




## MEMORANDUM

**TO:** Mayor and Council

**FROM:** Alex Gale, Interim Officer, Office of Real Estate Services 

**DATE:** September 18, 2020

**SUBJECT:** Update regarding the relocation of Downtown Austin Community Court  
(Resolution No. 20180215-048)

On February 15, 2018, Council approved [Resolution No. 20180215-048](#) directing the City Manager to identify all options for the relocation of both the Austin Municipal Court and the Downtown Community Court (DACC). This memorandum serves to provide an update related to finding options for the relocation of DACC. Staff has provided updates to the Judicial Committee (now known as the Public Safety Committee), most recently on [May 11, 2020](#) and via a Memo to Mayor and Council [dated July 10, 2019](#).

During the last presentation to the Judicial Committee on May 11, 2020 staff reiterated the recommendation to negotiate a lease agreement as a solution. At the May meeting and previously, the Judicial Committee directed exploring the use of City-owned facilities within the DACC jurisdiction. The exploration has been conducted in conjunction with the Architectural Project Management (APM) Division of Public Works. APM provided a high-level feasibility analysis of utilizing the 1<sup>st</sup> floor of the Faulk Library and the Municipal Building on W. 8<sup>th</sup> St. for purposes of DACC. Both analyses (attached as backup) noted multiple constraints in utilizing either site including space, parking, costs and timeline. Staff does not recommend using either facility due to the constraints noted.

Due to the continued deteriorating condition of DACC's current location, staff will continue pursuit of the leased space on E. 2<sup>nd</sup> St. which will provide short to mid-term space built out to DACC's specifications in the downtown jurisdiction. Staff will bring forward an item for Council consideration by the end of October 2020 for the lease of the space.

Should you have additional questions, please contact me at (512) 974-1416.

cc: Spencer Cronk, City Manager  
Rodney Gonzales, Assistant City Manager  
Rey Arellano, Assistant City Manager

Christopher Shorter, Assistant City Manager  
Pete Valdez, Court Administrator  
Roosevelt Weeks, Director

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

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# Downtown Austin Community Court Feasibility Study

John Henry Faulk Building

July 2, 2020

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ARCHITECTURAL PROJECT  
MANAGEMENT DIVISION



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# OVERVIEW

## Introduction

Direction from the City Council and Downtown Austin Community Court Advisory Board to perform a Feasibility Study to “Identify options for the relocation of the Downtown Austin Community Court (DACC)...)

- Option for consideration is the Ground Floor of the John Henry Faulk (JHF) Building

## Feasibility Study

Assess and evaluate the JHF Building to determine if the facility can accommodate the DACC Building Space Program.

# OVERVIEW

## Purpose

Study to identify feasible option for the DACC to be relocated to the JHF Building's Ground Floor space.

## Contents

- JHF Building background information, building overview, parking conditions and site accessibility.
- JHF Building development challenges
- DACC Building Space Program and Parking Program
- Compare DACC Space Program with JHF Building Ground Floor area
- Site and parking constraints
- Pros and Cons
- Estimated Total Project Budget

# BACKGROUND

## John Henry Faulk Building (aka John Henry Faulk Central Library)

The building located on West 8<sup>th</sup> and Guadalupe became the new main library in 1979, replacing the original 1933 building which sits on the same block. The original building now houses the Austin History Center collections.

City Council has passed a resolution to reuse the existing Faulk Building as expansion space for the Austin History Center and in the November 2018 Bond Election, voters approved Proposition B- “funding for the first phase of the conversion of Faulk Library for archival use by the Austin History Center.”

# OVERVIEW OF FAULK BUILDING

- Built: 1979
- Building Area: 110,000 SF
- Floors: 4 Levels including basement
- Construction: Concrete
- Parking (shared with Austin History Center):
  - 18 staff parking spaces
  - 36 public parking spaces
  - 2 motorcycle spaces
  - 2 accessible spaces

# OVERVIEW OF FAULK BUILDING

## Interior

- Building layout is almost entirely open concept
- Ground level building circulation includes
  - monumental staircase to 2<sup>nd</sup> floor only
  - elevators for access to basement, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors
- Building aesthetics
  - high ceilings
  - floor-to-ceiling windows
  - exposed mechanical system

