Item 11

Item

Real Property Acquisition for Austin Energy Headquarters

Electric Utility Commission March 11, 2019

AEHQ: Building Upon a New Approach

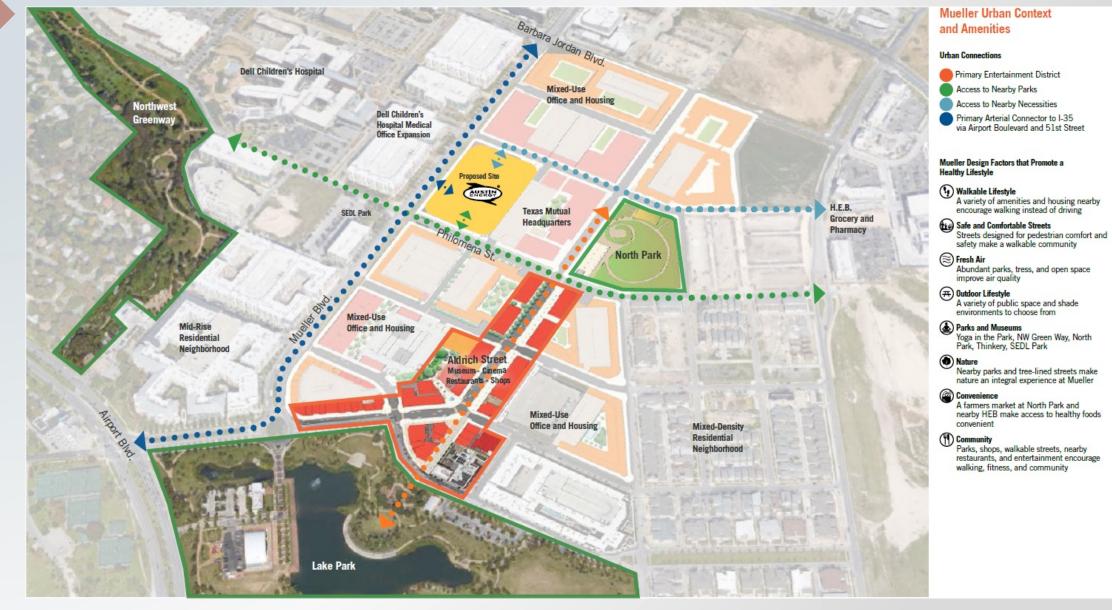
- COA in need of 800,000-1 million square feet of office space
- Reduce reliance on expensive lease space and also centralize functions
- Competitive RFP real-estate process resulted in positive pricing
 - Advantageous during the Exclusive Negotiating Agreement effort
- Ease of Transaction

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- Transfers risk to developer; provides certainty and efficiency for City
- Adheres to City Policy objectives
- Expedited Schedule
 - AE HQ: Initiation of selection to groundbreaking approximately 15 months
 - Building completion: approximately 20 months
 - Typical COA large project timeline: 6-7 years

Selected Property Mueller

AE HQ at Mueller



AEHQ: Terms

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- 275,000 Square Foot Class A Office Building
 - Accommodate 1,100 + employees
 - Expandable to 375,000 square feet
 - Centralizes all functions
 - Employee Locker rooms
 - 20 EV charging spaces with infrastructure for expansion
 - Customer-oriented experience for 1st Floor Layout
 - Community event/meeting space

• Goal of AEGB 5-Star/LEED Platinum rating

- AEGB 4-Star/LEED Gold miniumum
- Rooftop solar (400kw, 12-15% of total energy consumption)





AEHQ: Terms

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Other Provisions

- MBE / WBE
- Prevailing & Living Wage Program
- Worker Safety Training Program/Better Builder
- Apprentice program
- Well Building



Additional Benefits

- Located within a Town Center with good transit access/safe pedestrian egress
- Childcare and wellness facilities in the area
- Austin Energy chilled water system
- Allows sale/lease of AE properties (TLC & E. Riverside)
- Mueller is a LEED Neighborhood/Pecan Street



Timeline

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• Council: Approved negotiation and execution of Purchase & Sale Agreement and funding – December 13, 2018. Negotiations still underway.

- Design/Site Plan & Permitting by Seller Fall 2018/Spring 2019
- Groundbreaking Spring 2019
- Closing on Property/Move-In Winter 2021

AE HQ at Mueller

Questions?