



Travis County Commissioners Court Agenda Request

Meeting Date: August 28, 2012

Prepared By/Phone Number: Leslie Stricklan, AIA, Senior Project Manager, FMD, 854-4778

Dept. Head: Roger A. El Khoury, M.S., P.E., Director, FMD, 854-4579

County Executive: Leslie Browder, Planning and Budget, 854-9106

Sponsoring Court Members: County Judge Sam Biscoe

A handwritten signature in blue ink, appearing to read "Roger El Khoury", with a stylized "HB" or similar initials below it.

AGENDA LANGUAGE:

CONSIDER AND TAKE APPROPRIATE ACTION ON THE FOLLOWING SPACE ALLOCATIONS FOR THE RENOVATION OF THE NED GRANGER BUILDING, PURSUANT TO THE CENTRAL CAMPUS FACILITIES MASTER PLAN AND THE RECENT RELOCATIONS OF SEVERAL COUNTY OFFICES AND DEPARTMENTS FROM THE GRANGER BUILDING TO THE 700 LAVACA BUILDING:

- A. APPROVE ALLOCATION OF ALL OFFICE SUITES ON THE 2ND FLOOR TO THE DISTRICT ATTORNEY.
- B. APPROVE ALLOCATION OF OFFICE SUITE 100A ON THE 1ST FLOOR, AND ALL OFFICE SUITES ON THE 3RD, 4TH, AND 5TH FLOORS TO THE COUNTY ATTORNEY.
- C. APPROVE ALLOCATION OF THE FORMER COMMISSIONERS COURTROOM TO BECOME A LARGE CONFERENCE ROOM.
- D. APPROVE ALLOCATION OF OFFICE SUITE 110 AND 140 TO THE RECORDS MANAGEMENT AND COMMUNICATION RESOURCES LAW LIBRARY/SELF HELP CENTER.
- E. APPROVE RELOCATION OF THE CAFETERIA FROM THE 3RD FLOOR TO THE 1ST FLOOR AND APPROVE ALLOCATION OF SUITE 160 ON THE 1ST FLOOR FOR THE CAFETERIA.

BACKGROUND/SUMMARY OF REQUEST:

This agenda item seeks formal Commissioners Court approval of updated space allocations at the Ned Granger Building ("Granger") in accordance with the renovation and reuse proposals as outlined in the Central Campus Facilities Master Plan ("CCFMP") Final Report dated March 2012 (Refer to Attachment 1):

- Provide space for the County Attorney to meet current and growth needs projected through 2025, and also space for the District Attorney's Special Prosecution section, until future developments expand facilities nearer to the Criminal Justice Center.
- Convert the Commissioners Courtroom on the 1st floor into a "campus amenity" conference room.
- Relocate the "building amenity" cafeteria from the existing 3rd floor location to the 1st floor former suite of the County Treasurer.
- Retain and expand the consolidated Law Library and Self Help Center on the 1st floor until the completion of the proposed new Civil and Family Courthouse.

STAFF RECOMMENDATIONS:

Recently various General Government offices and departments completed moving from Granger to the 700 Lavaca Building, allowing the commencement of phased renovations at Granger. Facilities Management Department (FMD) has worked with the County Attorney, District Attorney and Law Library/Self Help Center to update their space needs program for Granger renovations. FMD has tested the proposed space allocations through planning studies and confirmed with the affected offices/departments that these space allocations will appropriately address their programmed space needs as noted above. Refer to Attachment 2 for a summary of the proposed space allocations. FMD recommends that Commissioners Court approve the proposed Granger space allocations.

ISSUES AND OPPORTUNITIES:

The relocation of the cafeteria from the 3rd floor to the 1st floor is recommended because the new location:

1. Will provide for more functional and attractive space, with better preparation, storage, serving and seating areas, and natural light.
2. Will be more visible and accessible to staff and visitors.
3. Will be more efficient for deliveries and trash removal.
4. Will be easier to maintain and minimize leak problems.
5. Will allow for more efficient use of 3rd floor office space.
6. Will create active "storefront" along the sidewalk as advocated by the Downtown Austin Plan to improve the pedestrian environment, plus option for possible outdoor seating.