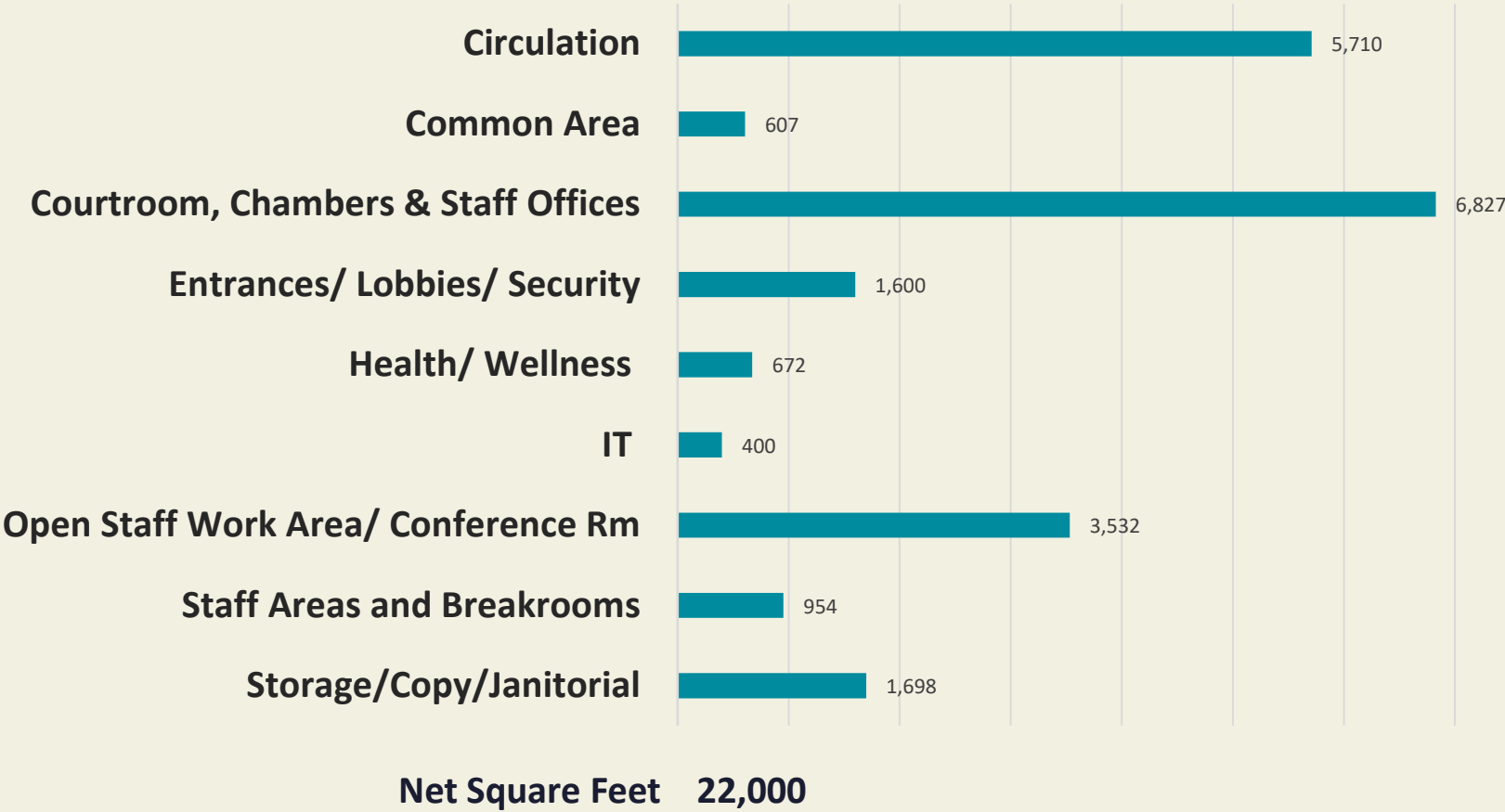


# FAULK BLDG DEVELOPMENT CHALLENGES

- Historic District: limits expansion vertically and horizontally
- Zoning: land development code limits impervious cover
- Parking: limited spaces and unable to expand
- Deficiencies: elevators, mechanical, electrical and plumbing systems
- Accessibility: limited due to the inadequacy of parking spaces

