

# TEXAS FACILITIES COMMISSION CAPITOL COMPLEX PHASE I – PARTICIPATION REQUEST

CITY COUNCIL BRIEFING – JUNE 20, 2017



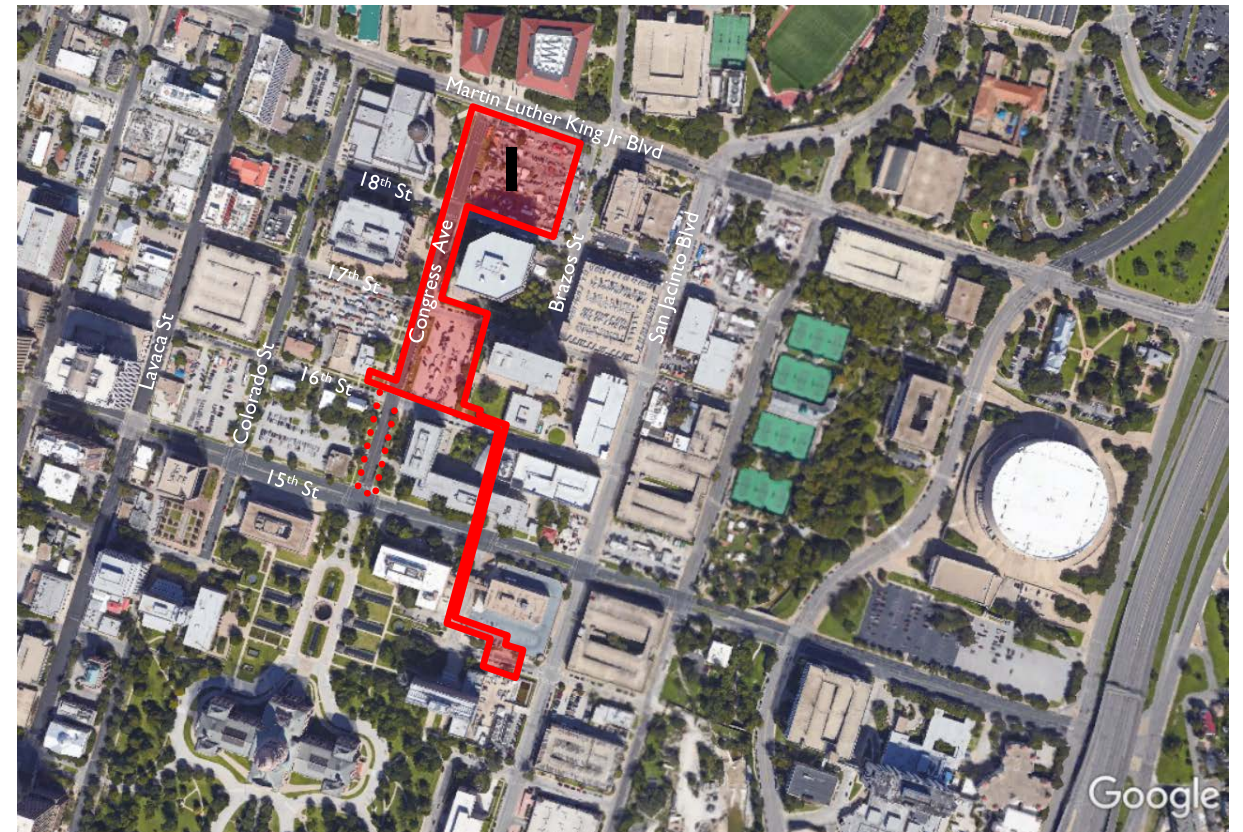
# PURPOSE

- Overview of Phase One of the 2016 Capitol Complex Master Plan project
- Summary of State Asks
- Authorization to negotiate an interlocal between the City of Austin and the Texas Facilities Commission