Refer to the separate agenda posting for August 21st for the results of the recent County staff survey showing the demand for and suggestions for improving cafeteria services in Granger.

FISCAL IMPACT AND SOURCE OF FUNDING:

The Commissioners Court approved funding in FY2012 for the building core improvements for HVAC, fire sprinkler and fire alarm systems and renovation of the 2nd floor. In FY2013, FMD is requesting funding to renovate the 1st, 4th and 5th floors. The funding for the 3rd floor renovation will be requested in a future year.

ATTACHMENTS/EXHIBITS:

1. Planning for Granger as shown in the Central Campus Facilities Master Plan Final Report - Part 2, Chapter 4, p.59 and Chapter 5, p. 109-112.
2. Summary of Proposed Granger Space Allocations

REQUIRED AUTHORIZATIONS:

N/A

Copies to:

The Honorable Rosemary Lehmborg, District Attorney

The Honorable David Escamilla, County Attorney

Gregg Cox, District Attorney's Office

Vickie Skinner, District Attorney's Office

Steve Capelle, First Assistant County Attorney

Jim Collins, Executive Assistant County Attorney

Steven Broberg, Director, Records Management and Communications
Resources Department

Lisa Rush, Law Library Manager

Walter LaGrone, Information Technology Director, Information Technology
Services

Leslie Browder, County Executive Planning and Budget Office

John Carr, Administrative Director, Facilities Management Department

Gabriel Stock, AIA, LEED-AP, Senior Architectural Associate, Facilities
Management Department

Belinda Powell, Strategic Planning Manager, Planning and Budget Office

CHAPTER 4 PHASING PLAN

MILESTONE 1 (cont.)

Building Project:

RENOVATE GRANGER BUILDING

Department Moves:

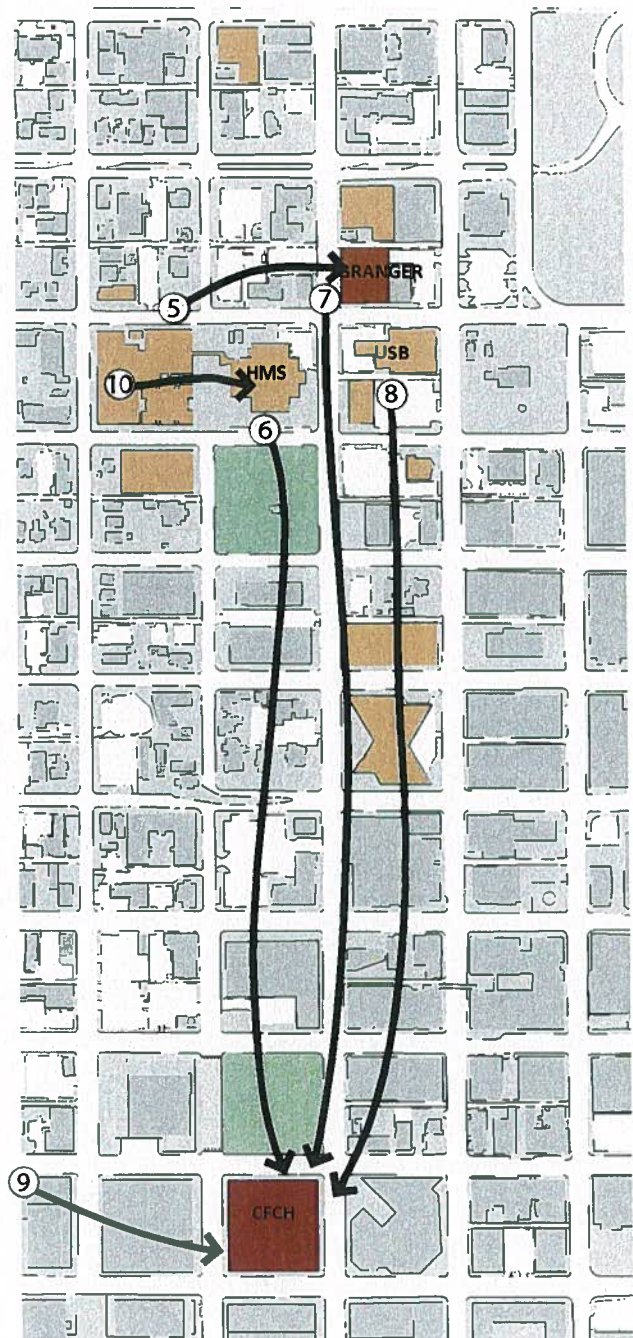
- Relocate a portion of the District Attorney office (White Collar and Environmental) from Gault to Granger and expand District Attorney and County Attorney within Granger

