Austin/Travis County Health and Human Services Department

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M E M O R A N D U M

TO: Mayor and Council

FROM: David Lurie, Director

DATE: November 13, 2009

SUBJECT: Historic Zoning Item related to HHSD Campus

The November 19, 2009 Council agenda includes second and third reading for historic zoning of the auditorium and gym at the HHSD Campus located at 7201 Levander Loop. It is recommended that Council deny historical zoning and direct the department to use alternative methods to commemorate the history of the school.

Background

On August 28, 2008, a request was brought by the HHSD to the Historic Landmark Commission (HLC) to approve the demolition of nine buildings at the HHSD Campus. The HLC approved demolition of seven of the nine buildings requested. They initiated a historic zoning request for the gym and auditorium. On December 18, 2008, that zoning case came before Council. The Department proposed an alternative of historic commemoration. Council approved historic zoning on first reading and instructed staff to continue to research options. We have conducted additional research as follows:

1. Review of grant funding available for historic preservation
2. Update the Public Works estimates for renovation of the structures
3. Review the proposed Art in Public Places Project with the Arts Commission and Arts in Public Places Panel
4. Expand the historical review of the Texas Deaf , Blind and Orphan School
5. Seek legal determination on the allowable land use for affordable housing

1. Review of Grant Funding. Staff researched potential grant funding for historic renovation of the auditorium and the gym. There were a number of issues identified with the available grant opportunities which included:

- Limited funding; highest grant amount found was $1 million
- Extensive match requirements for grant funding, including some that would not allow the match requirement to come from the grantee institution
- More of a focus on the humanities or historical exhibits

2. Public Works Estimates. Attached are the estimates prepared by the Public Works Department. The estimates for these two projects are $3.4 and $3.8 for the auditorium and gym, respectively. They have been reduced from a total of $8.4 million to $7.2 million based on current construction pricing. It should be noted that estimates for City projects include funding for Rolling Owner Control Insurance Program (ROCIP), Arts in Public Places, Contingency/Escalation costs and a higher cost level associated with minority vendor and community participation processes. For both of these buildings, additional square footage would be needed to make the buildings compliant with the Americans with Disabilities Act. These added costs have been included in these estimates.

3. Arts in Public Places (AIPP) Process. On February 2, 2009, a presentation was made by the Department to the Arts in Public Places Panel regarding the Campus and staff's alternate proposal for historical commemoration of both the architecture and the history of the school. The Panel voted to use the AIPP funds associated with the Animal Services Center project "to support the commission of artwork with historical reference on the campus". On March 16th, staff made a similar presentation to the Arts Commission and they voted to approve "Preliminary Direction for the Animal Services Center Art in Public Places Project".

4. History of the Texas Blind, Deaf, and Orphan School. See attached history prepared by Steve Sadowsky.

5. Legal Determination on Land Use, The Campus property was purchased for health-related uses through the City's debt financing, for which payments will finish in September 2022. After evaluating the legal covenants regarding purchase with Finance, Law and bond counsel, it was determined that using 6 acres of the tract for affordable housing – a private activity -- would be allowed because the tract's value fell under the 5 percent de minimus threshold allowed under the covenants.

Neighborhood Process/Conceptual Plan

As a part of all of these efforts, the department began a dialogue with representatives from the Review Committee for Govalle/Johnston Terrace Neighborhood Planning Area Team to determine if we could come to consensus on a plan for the redevelopment of the Campus that would address departmental and neighborhood needs. We conducted a series of meetings with representatives from the Review Committee for Govalle/Johnston Terrace Neighborhood Planning Area Team. These meetings included senior staff from the Neighborhood Housing and Community Development (NHCD), Parks and Recreation (PARD), and the Planning and Development Review departments, as well as, the Health Care District. The group reached consensus on the attached conceptual site plan. The main elements include:

