

Municipal Building/Waller Creek Center Comparison

	Municipal Building (124 West 8th St.)	Waller Creek Center (625 East 10th St.)
Overview	Current home to FSD Controllers, IT, and Procurement Divisions	Austin Water's headquarters and central hub to support physical infrastructure, field operations, and capital improvement projects
Location*	Located in the Civic District in downtown Austin which includes a mix of municipal, county, state and federal buildings, hotels, restaurants, some residential, parks.	Located in the Red River Cultural District, mix of hotels, restaurants and entertainment, some residential, parks. Building backs to Waller Creek.
Size	Total square footage is approximately 48,900 sq ft across three floors and the basement.	Total square footage is approximately 165,700 sq ft, with about 98,000 sq ft of usable office space. Square footage not usable for offices includes space dedicated to elevators, restrooms, hallways, stairwells, mechanical rooms, telecommunication rooms, a lobby atrium, and a loading dock. The hexagon shape of the building renders some spaces in the building difficult to utilize efficiently.
Floors	3 plus basement	10
Square Footage	Basement contains 9,000 SF and 13,300 SF on first through 3rd floors.	17,300 total sq ft per floor on Floor 1 and Floors 3-10; 10,000 total sq ft on Floor 2
Current Occupancy	The FSD divisions are in the planning stages to relocate to Town Lake Center as part of an effort to collocate FSD staff currently spread among multiple buildings.	Waller Creek Center houses approximately 375 staff and contractors. Continued annual staff increases are anticipated to meet the needs of the growing Austin community.
Occupancy Capacity	Once FSD staff has moved to Town Lake Center, the Municipal building will be empty.	All usable office space is currently occupied by Austin Water. Austin Water utilizes office sharing, teleworking, and flexible work schedules to maximize the productive utilization of office space resources.
Parking Availability	There are 13 spaces, one accessible, in a small attached covered garage. The City also has access to 90 unreserved and 55 reserved spaces through an existing parking lease agreement for the attached 9 th Street Garage and adjacent 816 Congress garage, respectively. Metered parking is available to visitors on the street.	289 parking spaces in an attached garage are reserved for Austin Water staff. 2 accessible parking spaces are available to the public near the building entrance. Metered parking is available to visitors on the street.
Cultural Space Potential	Approximately half of the second floor and the entire third floor would be available for cultural uses	Not applicable

*See attached map of locations and surrounding uses.

Facility Pros/Cons

Municipal Building

1. The Municipal Building has had various small renovations since 2004, when the new City Hall was built but is in need of much attention. The building requires full asbestos and hazardous material remediation and all major systems including plumbing, mechanical and electrical need to be re-designed and replaced regardless of occupant.
2. The space will meet current and future Community Court space needs as well as space for HOST.
3. Designated a historical property, the Municipal Building is subject to significant design rules and oversight. Public Works' Architectural Division has already done considerable work in determining how to create ADA compliant entrances and curbside cut-outs.
4. Plans are in progress to move FSD staff out of the Municipal Building. Renovations and relocation of Court operations to the site will not impact any other City departments.
5. Two Capital Metro stops within one block and multiple others in the immediate vicinity.
6. Building is currently ADA compliant and will be furthered in this regard following renovation.

Waller Creek Center

1. Waller Creek Center houses many systems and activities that protect Austin Water's critical infrastructure throughout the City of Austin. Austin Water deploys extensive and sophisticated communications systems, operational technology, information technology, and security systems for monitoring and control of water and wastewater systems. These technologies must be maintained in a secure environment and isolated from the Internet and other networks. The security of these systems is paramount to protecting Austin's drinking water supply.
2. Austin Water seeks to minimize walk-in access from the public at Waller Creek Center according to industry guidance (AWWA Management Standard on Security Practices for Operation and Management) and current security protocols. For example, Austin Water does not receive payments at Waller Creek Center; the public is directed to COA Utilities Service Centers for such activities.
3. Current access protocols include:
 - a. Uniformed security officers control visitor access and regularly patrol the building and grounds.
 - b. AW requires sign in and badging of all visitors and contractors while on site.
 - c. Contractors who visit frequently are badged following background security checks.
 - d. Unescorted visitor access is limited.
 - e. AW employee access is limited, both to the facility itself and to certain areas within the facility.
4. Approximately 17,710 sq ft are dedicated to specific uses, including Emergency Management's Department Operations Center, Security Operations Center, Austin Water Data Center, meeting rooms, an auditorium, a break room, a fitness room, and shower facilities for bicycle commuters.
5. The auditorium is currently undergoing a \$1M+ renovation in collaboration with ATXN to provide upgraded capabilities to broadcast public meetings, including the Water & Wastewater Commission and the Water Forward Task Force.