Building Project:

BUILD CIVIL & FAMILY COURTHOUSE (CFCH)

Department Moves:

- Relocate Civil Courts, County Clerk (Civil), and District Clerk from HMS Courthouse and move Probate Courts and County Clerk (Criminal and Probate) from HMS Courthouse to CFCH temporarily during renovation of HMS Courthouse. District Attorney will have a beach head* in CFCH.
- Relocate the Law Library and Self Help Center from the Granger Building. ~~(Completed in 2011)~~
- Relocate Domestic Relations from USB
- Relocate Attorney General IV District Child Support Court and other support agencies from offsite locations
- Move Criminal Courts Administration, Tax Assessor – Collector’s Office, District Clerk (administration and criminal functions) from CJC to HMS Courthouse temporarily. Establish County Clerk beach head at HMS.



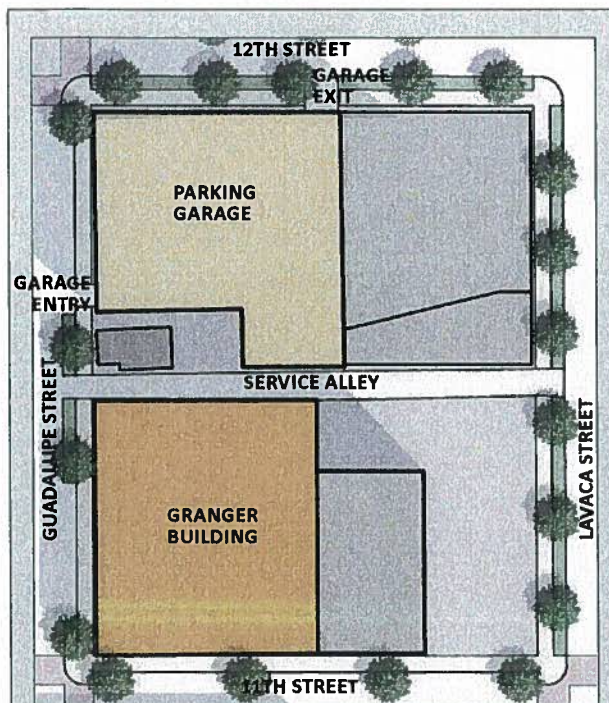
LEGEND

- New Construction
- Renovation/Fit Out
- Demolition/Vacate
- Other Travis County Buildings

* A “beach head” location refers to a small outpost that hosts appropriate functions of a department that is primarily based in another

CHAPTER 5 PROJECT DESCRIPTIONS

GRANGER BUILDING & GARAGE



PHASE	TYPE
Milestone 1	Renovation

SIZE

- Building: 110,000 GSF; 5 stories
- Garage: 204,600 GSF (372 spaces); 8 stories

MAIN USE

Offices and staff parking

BUDGET ESTIMATE

Granger Building

Direct Construction Cost: \$16,500,000
 Total Project Cost (TPC): \$23,133,000
 TPC Including Escalation: \$23,648,000
 Cost/SF: \$150.00

Granger Garage

Direct Construction Cost: \$1,637,000
 Total Project Cost (TPC): \$2,295,000
 TPC Including Escalation: \$2,644,000
 Cost/SF: \$8.00

PROJECT DESCRIPTION

The Ned Granger Administration Building and Parking Garage projects involve renovating the interior office space of the Granger Building once the current General Government tenants move out (most current tenants will relocate to the 700 Lavaca Building), upgrading the plumbing and HVAC systems for the entire 110,000 GSF building, and upgrading the parking garage.

The building serves an important function over the 25 year Facilities Master Plan as it provides swing-space for Courts and General Government entities. This is key to making the interim milestones work. The building will also provide space for the County to expand into beyond the 2035 space need projection.

