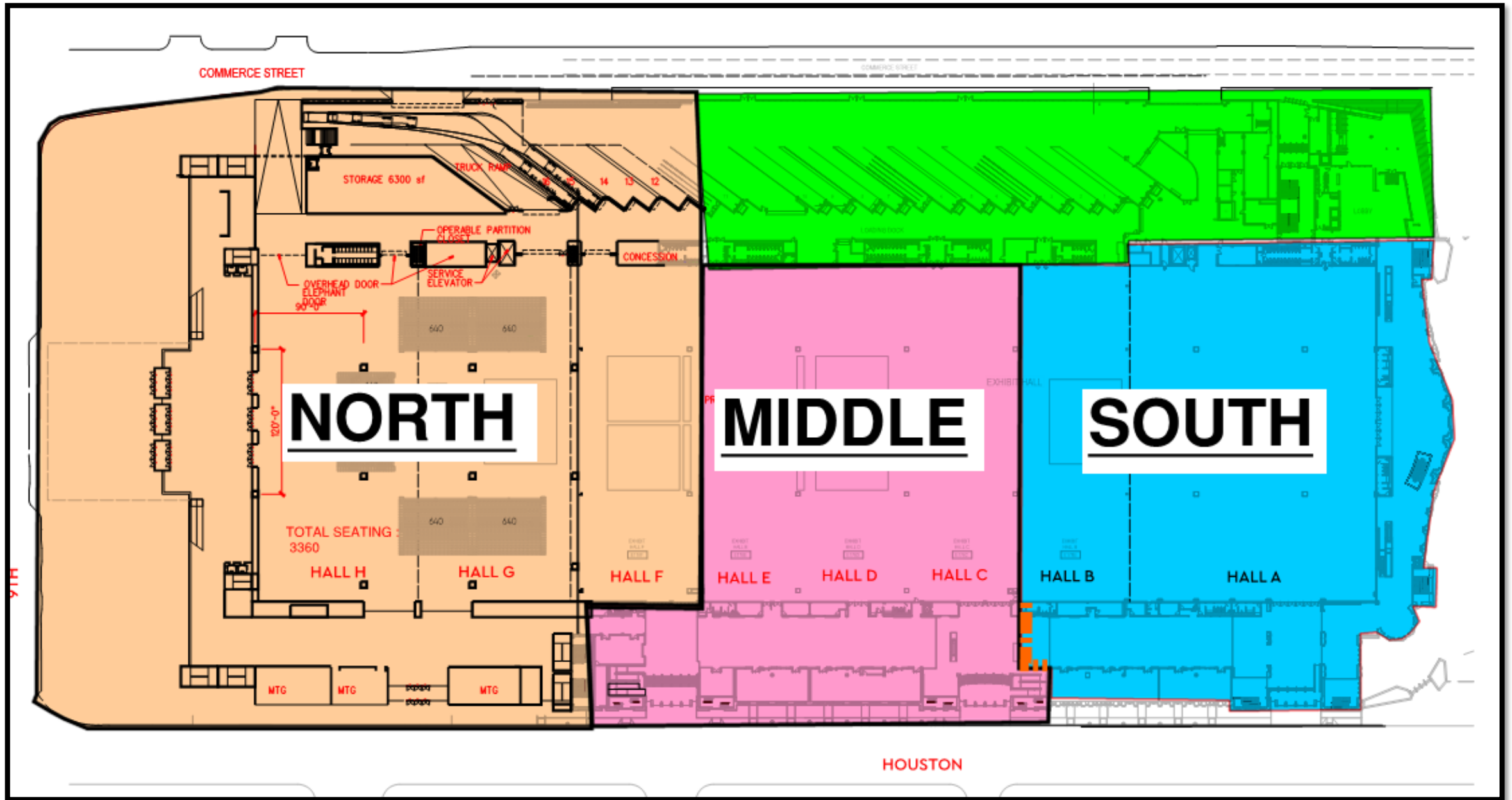
FORT WORTH CONVENTION CENTER



Phase 2 Overview



LEVEL 1



Phase 2 Scope & Schedule

- Demolition of 1968 Arena
 - 1st or 2nd Quarter, 2027
- Construction of modern event space:
 - Additional Exhibit Halls
 - Second Ballroom
 - New, modern meeting rooms
- Renovation of existing exhibit halls, ballroom, and meeting space

Estimated completion date: Fourth Quarter, 2029

Fort Worth Convention Center Renovation Schedule

	2027												2028												2029												2030											
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Back of House & Restrooms	Back of House & Restrooms												Back of House & Restrooms												Back of House & Restrooms												Hold Until Mid 2027											
Exhibit Hall F Closed October 2026	Hall F Closed												Hall F Closed												Hall F Closed												Hold Until Mid 2027											
MIDDLE ZONE (Exhibit Halls C-E)																									MIDDLE ZONE						MIDDLE ZONE						Hold Until Mid 2027											
SOUTH ZONE (Exhibit Halls A-B)																									SOUTH ZONE						SOUTH ZONE						Hold Until Mid 2027											