- Development of a commemorative archway as AIPP project that reflects history of the Deaf, Blind, and Orphan School.
- Approximately 6 acres would be subdivided to provide affordable housing.
- A community garden would be established that would be linked to the housing area.
- A multi-purpose neighborhood center would be developed that may be one or more buildings that would include HHSD and community activities. Projected uses include activity rooms, meeting space, auditorium/gym, office space and space for other community services which may include a Satellite Health Clinic with services provided by community partners. Buildings may include an architectural feature that commemorates the barrel roof of the existing gym.
- Existing plans for new Animal Services Center
- Demolition of the Auditorium and Gym, to be replaced by the multi-purpose neighborhood center.
- Park areas that include trails, a playscape, picnic/patio areas, a pavilion, a fountain, and open space.
- An area for future development that may include office space or service provision by community partners.

One of the conclusions that the group came to early on was that constructing a new multipurpose center would more effectively address the needs of the neighborhood at a lower cost. Rather than being constrained by the parameters of the existing buildings and historic zoning, the functions could be linked in a way that would provide more synergy, better proximity to the affordable housing and an overall improved design.

Next Steps/Timeline

The Department is in the process of soliciting bids for the construction of the new Animal Services Center. We anticipate that a bid award will be brought to Council in January/February with construction to begin shortly afterwards. AIPP funds in this project would be used for historical commemoration of the school.

PARD has indicated that they will be able to provide a minimal amount of initial funding to develop a small pocket park with trails, benches, and a small open air pavilion.

NHCD is ready to move forward with the subdivision of the property to begin the process of developing affordable housing. A request for Council action on subdividing the tract will be brought forward by January 2010. The development process, which takes approximately three years, involves competitively securing a development team who can then work with NHCD to seek public input on the types of housing and clients to be served on the site. The Johnston-Govalle neighborhood representatives support lower rents (less than $500 per month) and homeownership opportunities that are priced below $100,000. Given that the tract is city-owned, NHCD staff will also seek input from the Community Development Commission. Specific funding has not been identified for this project.

Funding for the multipurpose neighborhood center and other future development might need to be requested in a future needs assessment as a potential bond project in a future bond election.

Recommendation

We recommend that Council deny historic zoning and direct the department to use alternative methods to commemorate the history of the school.

If you have any questions or need additional information, please contact me at 972-5010.

Attachments
HHS Concept Base
Public Works estimates
History of the Texas Deaf, Blind, and Orphan School

Cc: Daniel Llanes, Coordinator, Review Committee for Govalle/Johnston Terrace Neigh. Planning Area
Greg Guernsey, Director, Planning and Development Review
Sara Hensley, Director, Parks and Recreation Department
Margaret Shaw, Director, Neighborhood Housing & Community Development

Preliminary Site Plan

NORTH

Health and Human Services Campus at Levander Loop
Schematic Overall Site Plan

11.02.09

DATE: 3/23/2009
PREPARED BY: Kalpana Sutaria

Revised Project Budget based on current bids.

CITY OF AUSTIN
PROJECT BUDGETING FORM

PROJECT: **HHSD Campus Auditorium Renovation**
DEPT.: **Health Department**
C.I.P. PROJECT NO. - FUND:_____ AGENCY:_____ ORGANIZATION:_____