Built in 1953, the building has a rectangular shaped floor plan and a core and shell plan typical of mid-century Modern buildings. In this regard, the building possess a functional and flexible office floor plan layout. However, the deep floor plates prohibit access to natural daylight.

The building is in poor condition and needs several costly upgrades in order to make it a useful building for the County in the future. The following are the main priorities for updating the building:

- Upgrade the cooling tower (Planned for 2012)
- Upgrade the HVAC system with a modern, energy-efficient system (Planned for 2012)
- Replace the main electrical switch
- Upgrade the fire alarm system and add fire sprinkler system (Planned for 2012)

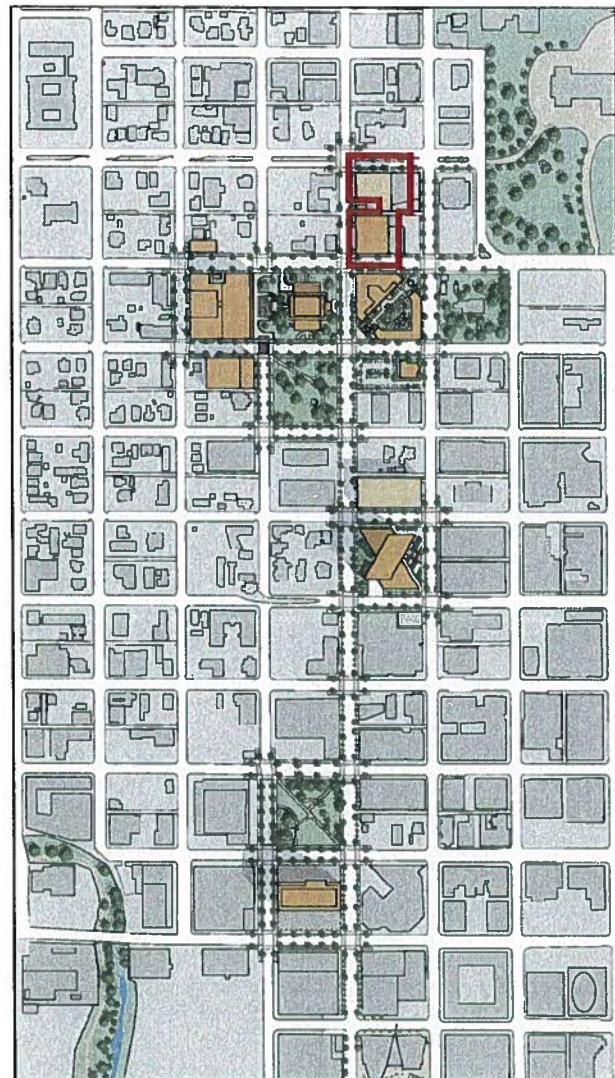
CHAPTER 5

PROJECT DESCRIPTIONS

- Upgrade the restrooms, including fixtures and drinking fountains, to be ADA accessible (Planned for 2012-2013+)
- Renovate tenant office space as current departments relocate to other buildings (Planned for 2012-2013+)
- Upgrade the IT Infrastructure (Planned for 2012-2013+)

The building occupies the entire site (built to the zero-lot-line), and helps define the urban street wall in a positive way. However, the sidewalk that skirts the perimeter of the block is tight, lacks vegetation, and is generally not a pedestrian friendly street-scape. This plan recommends that the County consider upgrading the street-scape to comply with the City of Austin's Great Streets program as described in the Campus Connectivity and Urban Design section of this plan. In conjunction with upgrading the sidewalk condition, the future uses on the first-floor should be high-visibility, public-oriented uses that engage the street and present a welcoming facade along the street edge.

The parking garage is in relatively good condition, but it needs some investment in renovating its exterior shell, treating the parking ramp floor, repairing or reinforcing structural members, and upgrading the fire protection system. The site around the garage will also require some street-scape upgrades to conform with the Great Streets program.

