

**To the Mayor and Members of the City Council****September 6, 2022**

Page 1 of 2

SUBJECT: DESIGN TEAM SELECTION FOR PHASE 1 OF THE FORT WORTH CONVENTION CENTER EXPANSION PROJECT

The purpose of this Informal Report is to brief City Council on City staff's recommendation that the City Council authorize execution of a professional services agreement with Thompson, Ventulett, Stainback & Associates, Inc. ("TVS"), in the amount up to \$5,297,777.00, including reimbursable expenses, for design and construction administration services associated with the first phase of work for the expansion of the Fort Worth Convention Center ("FWCC").

The expansion project will take place in two phases and the facility will remain operational during both. The first phase includes the construction of new state-of-the-art food & beverage facilities, demolition of the East annex, straightening of Commerce Street (to create a site pad for a future convention hotel) and the re-building of the FWCC loading docks. This phase is funded and expected to begin in spring 2023.

The second phase will replace the arena with additional exhibit halls and meeting rooms and refurbish the existing facilities. The FWCC is located in COUNCIL DISTRICT 9 but will benefit all council districts.

On November 30, 2021, the City Council approved the allocation of up to \$52,000,000.00 from American Rescue Plan Act ("ARPA") funds and authorized execution of a professional services agreement with Broaddus & Associates, Inc., in an amount up to \$2,313,927.00, for multi-year project management services associated with the renovation of the FWCC (M&C 21-0934). Broaddus & Associates, Inc. has provided a program and diagrams to make recommendations regarding the scope and budget of the first phase.

On February 24, 2022, Broaddus & Associates, Inc. and the Property Management Department issued a Request for Qualifications to select an architect and engineering team to provide design and construction administration services for phase one of the expansion of the FWCC.

Statements of Qualifications ("SOQs") were due March 24, 2022. The City received six SOQ's from highly qualified teams. The selection committee included representatives of downtown stakeholders, the Public Events Department, Property Management Department, Diversity & Inclusion Department, and Broaddus & Associates, Inc. The teams submitting SOQs were:

- Fentress, David Schwarz, CaCo;
- Gensler, RPGA;
- HKS, Pelli, Clark & Partners;
- LMN Architects, HHS;
- Populous, Ibanez Shaw Architects, Freese & Nichols; and
- TVS, Bennett Partners.

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Page 2 of 2

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After reviewing the SOQs, the committee met on April 1, 2022 and selected four firms to participate in interviews based on their rankings. The interviews took place May 3, 2022. The selection committee recommends that the TVS, Bennett Partners, Inc. team be selected for design and construction administration services for phase one of the FWCC expansion.

If you have any questions or concerns related to this effort, please contact Steve Cooke, Director of the Property Management Department, at 817-392-5134, or Michael Crum, Director of the Public Events Department, at 817-392-2501.

David Cooke
City Manager