# PROJECT OVERVIEW: PHASE ONE

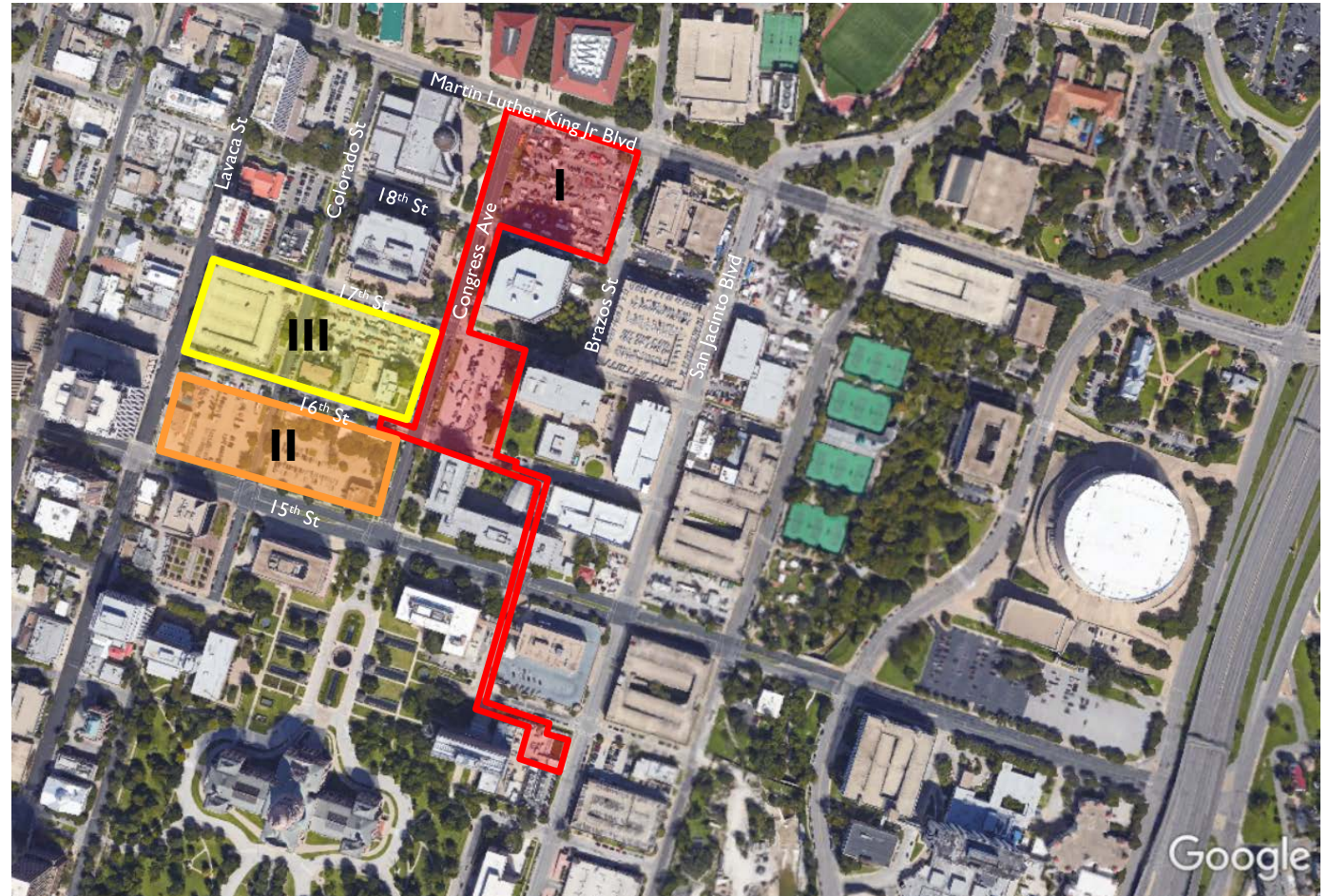
- Texas Facilities Commission is developing Phase One of the 2016 Texas Capitol Complex Master Plan
- \$581 million State investment in the revitalization of a public space
- Phase One includes the construction of:
  - ❑ a pedestrian-oriented “Texas Mall”
  - ❑ two new office buildings to be located at 1601 and 1801 North Congress Avenue
  - ❑ an underground parking garage below North Congress Avenue, extending from 16<sup>th</sup> Street to Martin Luther King Jr. Boulevard
  - ❑ a Central Utility Plant expansion at the existing Sam Houston State Office Building located at 201 East 14<sup>th</sup> Street
  - ❑ new underground utility tunnels extending from the Central Utility Plant expansion to the new building at 1801 North Congress Avenue
  - ❑ underground utility installations and relocations in support of the Project