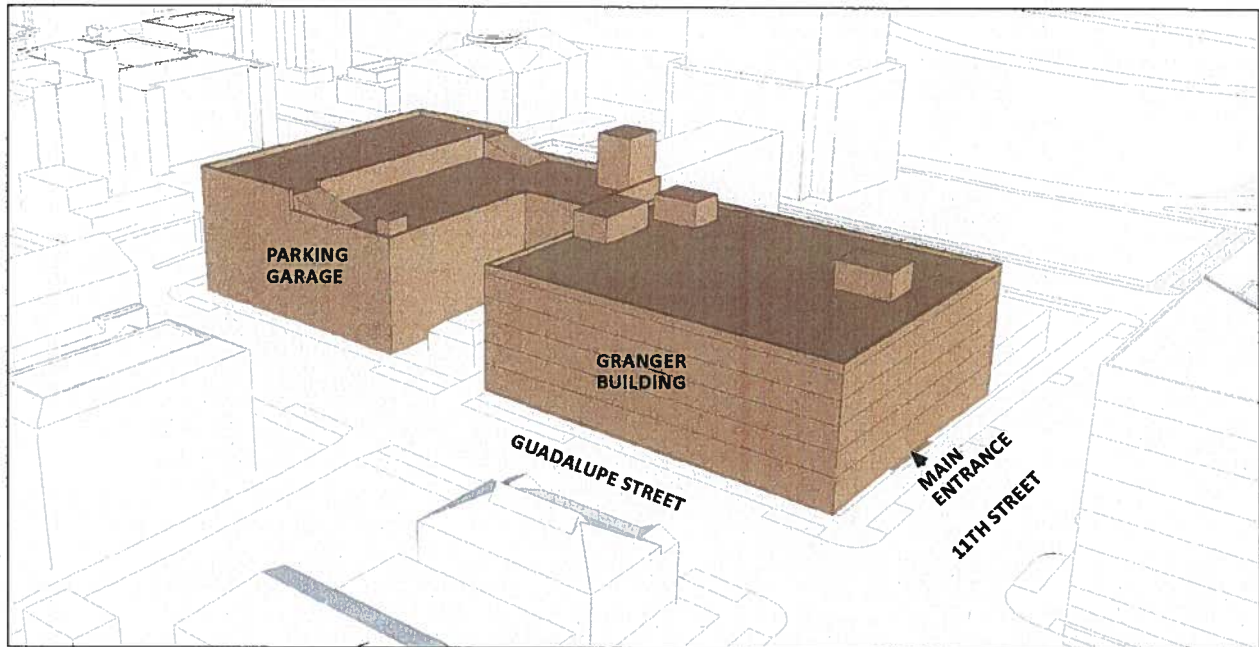


Central Campus Key Map



The Granger Building and Garage

CHAPTER 5 PROJECT DESCRIPTIONS

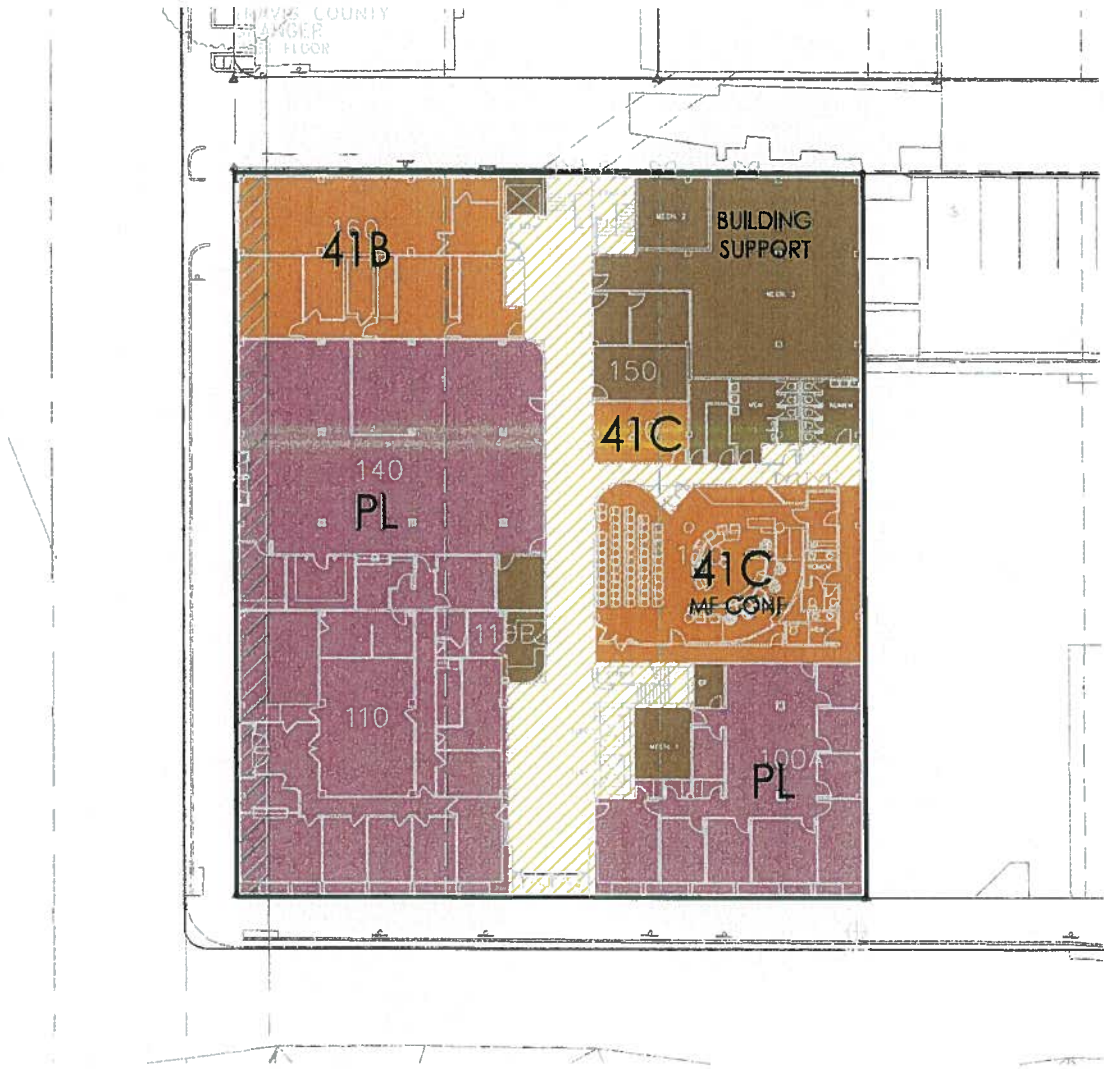


Aerial Diagram of Granger Building






GRANGER BUILDING - DEPARTMENT OVERVIEW		
MILESTONE 1	MILESTONE 2	MILESTONE 3
11. District Attorney (PIU, White Collar, Environmental Units)		
12. County Attorney		
	17C. Mental Health Public Defender	17C. Mental Health Public Defender
41C. Campus Amenities - General Government	41C. Campus Amenities - General Government	41C. Campus Amenities - General Government
