

Convention Center Expansion Update

Charlotte City Council

November 5, 2018

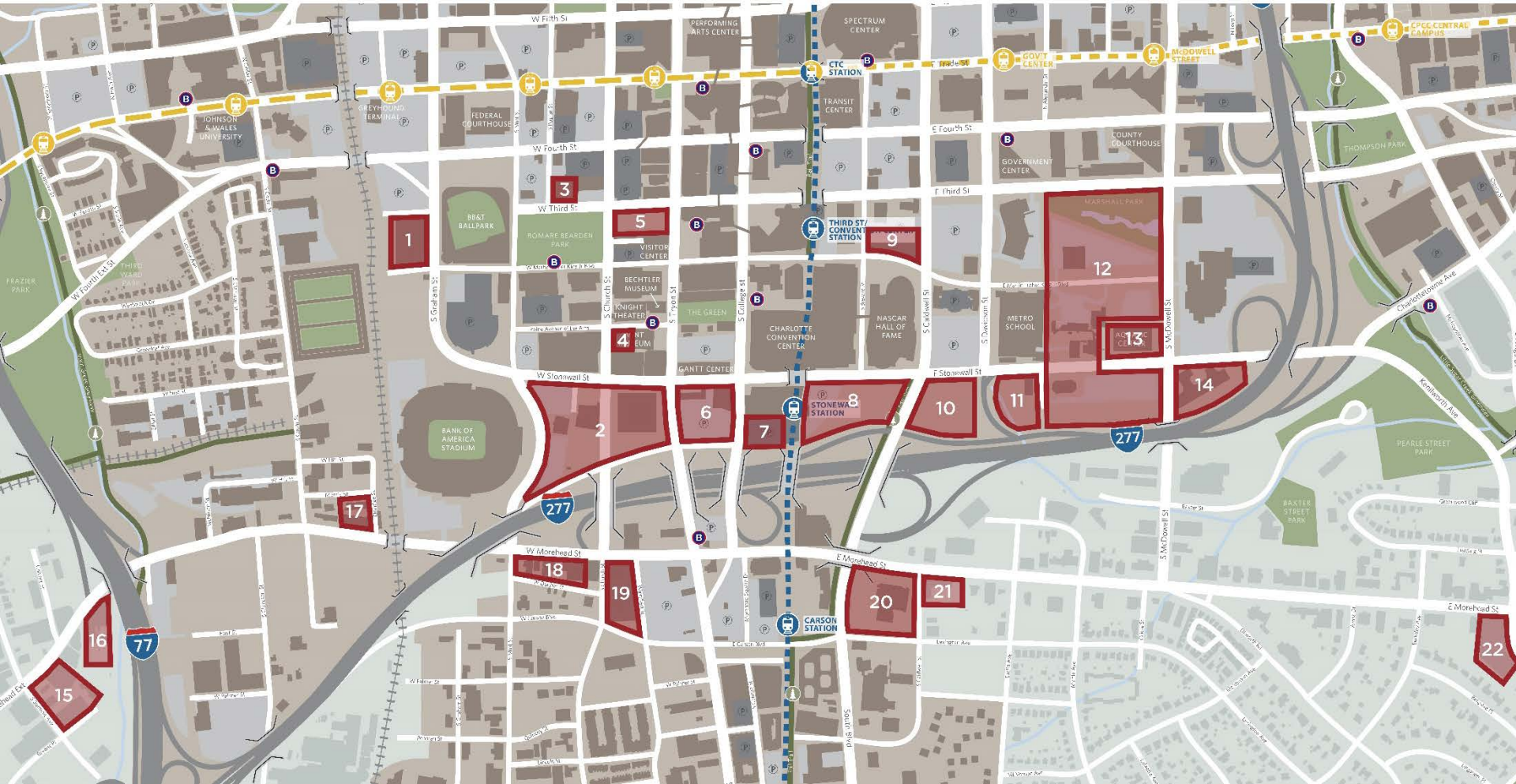
Impetus to Expand, Remain Competitive

- In 2015 the CRVA engaged Jones Lang LaSalle (JLL) to develop recommendations to improve competitiveness
- Methodology
 - Survey responses from 176 meeting planners
 - Meeting planner focus groups
 - One on one meetings with meeting planners and CRVA staff
 - Competitive destination site visits and research
 - Technology expert interviews
- Conclusions – in order to be competitive with Austin, Nashville and Indianapolis, etc.
 - **Enhance meeting experience**
 - **Increase the amount of breakout space**
 - **Create pedestrian friendly connection between the CCC and Westin/Stonewall development and Center City**
 - Plan for Convention Center Expansion/Hotel (#1 lost business reason)
 - Maximize impact of “One CRVA”
 - Develop a more competitive technology plan

Previous Council Presentations & Approvals

- **9/12/2016:** Council receives first update on Convention Center expansion.
- **1/9/2017:** Council receives a second expansion update. Council also unanimously approves a \$1.6 million allocation from Convention Center Tax Fund to the CRVA to complete schematic design.
- **9/11/2017:** Council receives a third update on the expansion after schematic design was completed. Council also asked to consider approval of up to \$8.5 million for funding preconstruction services.
- **9/25/2017:** Council unanimously adopts a resolution approving an interlocal agreement to reimburse the CRVA for an amount up to \$8,500,000 for Convention Center expansion preconstruction services. Council also unanimously approves an allocation of \$110 million of Convention Center Tax Fund debt capacity for the expansion project.

