

AUSTIN STUDIOS FACILITY NEEDS SUMMARY

Executive Summary

While Austin Studios has been successful as a facility for film, television, and multimedia, the campus needs improvements to infrastructure for security, wayfinding, ADA access, water, power, and HVAC. As AFS takes over the city-owned National Guard Armory, significant modifications and upgrades are required to make the building code compliant and ready it for rental. The goal is to increase film and TV production and serve small businesses and artists for job creation and economic development.

Campus Infrastructure

Water Line Upgrades - 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 and design guidelines)	\$	72,474
Fencing & Screening - Construct Perimeter Wall (north edge of campus to secure Stage 1, Stage 2, and Red Building)	\$	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 & Deferred Maintenance	\$	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 (Assumed trench w/fiber)	\$	10,969
	\$	6,144,921

STAGE 3 IMPROVEMENTS

HVAC Upgrades - Install Reducing to Improve System Performance & Reduce Energy Consumption	\$	106,421
Electrical Upgrades	\$	24,432
	\$	130,853

STAGE 5 IMPROVEMENTS

HVAC Upgrades - Install Reducing to Improve System Performance & Reduce Energy Consumption	\$	106,421
Electrical Upgrades	\$	24,432
	\$	130,853

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
Detour Trailer Code Compliance	\$	41,022
Decking - Extend	\$	34,916
Landscaping/Shade Improvements	\$	39,962
	\$	205,970

TOTAL \$ 7,500,000

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

July 2012

Austin Film Society 2012 Bond Request

2012 Bond Request: \$7.5 million

- Basic code compliance, roof, plumbing, HVAC and electrical repair needed to bring the National Guard Armory to a basic rentable condition.
- Perform upgrades to Stage 3 and Stage 5 existing HVAC.
- Essential lot-wide infrastructure improvements include water, sewage, drainage, tarmac repair, and improved ADA access.

Total need of \$16.5 million was whittled down to current request. If City gives us less we will work to fill the gap like we did in 2006, when our need was \$11 million and we got \$5 million.

National Guard Building: 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.

Production History & Economic Impact:: 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. Since inception, productions based at Austin Studios have brought \$1.3 billion to Austin's economy.

Leverage: AFS has invested \$3.2 million in the property since inception. AFS plans to raise \$3 million for Exhibition & Visitor Center. 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, 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.

Track Record and Return on Investment: 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 MACHETE and most recently ABC Family's "The Lying Game."