Phase 2 Cost: \$606,000,000

- Design and Pre-Construction: \$ 60,000,000
- Construction: \$546,000,000

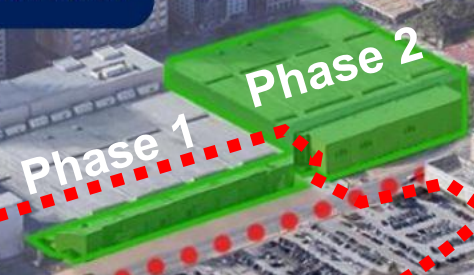
Source of Funding: Culture and Tourism Debt

Planning in Context

CONVENTION CENTER EXPANSION AND DISTRICT EVOLUTION



FWCC EXPANSION



BURNETT LOFTS

250 LANCASTER

THE JONES

**POTENTIAL
RESIDENTIAL**





OMNI

SANDMAN

KIMPTON

AC

SINCLAIR

HAMPTON

LE MERIDIAN

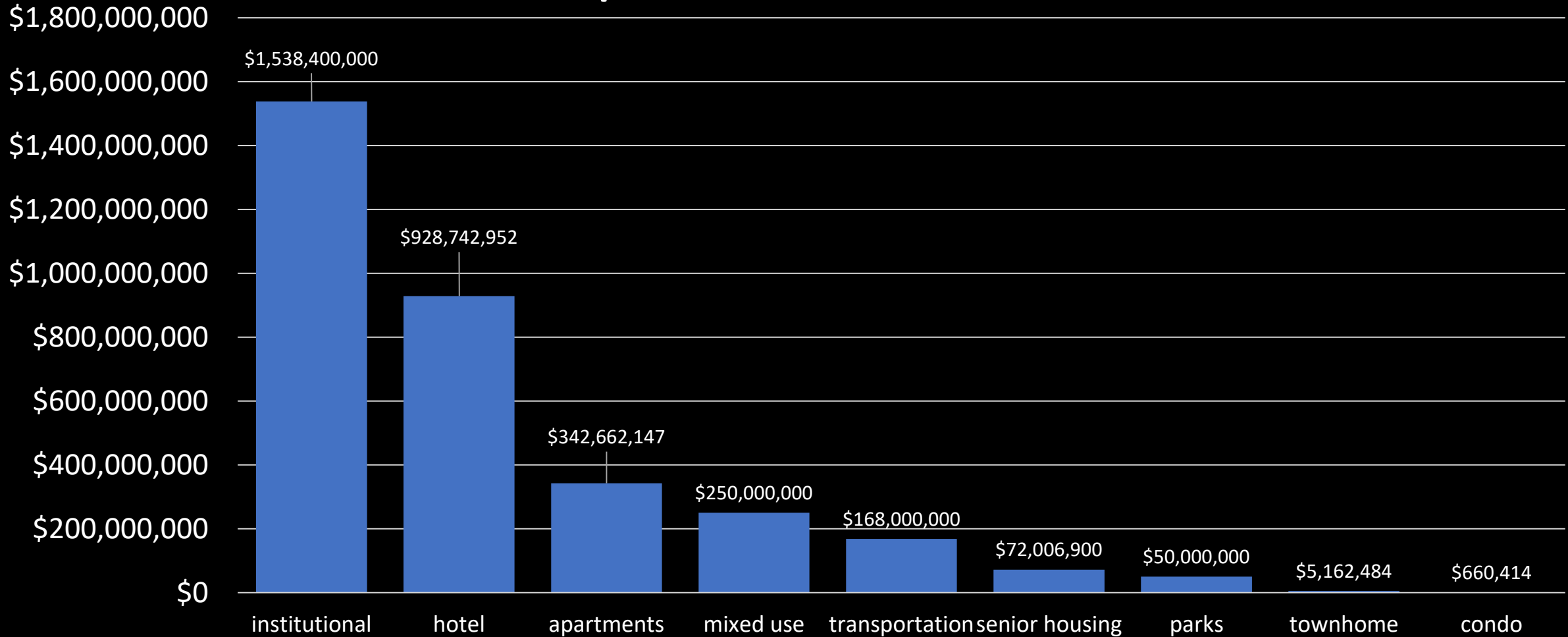
HQ HOTEL

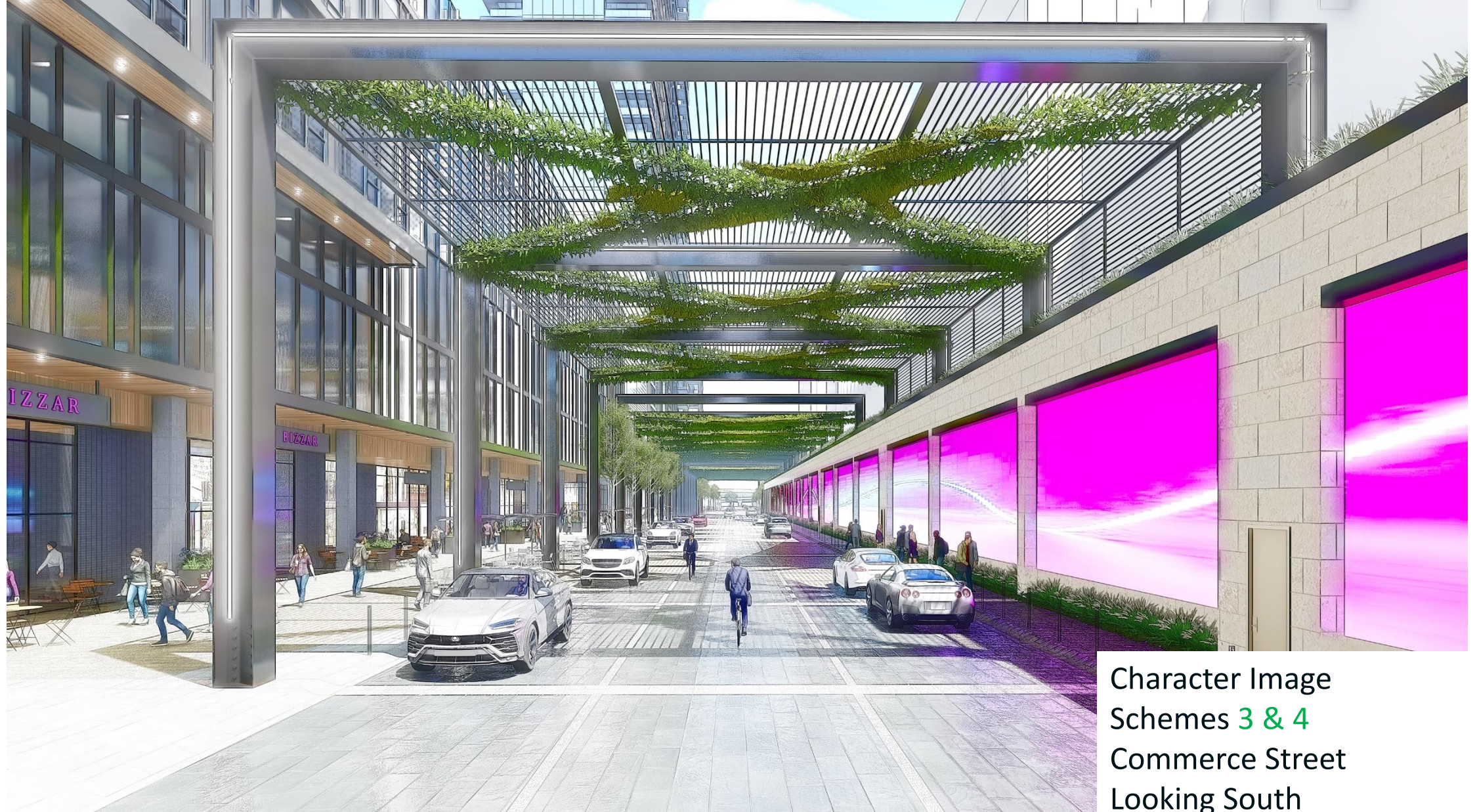
SHERATON



Development Tracking Pipeline

\$3.4 Billion





Character Image
Schemes 3 & 4
Commerce Street
Looking South

Next Steps



Schedule Overview

- February 2025: Start Schematic Design
- October 2026: Mobilize Phase 2 Construction
- September 2028: Begin Renovations of “legacy” portion of FWCC
- December 2029: Completion of Construction and Renovation

Phase 2 Funding

- November 2024: Council consideration of M&C to advance funding for Phase 2 Design and Pre-Construction expense
 - \$15,000,000 from Culture and Tourism Fund Balance
 - Same approach used to jump-start WRMC Sheep & Swine Barn Project
- March/April 2025: Council consideration of M&C to fully fund Phase 2 Design and Pre-Construction expense
 - \$60,000,000 in Culture and Tourism, sold in May 2025