Public Agency Lease Space	Public Agency Lease Space	Public Agency Lease Space
Cafeteria		

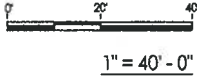
Note: Interim moves between the Milestones are covered in detail in Chapter 4: Phasing Plan

CHAPTER 5 PROJECT DESCRIPTIONS



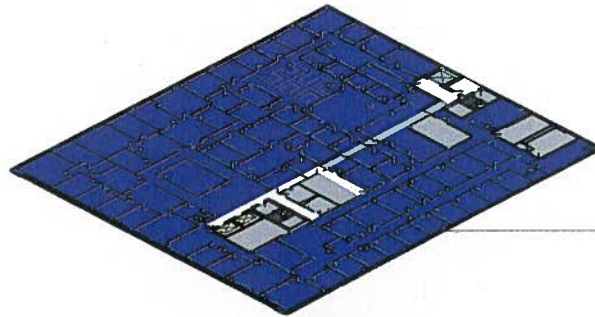
**GRANGER BUILDING - MILESTONE 3
BLOCKING DIAGRAM - FIRST LEVEL**

Departmental Space Allocation (NOSF)		
	PL Public Agency Lease Space	9,800 SF
	41B Building Ameneties	2,100 SF
	41C Campus Ameneties	2,500 SF
	Building Support	
	Public Circulation	



