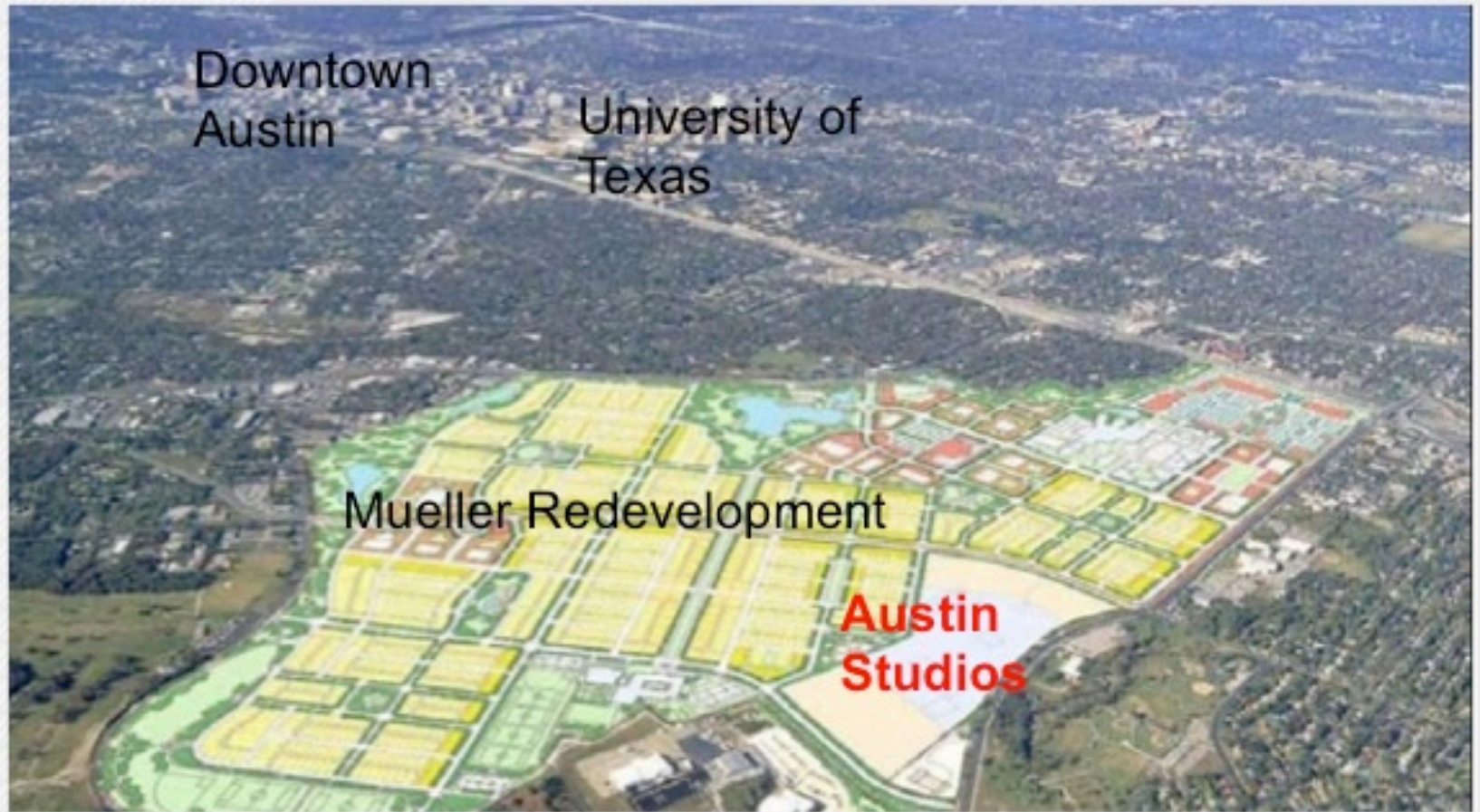


AUSTIN STUDIOS



AUSTIN STUDIOS

- Sound / Flex Stages
- Production Vendors
- Exhibition / Visitor
- Post Production
- Scalable Affordable Offices
- Soundcheck