# PROJECT OVERVIEW: FUTURE PHASES (TWO AND THREE)

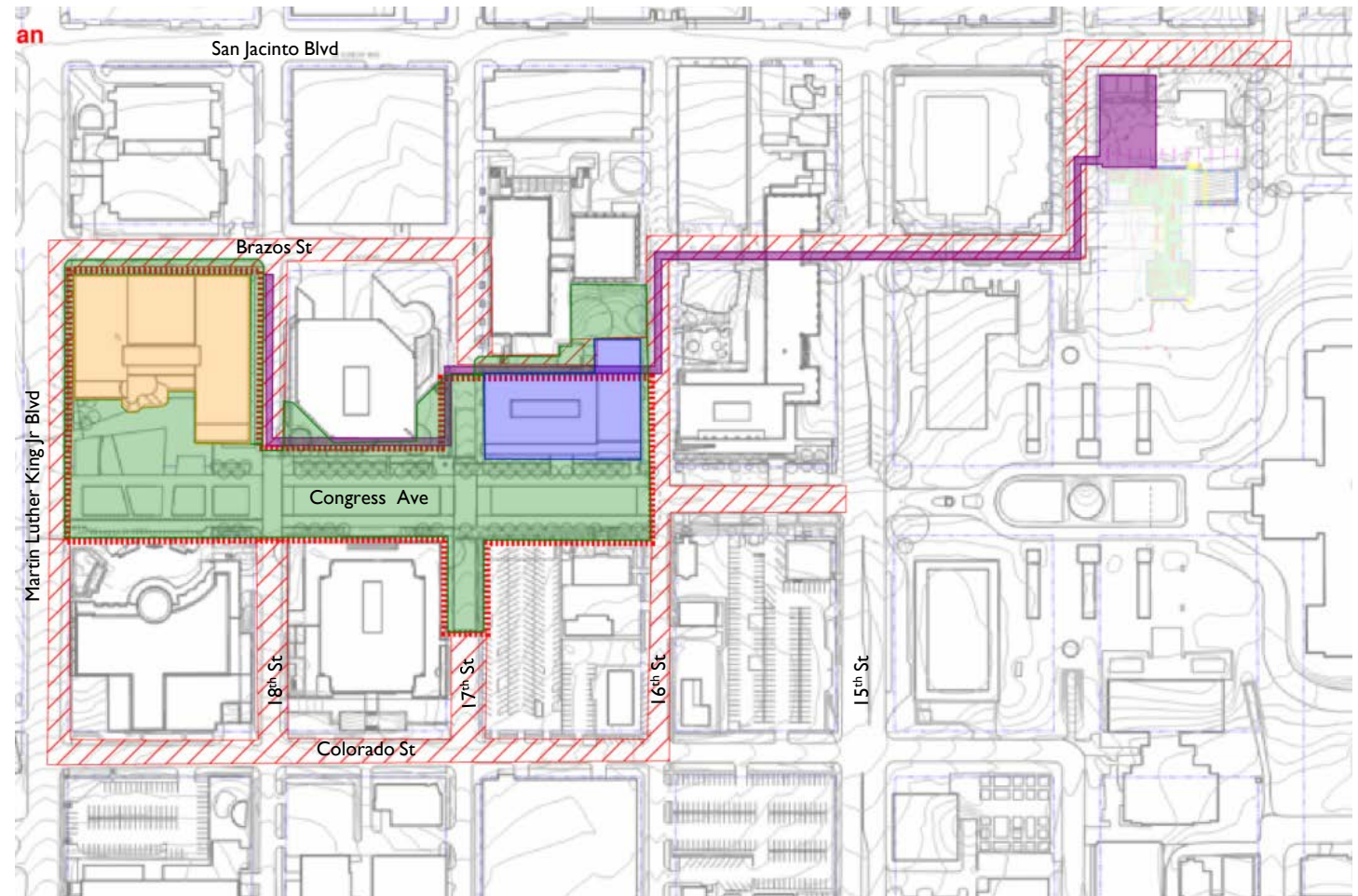
- Capitol Complex Project: Phase Two
  - Renovation of the 4<sup>th</sup> Block of Texas Mall
  - Two new State Office Buildings (approx. 500k new SF)
- Capitol Complex Project: Phase Three
  - Two new State Office Buildings (approx. 500k new SF)