Other potential code issues may exist due to building's age

# DACC BUILDING SPACE PROGRAM

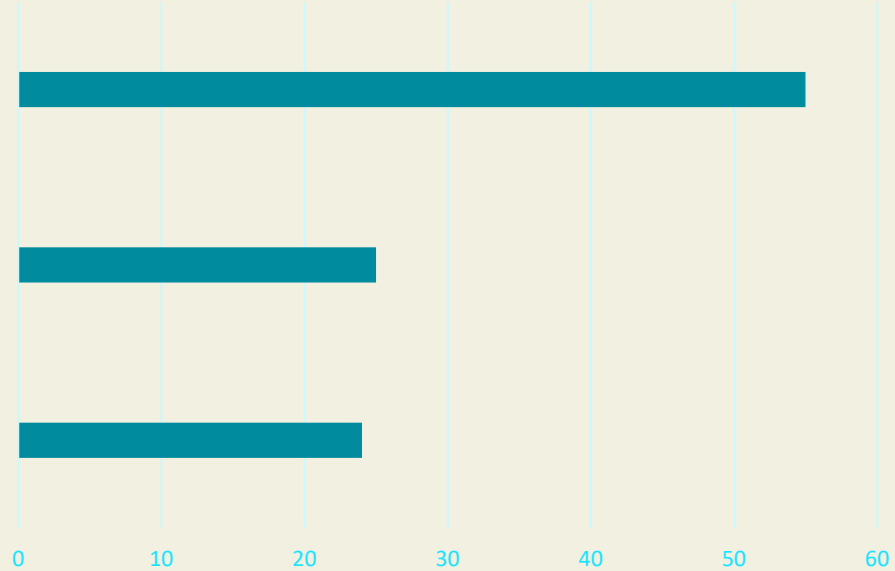


# DACC PARKING PROGRAM

**Staff (Secured Parking for Case Mgmt, Clerk, APD, Security, Prosecutor & Court Staff)**

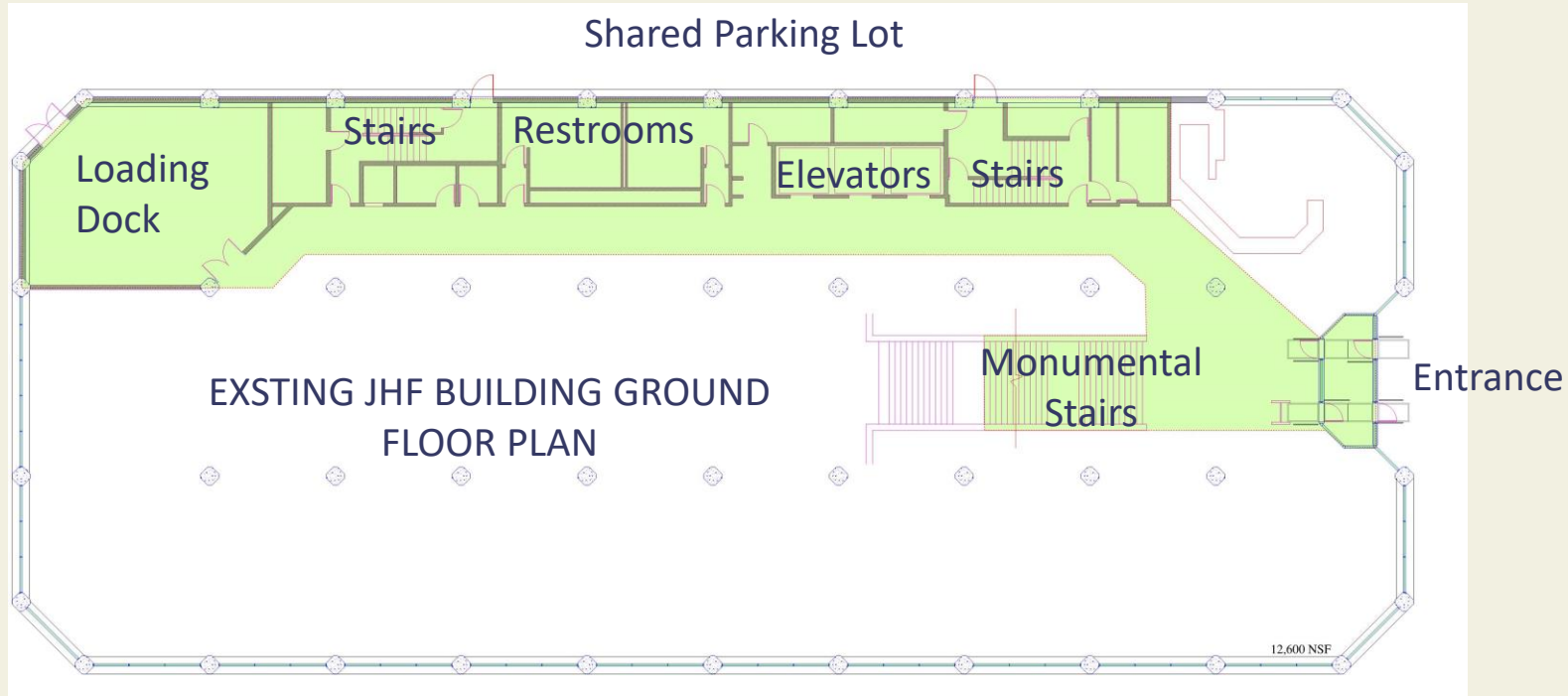
**Public (Parking for Jurors, Visitors & Guests)**

