



PRESENTATION TO THE SMBR SUBCOMMITTEE

November 2, 2021

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AGENDA

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History of Convention Center Redevelopment and Expansion Planning

Convention Center Redevelopment and Expansion Update

Construction Manager at Risk Methodology (CMAR) and Next Steps



HOW DID WE GET HERE?

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D E P A R T M E N T

EXPANSION HISTORY

EXPANSION TIMELINE

Long Range Plan
Engage Stakeholder
Team

MAY 2014

ULI TAP Report

APR 2015

UT Study
Published

MAR 2019

Palm Park Resolution
Approved

MAY 2019

Prop B Election

NOV 2019

**Council approval of CMR
Methodology**

JUN 2021

MAR 2015

Published Draft
Long Range Master Plan

JUN 2017

**Visitor Impact Task Force
Committee**
Recommendation

MAY 2019

Tourism Commission
Recommendation

AUG 2019

**City Council Approves
Ordinance to Raise
Hotel Occupancy Tax**

AUG 2020

**Release of
Consultant Report**

EXPANSION HISTORY

Convention Center Long Range Master Plan (May 2015)

- Outside core not viable
 - Musts include proximity to
 - Existing and planned hotel room supply
 - Variety of services
 - Dining
 - Entertainment
- Concluded west expansion was the only viable option

Urban Land Institute (Spring 2015)

- Created Technical Assistance Panel (TAP)
- TAP review reaffirmed the Master Plan conclusion of westward expansion

Visitor Impact Task Force (June 2017)

- Council appointed 18 members
- Recommended expansion to the west, leaving Trinity open

EXPANSION HISTORY

Center for Sustainable Development at University of Texas (April 2019)

- Council Resolution No. 20170928-052
- Concluded westward expansion was well vetted and the only realistic option for expansion
- Council's preferred scenario of the options researched and presented was Scenario 5

Tourism Commission Recommendation (May 2019)

- Commission formed in 2018 by Council action to advise the Council on HOT and issues that involve the tourism industry
- Recommendation 20190513-4b

Palm District Resolution (May 2019)

- Recommendation 20190523-029
- Council directed City Manager to proceed with developing initial design and financing for expansion

EXPANSION HISTORY

Ordinance 20190808-148 (August 2019)

- Council approved increasing by 2% for Convention Center Expansion

Master Plan Update (August 2020)

- Presented 2 possible design scenarios based on a three-phase western expansion and redevelopment

Economic Impact and Market Viability Study (August 2020)

- Companion document to Master Plan Update



RECENT COUNCIL ACTION

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**June 10, 2021- Request
for Council approval of
the Construction
Manager at Risk
Methodology**

Allows the Convention Center team to release RFQ
and RFP for architect/design work and the
Construction Manager

**June 10, 2021-
Council Resolution
20210610-096**

City Council affirms its commitment to the planning principles
documented in Resolution No. 20190523-029, the Palm District Planning
Initiative and provides guidance for design elements and direction to be included
in the Request for Qualifications (RFQ) for architecture/engineering services for
redevelopment and expansion



COUNCIL ACTION EXPANSION

Council Resolution [20141211-218](#) – Urban Land Institute (ULI) to review Long Range Master Plan (2014)

Council Resolution [20151112-033](#) – 14-point Plan (2015)

Council Resolution [20160818-075](#) Created Visitor Impact Task Force (2016)

Council approves [interlocal agreement](#) with UT to study expansion (2018)

Council [appoints](#) Tourism Commission to evaluate expansion (2018)

Council passes Palm District Planning [Resolution](#), including Convention Center expansion (2019)

Council [approves](#) increase in HOT by 2% for Convention Center expansion (2019)

Council [approval](#) of negotiation and execution of Exclusive Negotiating Agreement with western property owners (2020)

Council approves Resolution [20210610-005](#) - CMAR methodology for expansion (2021)

Council approves [20210610-096](#) providing additional direction for RFQ for Architect/Engineering services for expansion (2021)



WHERE DO WE GO FROM HERE?

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FRAMEWORK FOR EXPANSION

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2019 Center for
Sustainable
Development at
University of
Texas Study (UT
Study)

Palm District
Plan: Council
Resolution No.
20190523-029

2020 Convention
Center
Expansion
Master Plan
Update

Council
Resolution
20210610-096



NEXT STEPS

Fall 2021



- Discussion with Council on financing plan and proof of concept
- Release of RFQ for architect/engineering services, followed by RFP for construction services

Spring/Summer 2022



- Architect on board to begin design work
- Construction firm under contract

ON BEHALF OF THE TEAM
THANK YOU



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