



Municipal Building Renovation Plans

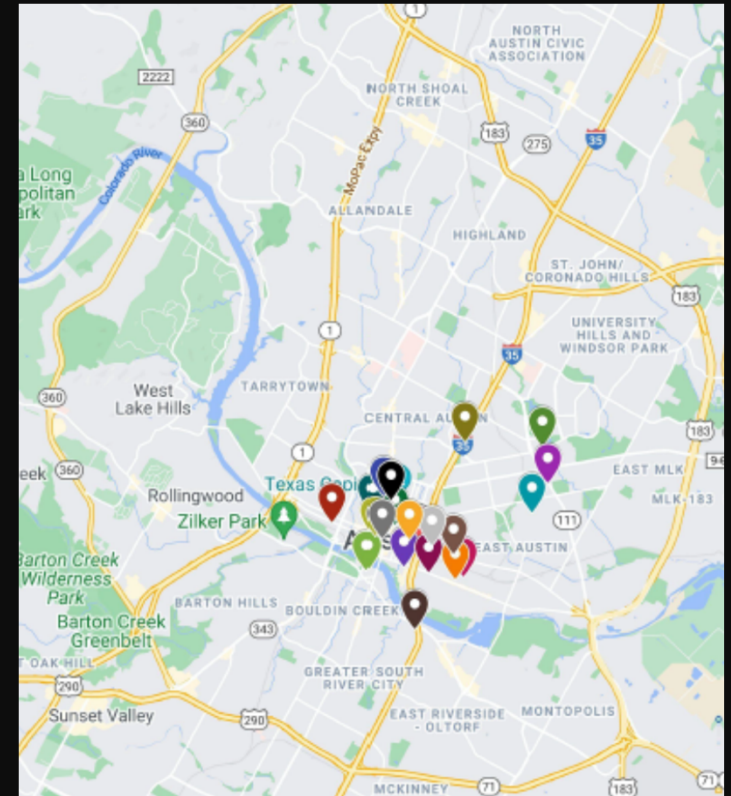
January 25, 2022

DACC Facility History

- Previously located at 719 East 6th Street (Lease expired)
- Currently located in One Texas Center on a temporary basis
- In search of permanent facility
- Resolution 20180215-048 directed staff to:
 - Identify options for the relocation of the Downtown Austin Community Court (DACC)
 - Locate it on or near a transit line, within the geographic boundaries specified by City Code Section 2-10-32(A)
 - Include parking options for employees and jurors as well as storage space for vehicles and equipment use for community service
 - Include the possibility of co-locating Austin Municipal Court windows and additional services for the populations served

Permanent Location Search Process

- 22 sites considered and assessed in the central Austin area
- Each site considered in varying degrees
- Facility/space options considered:
 - Existing City of Austin space
 - Acquire or build a facility to co-locate with other services in the downtown area
 - Public-private partnership (P3) transaction
 - Lease or lease to purchase



Recommendation: Municipal Building

- Located at 124 West 8th Street
- Original structure built in 1858 with numerous renovations/rebuilds over the years
- Current configuration was built in 1938
- Building exterior designated an Austin landmark in 2002
- 48,900 square feet
 - Basement contains 9,000 sq. ft plus 13,300 sq. ft. each on first through third floors
- Currently occupied by Financial Services Department staff
- DACC would utilize first floor and majority of second
- Public Works plan allows DACC to occupy the building in 22 months
- Building requires a comprehensive renovation

Location Advantages

- Resolution 20200521-095 directed staff to review the portfolio of city-owned buildings for properties that may be suitable for cultural uses
- The entire 3rd floor and a portion of the 2nd floor can be made available for cultural/non-profit space uses
- Currently collaborating with the Austin Economic Development Corporation on opportunities

Estimated Project Budget and Funding



| Cost Category | Amount |
|---|---------------------|
| A/E and Professional Services | \$4,325,600 |
| Building Abatement | \$290,000 |
| Art in Public Places | \$446,700 |
| Construction | \$17,550,000 |
| Project Contingency | \$2,482,700 |
| Escalation Cost | \$1,905,000 |
| TOTAL* | \$27,000,000 |
| Estimated additional \$500,000 for Furniture, Fixtures, & Equipment (FFE) | |
| Funding Source: Certificates of Obligation | |

*Assumes a LEED I+C Certification Goal

Next Steps

- Request for Council approval of design-build alternative delivery method in January/February
- Relocate Financial Services staff
- Asbestos and lead abatement
- Comprehensive renovation of building