**Fleet (Secured Parking for Case Mgmt, CSR and APD)**



**TOTAL PARKING SPACES 104**

# JHF BUILDING & DACC NSF COMPARISON

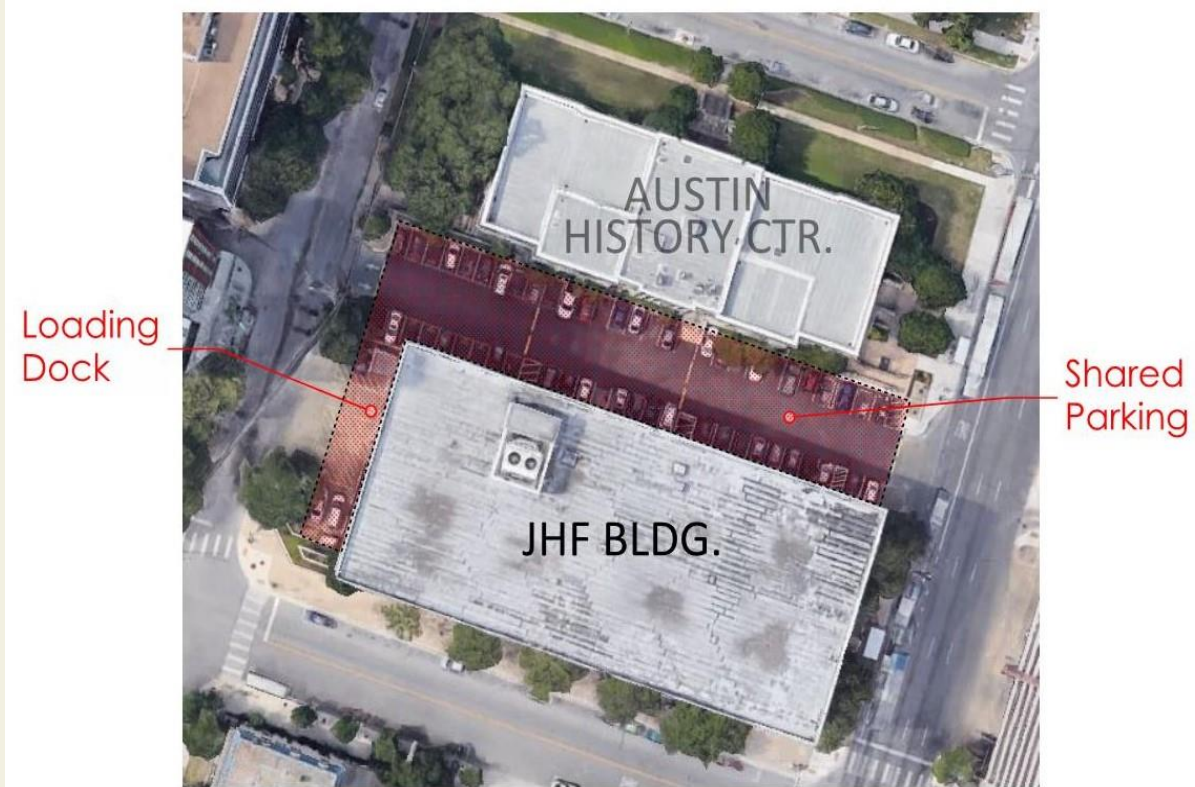


JHF Bldg. Total NSF:	19,470
<u>Common Area SF:</u>	<u>6,870</u>
Available NSF:	12,600

JHF Bldg. Available NSF:	12,600
<u>DACC Req'd. NSF:</u>	<u>22,000</u>
Deficient in NSF :	-9,400

# JHF BUILDING & DACC PARKING COMPARISON

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## Existing Shared Parking:

Public Spaces 36

Shared Staff Spaces 22

Total Spaces: 58

JHF Less Shared: 29

JHF Bldg Parking 29

DACC Parking: 104

Deficient in Parking -75

# PROS AND CONS

## Pros

- Site is located in DACC jurisdiction
- Building is located in Downtown and is on a bus route
- JFH Building is owned by the City of Austin
- Available for use