Uptown Charlotte Growth



Map produced by Charlotte Center City Partners 2016

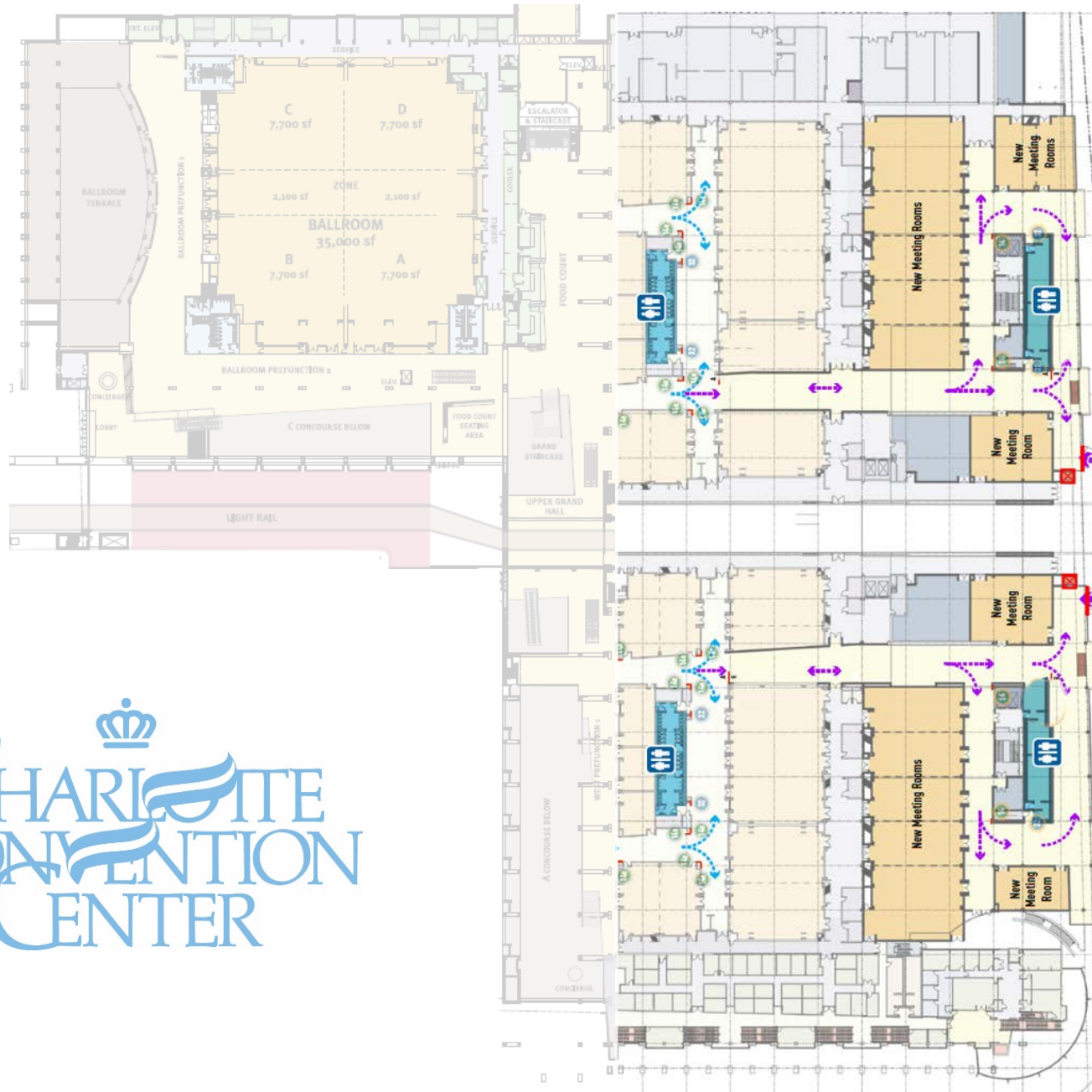
Connection to Stonewall Development







CHARLOTTE CONVENTION CENTER



Next Steps

- **11/26/2018:** Council will be asked to adopt budget ordinances for the following:
 - Adopt a budget ordinance appropriating \$110M from the Convention Center Tax Fund for the Convention Center Phase 1 Renovation
 - Adopt a budget ordinance to transfer \$2.5M from FY19 Convention Center Tax Fund to the Convention Center Phase 1 Renovation. The \$2.5M is intended to replace chiller infrastructure servicing existing and expanded space and was originally approved as part of the City's 2019 budget.
 - Adopt a budget ordinance appropriating an additional \$2.5M from the Convention Center Tax Fund for the Convention Center Phase 1 Renovation. This \$2.5M is part of the FY20 Convention Center long term capital improvement budget to complete chiller infrastructure replacement.
 - Approve construction manager at risk contract not to exceed \$98M
 - Approve construction administration contract in the amount of \$2M
- **Dec – Feb/2019:** Finalize contract with construction manager. Then, construction manager will advertise, bid, and award subcontractor bid packages.
- **5/2019:** Construction project begins
- **12/2020:** Construction project expected to be complete
- **4/2021:** The first of 21 booked events in the expanded space will occur