# PROJECT OVERVIEW: PHASE ONE PACKAGING

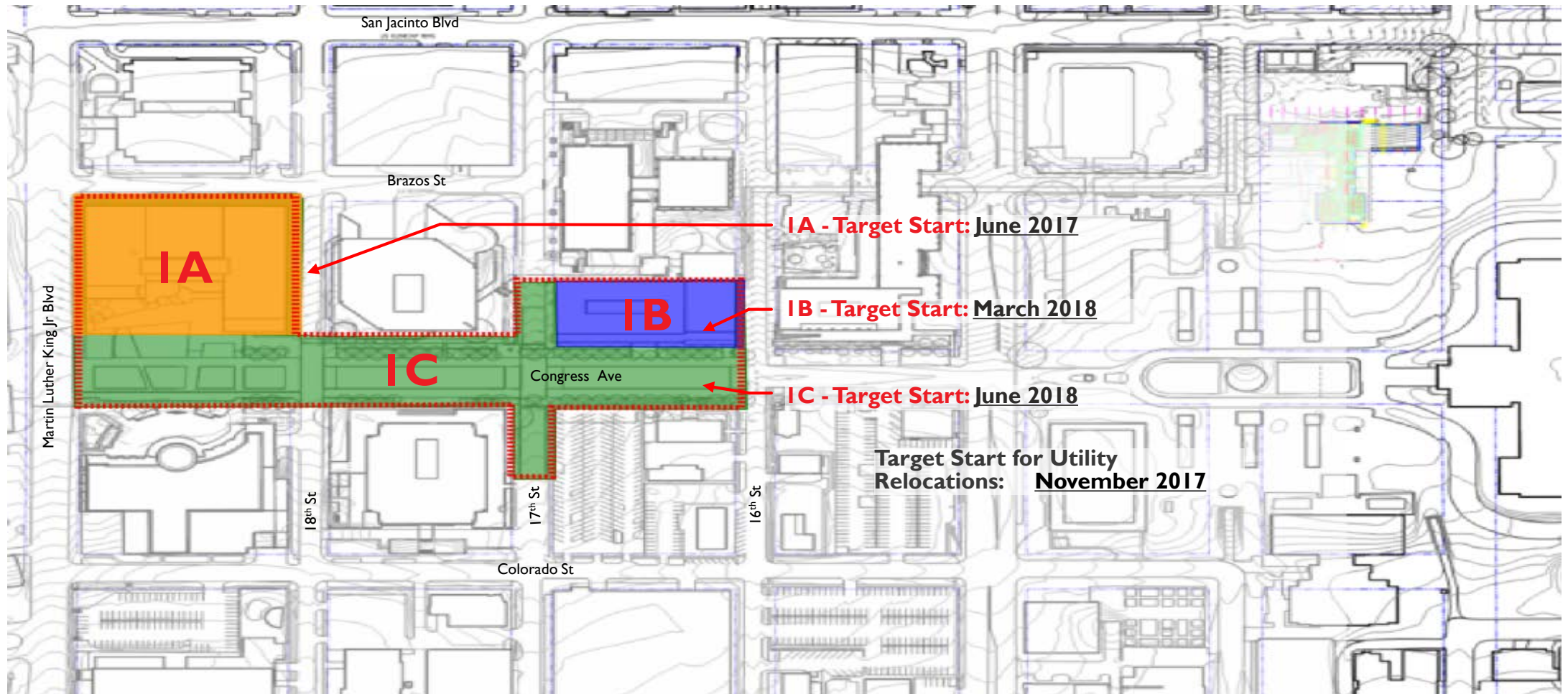
- Phase One will be executed through six separate design and construction packages and sub packages.