# PROS AND CONS

## Cons

- 2018 Bond, voters approved funding for Faulk Library archival use by the Austin History Center including existing first floor.
- JHF Bldg. net square feet (NSF) does not meet DACC space needs
- JHF Parking does not meet DACC Parking needs
- Building and/or parking expansion limited due to site constraints (e.g. Historic site, setbacks and easements)
- Accessibility to site is limited due to minimal on-site parking
- Security issues due to JHF Bldg. main entrance
- Major upgrades required for MEP systems and components

# ESTIMATED PROJECT BUDGET

Preliminary Total Project Cost	\$9,500,000
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Note: FFE not included in this estimate





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Janice White, Division Manager  
Architectural Project Management Division



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# Downtown Austin Community Court Feasibility Study

124 West 8<sup>th</sup> Municipal Building

August 20, 2020

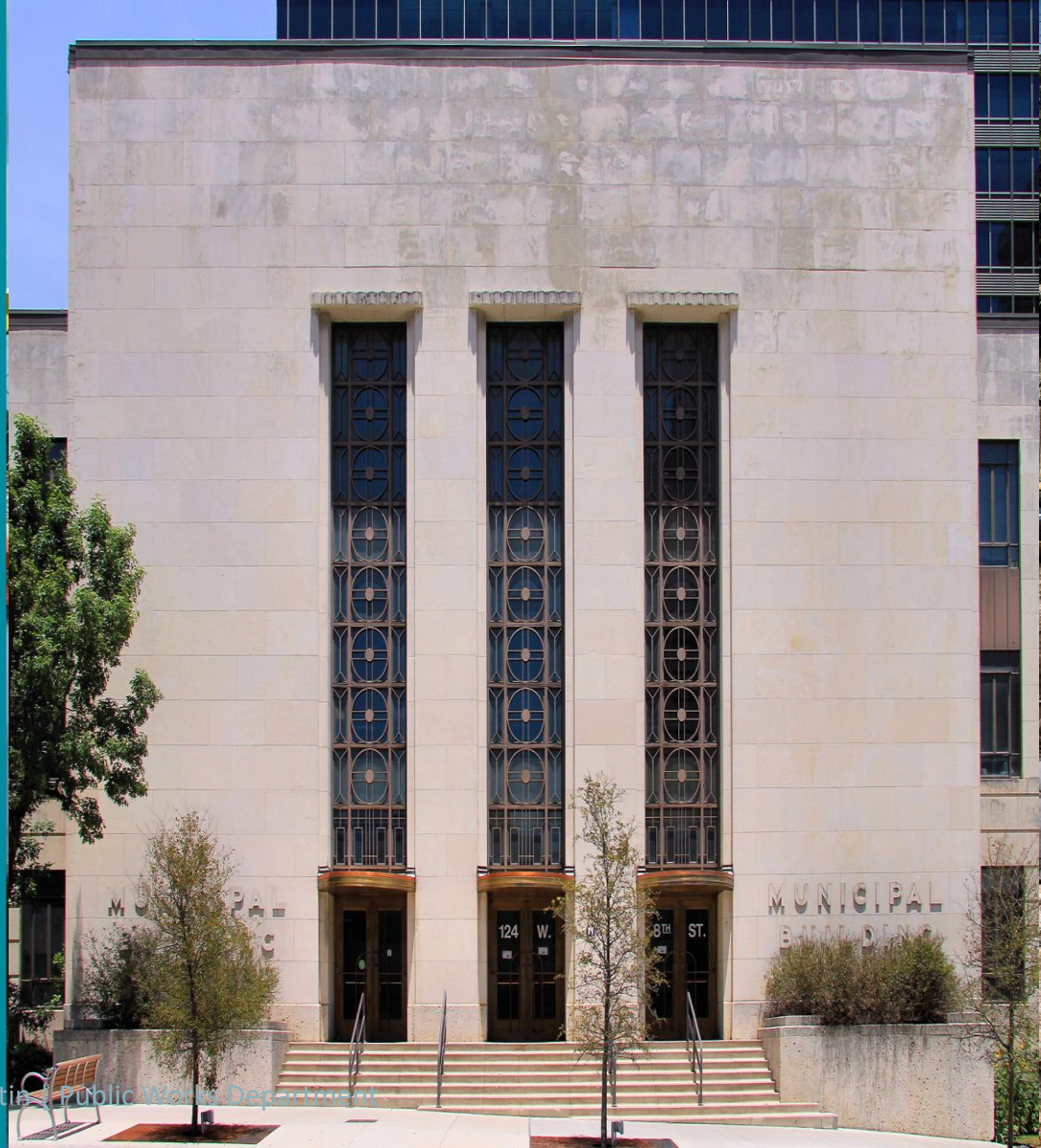
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ARCHITECTURAL PROJECT  
MANAGEMENT DIVISION



**PUBLIC  
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City of Austin Public Works Department



# OVERVIEW

## Introduction

Direction from the City Council and Downtown Austin Community Court Advisory Board to perform a Feasibility Study to “Identify options for the relocation of the Downtown Austin Community Court (DACC)...)