2800 - ARCHITECTURAL/ENGINEERING			$665,000.00
CONSULTANTS		$465,000.00	
A/E Basic Services	$320,000.00		
A/E Reimb. Expenses/Additional Services	$55,000.00		
LEED Consultant	$40,000.00		
Commissioning	$50,000.00		
INTERDEPARTMENTAL CHARGES		$200,000.00	
DPWT Capital Proj. Mgmt. Fund	$200,000.00		
Sponsoring Department Charges			
2801 - SURVEY			$10,000.00
2802 - TESTING			$15,000.00
2803 - INSPECTIONS			
2804 - CONSTRUCTION			$1,793,000.00
Renovation of Auditorium(7,840 + 1,000 SF Addition = 8,840 SF)$2		$1,768,000.00	
New restroom addition 1000 SF included in the above cost		$0.00	
Parking included in the above		$0.00	
Hazardous Material Abatement (completed)		$0.00	
Site Work/Landscaping		$25,000.00	
ADA Accessible Path in ROW			
Fuel Facility			
LEED / Sustainable Building Elements (Included in bldg. cost)			
ROCIP (Not a ROCIP project, Construction cost below $2M)		$0.00	
2805 - R-O-W ACQUISITION (LAND)			$0.00
2806 - MISCELLANEOUS			$399,700.00
Debt Issuance		$15,400.00	
Permits/Fees		$20,000.00	
GAATN Connection		$35,000.00	
Construction Contingency		$179,300.00	
Misc. Project Contingency		$150,000.00	
2807 - EQUIPMENT/FURNITURE			$150,000.00
2808 - MATERIALS			$0.00
2809 - ART IN PUBLIC PLACES			$56,900.00
TOTAL PROJECT COST (Based upon current costs)			$3,089,600.00

SPENDING PLAN (Assuming 5% Escalation Per Year)

	1st Year	2nd Year	3rd Year	TOTAL COST
If Construction Begins In 2 Yrs.				$3,356,000.00
If Construction Begins In 4 Yrs.				$3,700,000.00
If Construction Begins In 6 Yrs.				$4,079,000.00

*Parking & New Utility connection costs are included in the estimate

DATE: 3/23/2009
PREPARED BY: Kalpana Sutaria

Revised Project Budget based on current bids

CITY OF AUSTIN
PROJECT BUDGETING FORM

PROJECT: **HHSD Campus - Gymnasium Renovation**
DEPT.: **Health & Human Services**
C.I.P. PROJECT NO. - FUND:_____ AGENCY:_____ ORGANIZATION:_____

2800 - ARCHITECTURAL/ENGINEERING			$600,000.00
CONSULTANTS		$400,000.00	
A/E Basic Services	$300,000.00		
A/E Reimb. Expenses/Additional Services	$25,000.00		
LEED Consultant	$30,000.00		
Commissioning Costs	$45,000.00		
INTERDEPARTMENTAL CHARGES		$200,000.00	
DPWT Capital Proj. Mgmt. Fund	$200,000.00		
Sponsoring Department Charges			
2801 - SURVEY			$15,000.00
2802 - TESTING			$25,000.00
2803 - INSPECTIONS			
2804 - CONSTRUCTION			$2,300,440.00
New Construction (2,500 SF) Cost included below with renovation		$0.00	
*Gym Renovation (10,730 SF + 2,500 SF addition = 13,230) @$168		$2,222,640.00	
Hazardous Material Abatement			
Site Work/Landscaping			
ADA Accessible Path in ROW			
Fuel Facility			
LEED / Sustainable Building Elements (included in the building cost		$0.00	
ROCIP		$77,800.00	
2805 - R-O-W ACQUISITION (LAND)			$0.00
2806 - MISCELLANEOUS			$439,864.00
Debt Issuance		$17,600.00	
Permits/Fees		$20,000.00	
GAATN Connection		$30,000.00	
Construction Contingency		$222,264.00	
Misc. Project Contingency		$150,000.00	
2807 - EQUIPMENT/FURNITURE			$100,000.00
2808 - MATERIALS			$0.00
2809 - ART IN PUBLIC PLACES			$66,900.00
TOTAL PROJECT COST (Based upon current costs)			$3,547,204.00

SPENDING PLAN (Assuming 5% Escalation Per Year)

	1st Year	2nd Year	3rd Year	TOTAL COST
If Construction Begins In 2 Yrs.				$3,863,000.00
If Construction Begins In 4 Yrs.				$4,259,000.00
If Construction Begins In 6 Yrs.				$4,695,000.00

*This project is similar in size to Dittmar Gym Enclosure project. The cost number is taken from Dittmar bi multiplied by 1.3 to allow for bid increase. New utility connections & parking are included.