 - Repays the advance from Culture and Tourism Fund Balance

Phase 2 Funding, Continued

- March/April 2026: Council consideration of M&C to fund Phase 2 Construction:
 - \$546,000,000 in Culture and Tourism Debt, sold in May of 2026

Project Oversight FWCC Advisory Committee

- **Mayor Mattie Parker**
- **CM Elizabeth Beck**
- **Jay Chapa**
 - JC Strategic Solutions
- **City Manager David Cooke**
- **Jessica Miller Essl**
 - M2G Ventures
- **Matt Homan**
 - Dickies Arena
- **Michael Crum**, Public Events
- **Bob Jameson**
 - Visit Fort Worth
- **Brian Newby**
 - Cantey Hanger
- **Kim McCuistion**
 - Texas A&M University System
- **Rosa Navejar**
 - The Rios Group
- **Andy Taft**
 - Downtown Fort Worth, Inc.

Planned Engagement Activities

- Customer focus groups
- Public briefings
- Convention Center site visits



Our Goal

- “Level Up” Fort Worth’s profile as a convention and meetings destination
 - Continue to host State association events
 - Increase volume of Southwest region events
 - Compete for national events
- Significantly increase the volume of conventions and meetings hosted by the destination
- Play a catalyst role in downtown development and supporting Fort Worth’s \$3.1B visitor economy

Questions/ Discussion



Thank You!



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