- Option for consideration is the 124 West 8<sup>th</sup> Street Municipal Building

## Feasibility Study

Assess and evaluate the Municipal Building to determine if the facility can accommodate the DACC Building Space Program.

# OVERVIEW

## Purpose

Study to identify feasible option for the DACC to be relocated to the old Municipal Building.

## Contents

- Old Municipal Building background information, building overview, parking conditions and site accessibility.
- Old Municipal Building development challenges
- DACC Building Space Program and Parking Program
- Compare DACC Space Program with Municipal Building
- Site and parking constraints
- Pros and Cons
- Estimated Total Project Budget

# BACKGROUND

## Old Municipal Building

The Municipal Building located at 124 West 8<sup>th</sup> street became the new City Hall on November 23, 1938. Designed by local architects in the Art Moderne architectural style.

The city built a new City Hall and in November 2004 occupied the building located at 301 W. 2<sup>nd</sup> street.

The Old Municipal Building is currently occupied by the City Controller's Office and a small staff from Building Services Department managing the building.

# OVERVIEW OLD MUNICIPAL BUILDING

- Built: 1938
- Building Area: 43,000 SF
- Floors: 3 Levels and 1 level basement
- Construction: Masonry and concrete
- Parking: 13 garage parking spaces
- Repurpose: In 2004 after new City Hall was built, currently occupied by City department



# OVERVIEW OLD MUNICIPAL BUILDING

## Exterior

- Three story building, sand stone facade, ornamental vertical windows facing West 8<sup>th</sup> street, flat roof
- Other building elevations have punched independent window system
- Building is accessible by grand steps leading to entrance
- Three brass ornamental entrance doors lead into the main lobby
- Small covered parking garage for 13 vehicles

# OVERVIEW OLD MUNICIPAL BUILDING

## Interior

- Interior space is designed in a traditional or closed floor plan with most office spaces enclosed with hard walls
- Numerous Interior columns due to structural span limitations (spacing limits design flexibility)
- Narrow and high ceiling lobby with two elevators
- Vertical circulation via:
  - one passenger elevator and one non-standard size
  - set of interior stairs



