

Austin Energy Headquarters at Mueller

*Robert Mueller Municipal Airport Plan Implementation
Advisory Commission
June 11, 2019*

AEHQ: Building Upon a New Approach

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- 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
- Ease of Transaction
 - 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 is 6-7 years

Selected Property

Mueller/Catellus



AE HQ at Mueller

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Mueller Urban Context and Amenities

- Urban Connections**
- Primary Entertainment District
 - Access to Nearby Parks
 - Access to Nearby Necessities
 - Primary Arterial Connector to I-35 via Airport Boulevard and 51st Street

- Mueller Design Factors that Promote a Healthy Lifestyle**
- ⓘ **Walkable Lifestyle**
A variety of amenities and housing nearby encourage walking instead of driving
 - ⓘ **Safe and Comfortable Streets**
Streets designed for pedestrian comfort and safety make a walkable community
 - ⓘ **Fresh Air**
Abundant parks, trees, and open space improve air quality
 - ⓘ **Outdoor Lifestyle**
A variety of public space and shade environments to choose from
 - ⓘ **Parks and Museums**
Yoga in the Park, NW Green Way, North Park, Thinkery, SEDL Park
 - ⓘ **Nature**
Nearby parks and tree-lined streets make nature an integral experience at Mueller
 - ⓘ **Convenience**
A farmers market at North Park and nearby HEB make access to healthy foods convenient
 - ⓘ **Community**
Parks, shops, walkable streets, nearby restaurants, and entertainment encourage walking, fitness, and community

AEHQ Overview

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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 and gets out of leased space
 - 64 EV charging spaces with infrastructure for expansion
 - Community event/meeting space
- **Goal of AEGB 5-Star/LEED Platinum rating**
 - Rooftop solar (400kw, 12-15% of total energy consumption)
- **AE – Community Engagement Committee**



Timeline

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- Construction scheduled to begin August 5, 2019
- Completion scheduled for April 2021 (20 months)
- AE occupation May 2021

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AE HQ at Mueller

Questions?