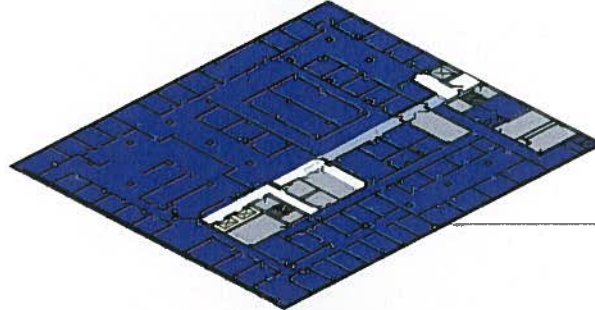
PROPOSED NED GRANGER SPACE ALLOCATIONS

5th FI



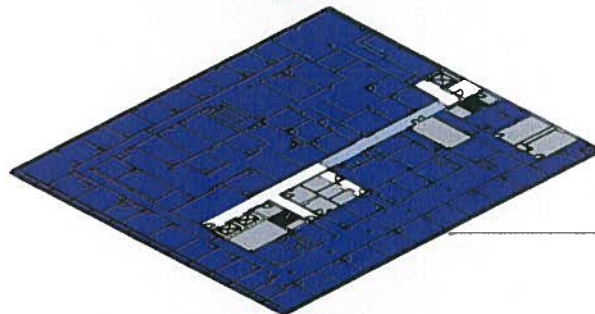
COUNTY ATTORNEY

4th FI



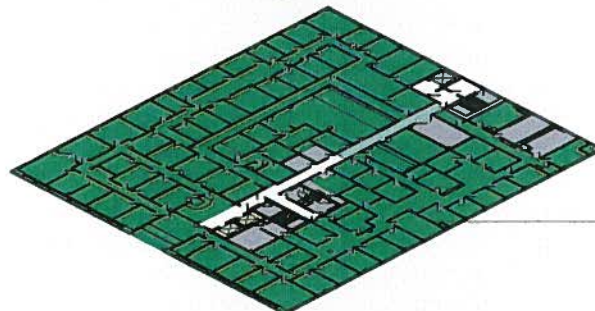
COUNTY ATTORNEY

3rd FI



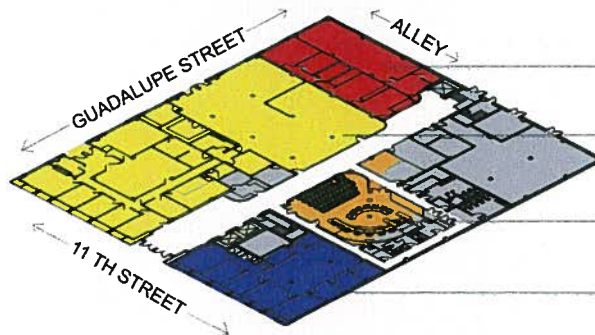
COUNTY ATTORNEY

2nd FI



DISTRICT ATTORNEY

1st FI



CAFETERIA

LAW LIBRARY +
SELF HELP CENTER

CONFERENCE

COUNTY ATTORNEY

ATTACHMENT 2 - PAGE 2
 PROPOSED GRANGER SPACE ALLOCATIONS

Floor	Suite/RM	Proposed Tenant / Function	Proposed Area	Previous Area	Net Increase	Prior Tenant
1	160	Cafeteria /Amenity	2,100	1,167	933	Treasurer
1	Com. Courtrm	Large Conf/Amenity	1,600	NA	1,600	Com. Courtrm
1	110, 140	Law Library & Self Help Center	7,465	3,410	4,055	RMCR Adm & Media
2	200/full floor	District Attorney-Special Prosecution	17,697	10,301	Note 1	Auditor
1	100A	County Attorney	1,160	1,160	0	County Attorney
3	300/full floor	County Attorney	17,800	16,660	1,140	County Attorney, Cafeteria
4	400/full floor	County Attorney	17,800	17,800	0	County Attorney
5	500/full floor	County Attorney	17,800	0	17,800	Commissioners, District Attorney
	<i>Note 1</i>	<i>DA space increase includes space to move staff from Gault to Granger</i>				