-  Package 1  
Excavation
-  Package 2  
Site Utilities
-  Package 3  
Central Utility Plant and Tunnel (CUP)
-  Package 4  
1801 Congress Building
-  Package 5  
1601 Congress Building
-  Package 6  
Texas Mall and Garage





# PROJECT SCHEDULE: PHASE ONE – PACKAGE ONE



# STATE ASKS

- Expedited process
- Waiver of utility tunnel easement and right-of-way usage fees
- Conversion of 16<sup>th</sup>, 17<sup>th</sup>, and 18<sup>th</sup> Streets to two-way
- Vacation and conveyance of Congress Avenue and 17<sup>th</sup> Street Right-of-Way in the project area



# STATE ASKS: EXPEDITED PROCESS

- Assignment of a City of Austin project team to coordinate all City responsibilities for the project and ensure continuity
- Ensure that review, inspection, and processing of all aspects of this project are a priority
- Allow specialized sequencing of work on a per package basis
- Allow participation in the General Permit Program





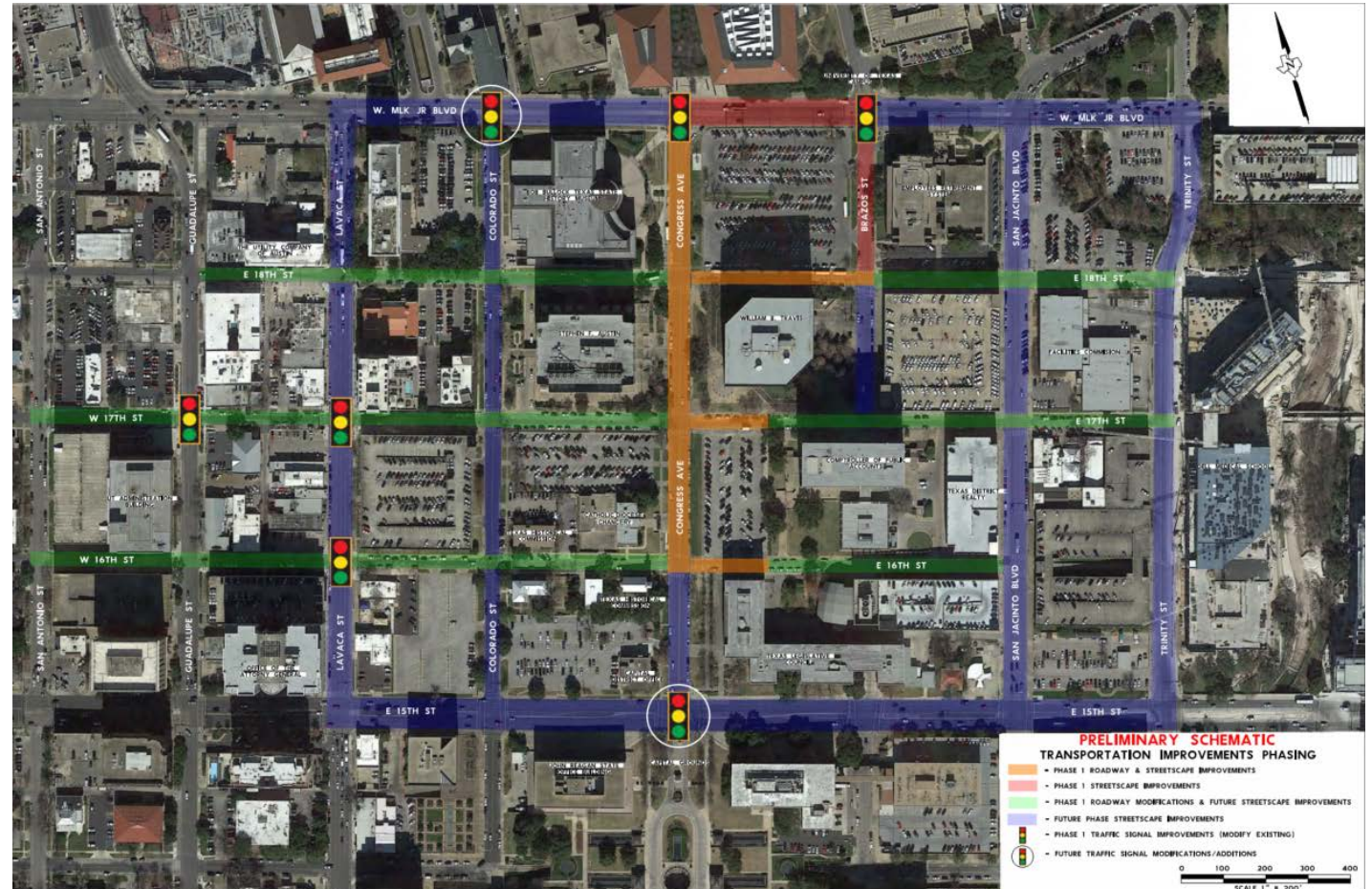
# STATE ASKS: WAIVER OF EASEMENT AND USAGE FEES

- Estimate: \$6.9M
- Fee types include:
  - Utility Tunnel Easement Fees
  - Right-of-Way Usage Fees



# STATE ASKS: TWO-WAY CONVERSION

- Conversion of 16<sup>th</sup>, 17<sup>th</sup>, and 18<sup>th</sup> Streets to two-way
- Traffic lights, signage, and pavement striping to be modified