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6. Location of Community Court operations in the building would require moving current AW staff to another location which would disrupt continuity of operations for the utility. Design and renovation costs to create suitable space in the building for the Court is unknown and an ongoing rental payment to the utility since AW rates cannot legally cover the costs of the Court to occupy the space.
7. One Capital Metro stop within one block.

Municipal Building Renovation Project Costs Breakdown

- Municipal Building will be renovated in accordance with applicable building codes, rules, and ordinances regardless of building occupant use. This building will require an in-depth infrastructure upgrade to insure a safe and functional building.
- Renovation will involve all floors including roof and ready for occupant use.
- The 3rd floor has been proposed for cultural use, however, no specific organization has been identified to occupy the area at this time. It is an open area and will be “white box” until an organization is identified, which allows a plethora of opportunities in that space.
- Cost estimates below include the total for all uses and then two subsets, first for the DACC only spaces and second for space that would be made available for cultural uses. The vast majority of expense (approximately \$21 million) is for renovations needed in the building regardless of occupant.

Renovation to Municipal Building (All uses)	
Estimated Total Project Cost:	
A/E and professional Services	\$ 4,325,600
Building Abatement	\$ 290,000
AIPP	\$ 446,700
Construction Cos	\$ 15,800,000
Contingency	\$ 2,482,700
Escalation	\$ 1,905,000
Freight Elevator	\$ 1,250,000
Furniture	\$ 500,000
TOTAL ESTIMATED PROJECT COST:	\$ 27,000,000

Estimated Cost Exclusive for DACC Useable Space:	
17,745 nsf Occupant Space	\$ 2,129,400
Courtroom Construction, Judges bench, courtroom, seating,	
security, security glass, laundry, equipment, lockers	\$ 2,700,000
Furniture Allowance	\$ 500,000
DACC Estimated Project Cost:	\$ 5,329,400

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Estimated Cost 'White Box' Useable Space:	
14,055 nsf Occupant Space	\$ 702,750
White Box Estimated Project Cost: \$702,750	\$ 702,750

Additional Information

1. Community members have referenced a 2019 New York City Independent Budget Office study regarding the affect of the DACC location on property values. This study reviews homeless shelters, which the DACC is not. <https://ibo.nyc.ny.us/iboreports/close-to-home-does-proximity-to-a-homeless-shelter-affect-residential-property-values-in-manhattan-2019.pdf>
2. Partner agencies – The DACC partners with well over 60 agencies and service providers across the entire city and not just the downtown area. A map with the locations of each is forthcoming.
3. Renovation costs for Waller Creek Center are unknown at this time. Source of cost estimate provided by community members is unknown. As noted above, location of Community Court operations in the building would require moving current AW staff to another location which would disrupt continuity of operations for the utility. An ongoing rental payment to the utility for use of the facility would be required since AW rates cannot legally cover the costs of the Court to occupy the space. The Municipal Building provides adequate space for current and future growth needs of the Community Court.
4. The renovation costs to the Municipal Building would be funded through the issuance of debt, which cannot be used for operating services or programs.
5. Security services are already provided at the Municipal Building for the current occupants and security would continue to be provided if the Community Court were to relocate to this space. There were 8 security instances reported by OTC on-site security for the 12-month period prior to the DACC moving into One Texas Center (OTC) and 10 reported instances since it moved into OTC.