



Travis County Commissioners Court Agenda Request

Meeting Date: December 10, 2013

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

Sponsoring Court Members: County Judge Samuel T. Biscoe

AGENDA LANGUAGE:

Consider and take appropriate action regarding adjustments to the space program for the new Travis County District Attorney Office Building at 416 W. 11th Street, Austin, Texas.

BACKGROUND/SUMMARY OF REQUEST:

In December 2012, Travis County purchased the 0.5 acre corner property at 11th and San Antonio Street in downtown Austin for development of a future County office building for the District Attorney as the primary anchor tenant.

During the May 7, 2013 Voting Session, the Court approved the proposed facility to include 130,000 GSF office space on seven floors and 70,000 GSF underground parking structure on three levels. The approved project included two Grand Jury suites, a shared building amenity large conference room, ground floor retail space, and a tunnel connection to the Criminal Justice Center (CJC) complex.

At the October 22, 2013 Voting Session, the Court approved the contract award to the A/E firm of Page Southerland Page (PSP) for design services for the new office building and parking structure.

Since then, PSP has been working on confirming and completing the program and developing the schematic design. The program changes recommended below need clarification now in order for the A/E's to maintain their design schedule.

The District Attorney has expressed her support in removing the retail space from the space program in favor of using that area for necessary staff space. The A/E consultants agree with this change and have confirmed that the

retail space is not a City of Austin requirement for that site.

The District Attorney and the Presiding Judge of the Criminal Courts have expressed their desire and support for keeping the Grand Jury suites in the CJC rather than relocated to the new building.

STAFF RECOMMENDATIONS:

FMD recommends that the Commissioners Court:

1. Approve the removal of the retail space from the project space program. The building area programmed for the retail space is 1,500 SF. PSP has suggested converting this space to necessary programmed DA staff space.
2. Approve the programmed Grand Jury rooms (2,836 net square feet) to remain at the CJC rather than relocating to the new DA office building.

ISSUES AND OPPORTUNITIES:

Programming sessions for this project have been held between FMD and the DA's staff since August 2, 2013. The programming sessions were completed after the A/E team of PSP began working on the project. As a result of the programming efforts, it has been determined that the anticipated growth of the DA staff through the year 2025 will still fit comfortably in the building. But if staff growth occurs as anticipated, by the year 2035 it will be a tight fit. The complete finalized DA space program will be brought to Court for approval with the Schematic Design presentation on February 4, 2014.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

N/A

REQUIRED AUTHORIZATIONS:

N/A