



AUSTIN CONVENTION CENTER

REDEVELOPMENT AND EXPANSION PROJECT

Presentation for the Austin City Council

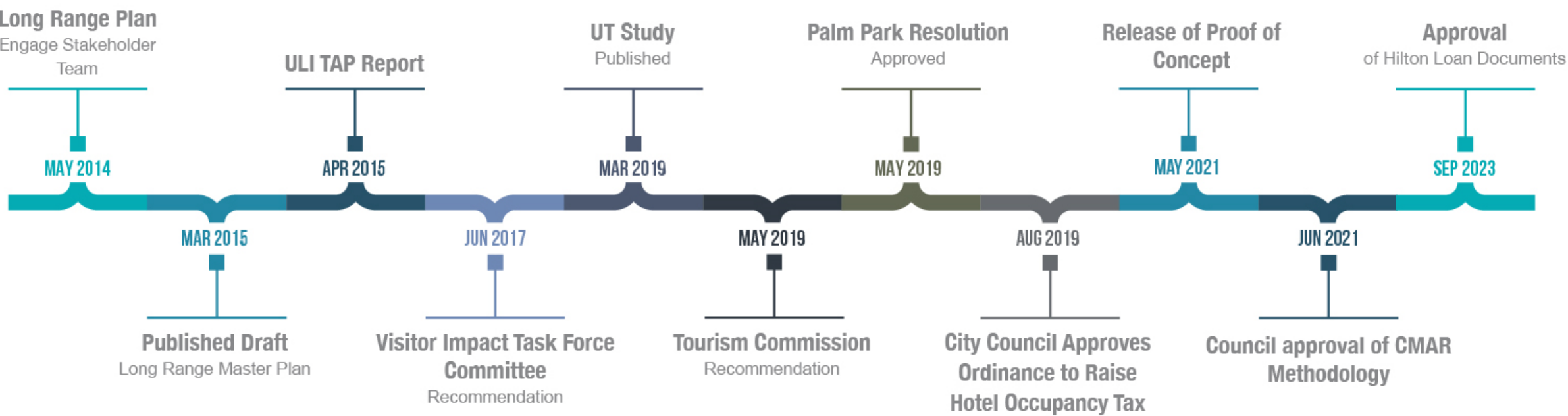
- Austin Convention Center Redevelopment and Expansion Project Team
- October 17, 2023





PROJECT HISTORY

EXPANSION TIMELINE





PROJECT OVERVIEW

- The new Center will be a larger, more efficient facility within a smaller footprint, and the project will deliver an active, community-friendly event facility that enhances the culturally rich fabric of the Palm District

Rentable Square Footage			
	Current Space (sq. ft.)	Master Plan Target (sq. ft.)	Proof of Concept (sq. ft.)
Meeting Space	65,000	120,000 – 140,000	152,000
Exhibit Space	247,000	450,000	372,000
Multipurpose Space			100,000
Ballroom Space	64,000	100,000 – 120,000	85,000
Total	376,000	670,000-710,000	709,000



PROOF OF CONCEPT

Existing Site

- Inadequate space for event demand
- Barrier between east and west
- **No ground level public interaction**
- Low density
- **No green space**

Potential Future

- **Reaches target size with a vertical approach**
- Integrated redevelopment with adjacent community investments (Project Connect, Palm District)
- **Economically beneficial to the City**
- Possibility for private development opportunity on the site
- **Exhibit halls and loading docks underground**
- 2nd and 3rd street reopened to multi-modal traffic, reconnecting east and west



FINANCIAL MODEL

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- Project construction and operations remain fully funded through the Convention Center allocation of Hotel Occupancy Tax (HOT), 2% expansion HOT, and Convention Center revenues.
- Funding model developed in conjunction with City finance team and outside financial advisors



COUNCIL ACTION ON CMAR

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

Allowed the Convention Center team to release RFQ and RFP for architect/design work and the Construction Manager, respectively, with notification to Council prior to release

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

City Council affirmed 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



CONSTRUCTION MANAGER AT RISK

Methodology

- Owner selects and contracts separately with A/E and with the CMAR
- Collaborative project delivery method between the Owner, A/E and CMAR
- **The CMAR is selected to begin providing services in the preliminary phase**
- Multiple procurement packages can be issued to facilitate early construction start
- **CMAR competitively bids and manages all subcontractors and work packages**
- Often used for large and/or complex projects

Benefits

- Improved coordination between design team and contractor. Resolve issues early in design phases
- Collaborative process to establish baseline scope, budget and schedule
- **Early cost knowledge for decision making**
- Provides early site investigations, cost, schedule and constructability analysis and subcontractor procurement planning
- **Accelerated construction start**
- Includes MBE/WBE/Small Business Outreach Coordinator