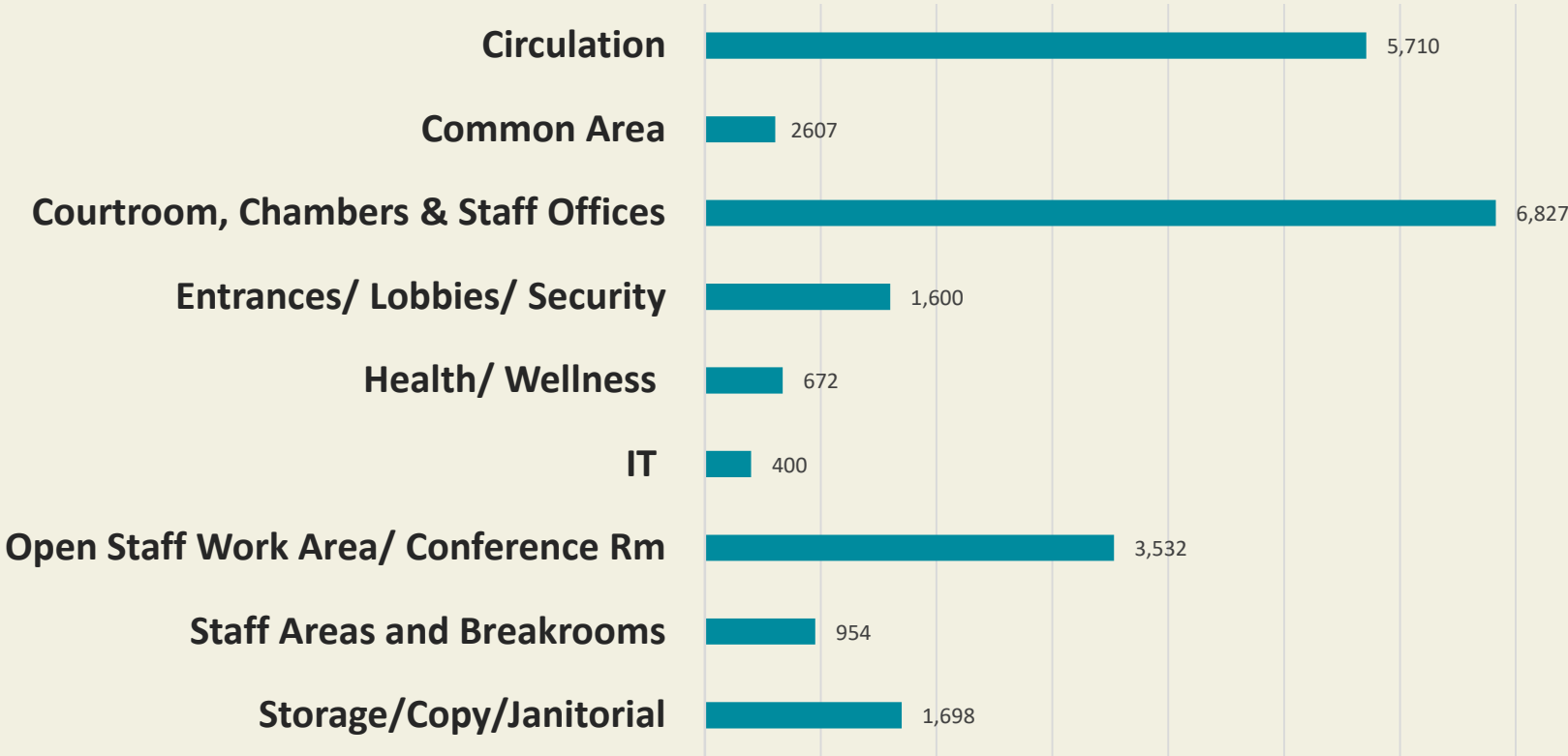
# BUILDING DEVELOPMENT CHALLENGES

- Historic District: Limits building expansion
- Zoning: Land development code limits impervious cover and expansion
- Parking: On-site Parking garage with 13 spaces, expansion limited due to site constraints
- Accessibility: Limited due to the inadequacy of parking spaces and off-street parking
- Delivery: Parking and accessibility for deliveries inside building is not provided, must park on street

# BUILDING DEVELOPMENT CHALLENGES

- Building Access: Remove exterior steps to accom. Ramp
- Building Entrance: Renovate doors to accom. ADA standard
- Deficiencies: Building systems- removal and replacement: interior partitions, doors, flooring, ceiling, elevators, mechanical, electrical and plumbing systems
- Restrooms: Remove and enlarge area for ADA standard
- Asbestos/Lead Total building abatement is required
- Windows: Renovate window flashing and sealant
- Other potential building issues may exist due to building's age