Present



Future

3/20/12



EXPANSION SPACE ALLOCATION

	Sound / Flex Stages	Sound & Flex Stages
	Production Vendors	Production Vendors
	Exhibition / Visitor	
	Post Production	Post Production
	Scalable Affordable Offices	Scalable Affordable Offices
	Soundcheck	Exhibition / Visitor Space
		Soundcheck
		TOTAL (nsf)

AREA TODAY	AREA 2016
(nsf)	(nsf)
46,850	71,960
11,540	11,590
0	6,200
16,265	42,235
2,350	7,350
25,830	25,830
102,840	165,160



AUSTIN STUDIOS



Stage 3 before remodel

After remodel with television show
in residence

Austin Film Society 2012 Bond Request Fact Sheet

Production History: Since it was founded in 2000, Austin Studios has been the home to over **235 media productions**, including 80 feature films and television shows, creating more than 8000 jobs.

Economic Impact: Using 1.66 multiplier per 2004 City of Austin economic impact study, productions based at Austin Studios have brought **\$1.3 billion** to Austin's economy.

Prior bond funds: Austin Studios received \$5 million through Prop. 4 from the 2006 bond election, plus \$1 million through Austin Energy and Austin Water Utility. **Since substantial completion of remodel in 2009, Austin has received \$290 million in economic impact** through such productions as TRUE GRIT, SPY KIDS 4, PREDATORS and most recently ABC Family's "The Lying Game."

Relationship to City of Austin: The Austin Film Society holds a \$100-per-year lease with the City, which we renegotiated in 2009 to extend terms through 2042. At that time the boundaries were reconfigured to include the National Guard Armory in October 2012. The lease limits activities to film, television, commercial and multimedia production; education and job-training associated with production; and support services necessary to production.

Expansion Rationale: The expansion allows Austin Studios the opportunity to not only **increase the amount of square footage available for film and television production**, but also **add 50,000 sq. ft. of affordable office space for creative small businesses** thereby potentially doubling economic impact, with exponential network effect.

2012 Bond Request: \$9.55 million (detail attached).

- Basic code compliance, roof, plumbing, HVAC and electrical repair needed to bring the National Guard Armory to a basic rentable condition.
- Austin Energy has requested AFS purchase the existing 50-ton HVAC systems from them, and tenants have vociferously requested increased tonnage upgrade to 200 tons and re-ducting existing system.
- Essential lot-wide infrastructure improvements include water, sewage, drainage, tarmac repair, and improved ADA access, specifically:
 - Water - Connect existing 6" water line to 16" water line required for fire suppression system code compliance. Current water pressure is not sufficient for fire suppression per code compliance; the 16" water line was installed by the City subsequent to the 2006 bond improvements.
 - Sewage - Upgrade existing 3" sewer service pressure line, which is currently at capacity. Connect Austin Studios campus with newly installed Mueller Development city sewer taps, ensuring future sustainability.

- Drainage - Improve existing drainage to eliminate ponding and install a new swale which will push additional drainage to retention pond.
- Tarmac Repair - Repair of existing asphalt pavement to rectify cracking and fill major potholes.
- ADA – Currently there is no accessible connection between public transportation, 51st Street sidewalk and Austin Studios campus. Plans include construction of a pedestrian gate and creating a route to the public way.
- Safety and Security - adequate exterior lighting and perimeter fencing.

Process for arriving at this request:

1. 2009 in-depth Facilities Assessment by Facilities Engineering Associates, P.C. under supervision of Steinbomer, Bramwell & Vrazel, Architects; updated to 2014 dollars with 15% bond administrative fee included
2. Followed by stakeholder engagement, including: formation of a 30-member Creative Media Hub Task Force; two film community and educator Town Hall meetings and a Videogame Industry Leaders Roundtable; one-on-one interviews with top filmmakers in Austin and a web-based discussion forum.
3. Followed by space allocation: Scenario planning was based upon current demand, stakeholder input, and pro forma budget through multiple iterations.
4. Prioritization: Pro bono team of architects, project managers, accountant and lawyer drove prioritization exercises with AFS Facilities Committee and staff.
Criteria included:
 - a. Space allocation
 - b. Items that have exceeded or are at the end of their expected service life
 - c. Life / safety and code issues
 - d. Feedback from production
 - e. Business priorities

Total need of \$16.5 million was whittled down to current request.