CAPITAL DELIVERY BEST PRACTICES UTILIZED

- **Integrated (Matrixed) City Project Delivery Team**
 - Convention Center, Capital Delivery Services, Public Information, Financial Services, and Permitting
- Project Management & Technical Services Consultant
- **Monthly Project Health Assessment, Resolution & Risk Review Meetings**
- Issue Escalation Meetings
 - Utilities Coordination, Permitting, and Risks
- **Extensive Community Engagement**
- Quarterly Status Reports sent to Council



A/E TEAM: LMN | PAGE (JOINT VENTURE)

- **LMN brings 44 years experience in design & project management for over 24 Convention Center projects**
 - **Convention Center projects include:**
 - Seattle Convention Center Summit Building, \$1.3B
 - Cleveland Civic Core and Huntington Convention Center, \$348M
 - Greater Columbus Convention Center Expansion and Renovation \$105M
 - Vancouver Convention Centre West and Facility Upgrades, \$817M
- **Page brings large scale urban infrastructure experience**
 - **Projects include:**
 - Texas Capital Complex Master Plan + Master Plan Architect for Phase 1 Buildings, \$591M
 - Austin State Hospital Master Plans & Phase 1 Buildings.

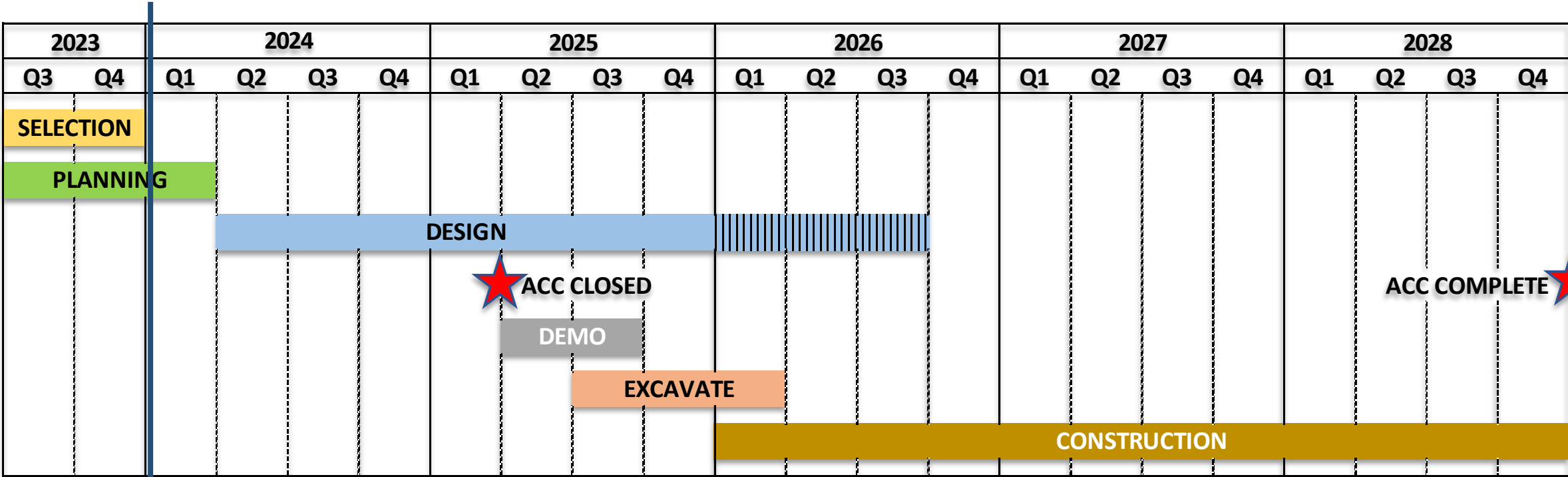


CMAR TEAM: JE DUNN | TURNER (JOINT VENTURE)

- **Turner's experience:**
 - Over 25 Convention Center Projects Completed to date
 - 15.5M square feet of exhibit hall space constructed
 - Recent Convention Center projects:
 - Las Vegas Convention Center and Visitor Authority
 - Jacob K Javits Convention Center Expansion, NY
- **JE Dunn's experience:**
 - Largest excavation and utility relocation project in Austin
 - Sports and Public Assembly Center experience
- **Together, they have completed over 24 projects in Austin's urban core**

DRAFT REDEVELOPMENT PROJECT SCHEDULE

AE / CMAR Approval:
October 2023



NEXT STEPS



RFQ for A/E

- Released May 22nd
- Council October 19, 2023



RFP for CMAR

- Released June 19th
- Council October 19, 2023



RFQ for Project Management & Technical Services

- Released June 26th
- Council November 2023



RFQ for Marketing and Communications Support

- Released August 7th
- Council January 2024



Design Work Begins

- Early 2024

THANK YOU



AUSTIN
CONVENTION CENTER
DEPARTMENT