# DACC BUILDING SPACE PROGRAM



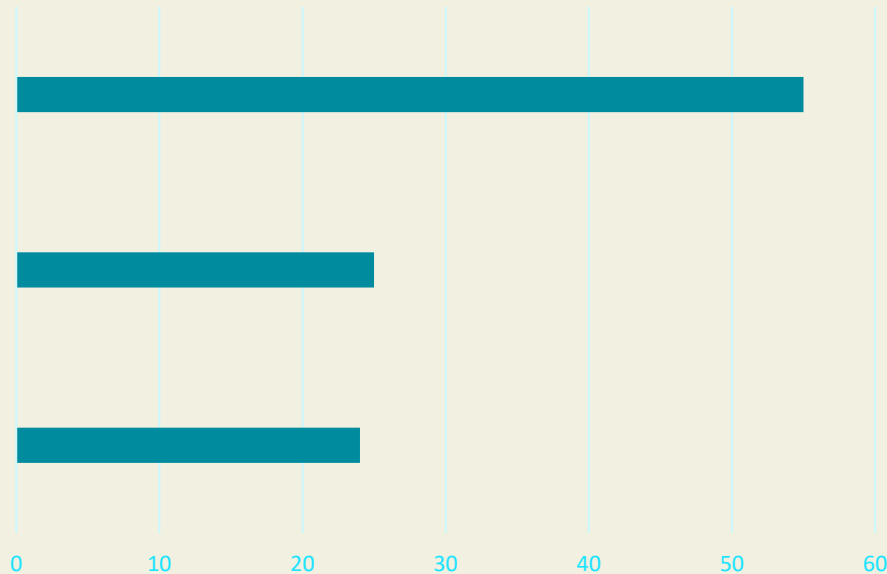
**Net Square Feet 24,000**

# DACC PARKING PROGRAM

**Staff (Secured Parking for Case Mgmt, Clerk,  
APD, Security, Prosecutor & Court Staff)**

**Public (Parking for Jurors, Visitors & Guests)**

**Fleet (Secured Parking for Case Mgmt, CSR  
and APD)**



**TOTAL PARKING SPACES 104**

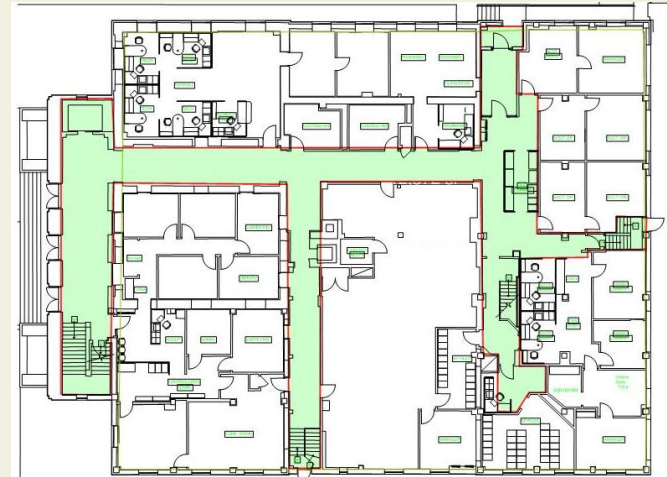
# MUNCIPAL BUILDING & DACC NSF COMPARISON

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(Mechanical / Service Equipment)

Approx. 9,000 NSF

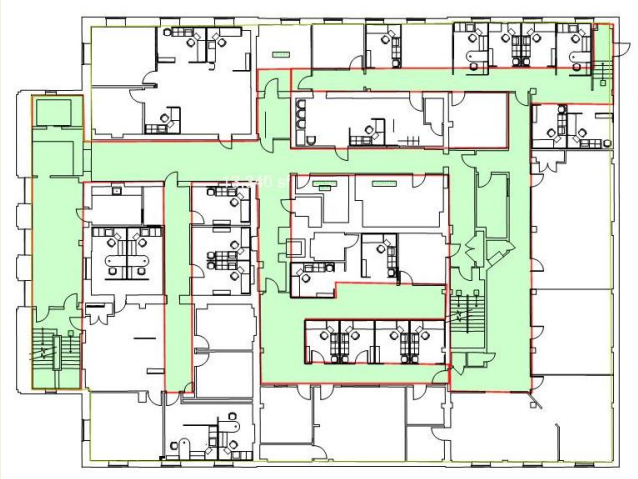


1<sup>st</sup> FLOOR OFFICE PLAN

13,300 NSF

# MUNICIPAL BUILDING & DACC NSF COMPARISON

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2<sup>ND</sup>/3<sup>RD</sup> FLOOR OFFICE (SIM)

13,300/FLR= 26,600 NSF

## Municipal Bldg Net Sq. Ft (NSF):

Basement	9,000
1 <sup>st</sup> Floor	13,300
2nd Floor	13,300
3rd Floor	13,300
<u>Total SF</u>	<u>48,900</u>
Total Useable NSF	39,900

DACC Total NSF Required      24,000

# OLD MUNICIPAL BUILDING PARKING



Existing Garage Parking  
Total Spaces: 13

DACC Parking Req'd.  
Total Spaces: 104  
Deficient: -91

# PROS AND CONS

## Pros

- Site is located in DACC jurisdiction
- Building is located in Downtown and is on a bus route
- Building is owned by the City of Austin
- Building exceeds the required Net Square Feet available
- Available for use for city staff



# PROS AND CONS

## Cons

- Garage parking is insufficient by 91 spaces
- Garage expansion is limited and will not be able to achieve DACC parking requirements
- Accessibility to site is limited due to minimal on-site parking
- Accessibility for people with disabilities insufficient (doors and ramps will be required)
- Total interior demolition to remove existing asbestos and lead materials will be required
- Existing mechanical, plumbing and electrical systems will need to be removed and rework to meet current occupant use and code regulations

# PROS AND CONS

## Cons

- Only one useable elevator exist a new elevator will be required
- All windows will need to be renovated
- Service/drop-off area is not available
- Off-Site parking will need to be leased to accommodate DACC parking requirements
- City Controller's Office and a staff of five from Building Services Department managing the building will need to be relocated

# ESTIMATED PROJECT BUDGET

• A/E & Professional Services	\$3,750,000
• AIPP	\$376,000
• Construction Cost	\$14,774,000
• Construction Contingency	\$1,600,000
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Total Estimated Project Cost	\$20,500,000

Note: FFE not included in this estimate



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Janice White, Division Manager  
Architectural Project Management Division



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