Cultural Amenities: No cultural amenities are included in this request. AFS will conduct a capital campaign for \$2.5 to \$2.9 million, to improve its “public face” to include screening rooms and classrooms. This will invite artists, youth and the general public to screenings, classes, tours, field trips, and networking events. AFS will collaborate with other media arts organizations such as Cine Las Americas, Austin School of Film, Texas Archive of the Moving Image and Austin Gay and Lesbian International Film Festival. The City of Austin selected Austin Studios for its 2012 Our Town proposal to the National Endowment for the Arts, to kick-start this process.

FURTHER EXPLANATION, DETAILS, MAPS AND FEEDBACK FORUMS CAN BE FOUND AT:

WWW.AUSTINFILM.ORG/EXPANSION

AUSTIN STUDIOS FACILITY NEEDS TOP SHEET

Campus Infrastructure

Water Line - Tap into City's 16" Water Line (to support code-required fire suppressions systems)	\$	17,237
Sanitary Sewer, Water, & Storm water Connections w/Meters to Philomena	\$	391,753
Drainage (per code) - north of Stage 5	\$	18,701
Drainage (per code) - east of Stage 3	\$	22,442
Tarmac Repairs (per code)	\$	84,156
Seal Coat & Stripe Parking Lots (per code)	\$	11,221
Main Gate Fencing Improvements	\$	25,660
Automated Gate - between Stages 1 & 2	\$	28,052
Security Lighting	\$	18,701
Security Cameras	\$	67,325
Fencing & Screening - Construct Perimeter Wall (south edge of campus per City requirements)	\$	72,474
Fencing & Screening - Construct Perimeter Wall (north edge of campus)	\$	12,156
Fencing & Screening - Construct Perimeter Wall (west edge of campus)	\$	25,464
Fencing & Screening - Construct Perimeter Wall (east edge of campus)	\$	23,505
ADA Pathway / Sidewalks along 51st Street (5 feet wide, concrete)	\$	68,557
	\$	887,403

NATIONAL GUARD BUILDING IMPROVEMENTS

Code Compliance	\$	3,033,520
Rentable Condition/Improvements Needed to Lease	\$	2,235,852
Paved Bridge/Connection to NG Site	\$	61,582
Access/Connection to Tilley Street w/Regarding for Trailer-Tractor Access	\$	651,630
Stormwater Pond (to account for additional construction, parking, and access paths)	\$	151,368
IT Infrastructure Upgrades (outside plant/general campus) - Connection to NG Building	\$	10,969
	\$	6,144,921

STAGE 3 IMPROVEMENTS

HVAC Upgrades - Purchase Package Units from Austin Energy	\$	430,928
HVAC Upgrades - Install Reducting to Improve System Performance & Reduce Energy Consumption	\$	170,992
Electrical Upgrades	\$	69,697
HVAC Upgrades - Additional Capacity (Have 50tons, need 200tons)	\$	352,578
	\$	1,024,195

STAGE 5 IMPROVEMENTS

HVAC Upgrades - Purchase Package Units from Austin Energy	\$	430,928
HVAC Upgrades - Install Reducting to Improve System Performance & Reduce Energy Consumption	\$	170,992
Electrical Upgrades	\$	331,059
HVAC Upgrades - Additional Capacity (Have 50tons, need 200tons)	\$	352,578
	\$	1,285,557

TRAILERS & TRAILERS INFRASTRUCTURE

Water Line Upgrades - Additional Capacity at Trailers	\$	20,621
Sanitary Sewer Upgrades - Additional Capacity at Trailers	\$	13,894
Electrical Upgrades - Add Capacity at Trailers	\$	26,507
IT Infrastructure Upgrades (outside plant/general campus - Additional Capacity at Trailers)	\$	8,848
Decking - Repair Existing	\$	20,200
Bungalow D Code Compliance	\$	41,022
Decking Extension	\$	34,916
Landscaping and energy-efficient shade Improvements	\$	39,962
	\$	205,970

TOTAL \$ 9,548,046

Source material: Facility Engineering Associates, 2009 Feasibility Study for Texas National Guard Armory Building, Steinbomer, Bramwell & Vrazel, Architects, Broadus and Associates, ESPERO Planning & Design Studio, Austin Energy