- Will be implemented prior to closing Congress to cross traffic
- **Site Improvements** (internal to site and/or primarily driven by project traffic):
  - ❑ \$775,000 – two-way conversion of 16<sup>th</sup>-18<sup>th</sup> St. and a new signal at Colorado and MLK
  - ❑ \$1,300,000 – four internal signals and new turn lanes (future project phase)
- **System Improvements** (external to site and/or shared by non-project traffic)
  - ❑ \$740,000 – two signals and lane upgrades (future project phase)
  - ❑ COA & TFC – proportionate cost share





# STATE ASKS: CONGRESS AVENUE VACATION

- Vacation and conveyance of Congress Avenue and 17<sup>th</sup> Street Right-of-Way in the project area
- Texas Government Code §2166.052 provides for vacation of right-of-way for a “reasonable value”
- Heritage trees have been identified within this boundary and are planned for removal



# PROJECT CONSIDERATIONS

- Expedited process
- Waiver of Easement and Usage Fees: \$6.9M
- Two-way Conversion: Proportionate Cost Share of System Improvements
- Congress Avenue Vacation/ Tree Impacts: To be determined





## NEXT STEPS

- June 22, 2017: Authorization to negotiate an interlocal with the Texas Facilities Commission
- Future date: Return with a negotiated interlocal

# QUESTIONS?

