

Austin Parks and Recreation Department

Feasibility Study

Intergenerational Resource and Activity Center (IRAC)
at the Nash Hernandez Facility

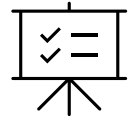


May 10, 2023
Resolution No. 20220616-089

Nash Hernandez Building History

- 2012: Transferred to PARD for the purpose of establishing administrative offices
- 2014: Council-approved Holly Shores/Edward Rendon Sr. at Festival Beach Vision Plan identifies Nash Hernandez Building as Park Rangers and Park Police co-developed facility for administrative use with limited community use
- 2019: Park Ranger/Park Police project canceled
- 2021: Council approved PARD's 5 year CIP Spending Plan which appropriated \$3.3 million in deferred maintenance to renovate Nash Hernandez Building for administrative offices with some community use
- May 19, 2022: City Council authorized the negotiation and execution of a PSA for architectural services to renovate Nash Hernandez Building for PARD administrative needs
- June 16, 2022: City Council directed the Department to study the feasibility and fiscal impact of an IRAC program in the Nash Hernandez Building
- December 8, 2022: City Council directed the City Manager to work towards the implementation of an IRAC, identify licenses, funding, etc. and conduct community stakeholder engagement on input of a pilot IRAC at Nash and other locations recommended by PARD

Feasibility Study Objectives



1. Assess the current condition of the Nash Hernandez Building
2. Identify the design, spatial needs, and operational requirements of the prospective IRAC facility
3. Develop a conceptual layout of the IRAC pilot program within the Nash Hernandez Building
4. Generate project cost estimates & timelines
5. Survey City-owned parcels and review co-location opportunities that would also be well-served by an IRAC in zip codes other than 78702 consistent with zip codes identified in the Adult Day Center Feasibility Study- Age of Central Texas
6. Assess opportunities, constraints
7. Requires a Chapter 26 Public Hearing Process to use parkland/park facility for a non-park purpose
8. Licensing Obligations complex and extent of compliance capability still to be determined

Existing Building Condition



Program and Design Needs



LBJ School Of Public Affairs and APH Outlined Space Allocations Needs as :

- Child Care: 2,725 square feet
- Service Coordination: 1,200 square feet
- Shared space: 1,675 square feet
- Adult Day Center: 4,000 square feet

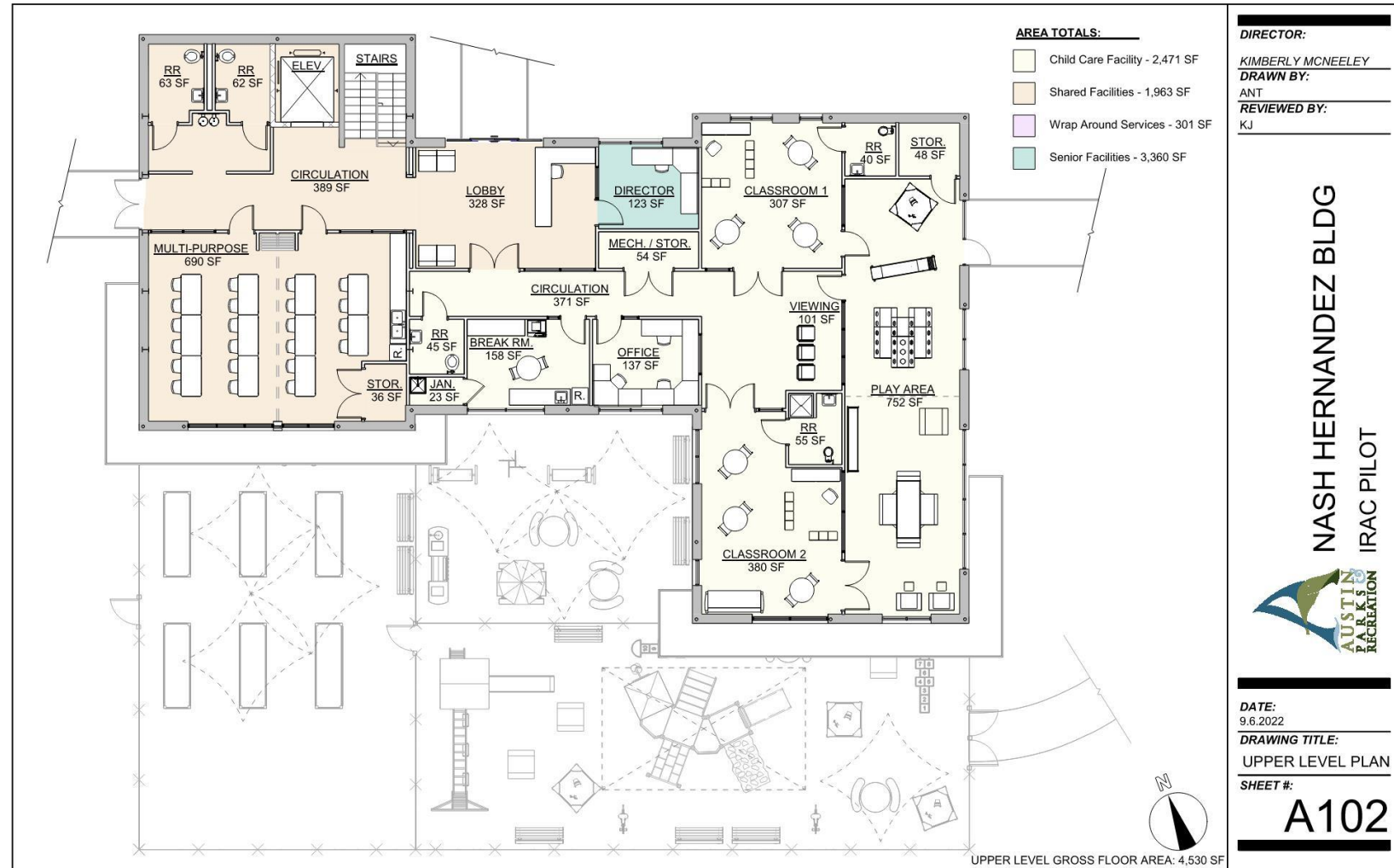
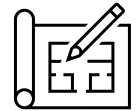
Interior Program Spaces:

- Lobby & reception
- Offices & staff lounge
- Child classrooms
- Restrooms, Laundry Room, & Storage
- Indoor herb garden & Commercial kitchen
- Multi-use activity space
- Media room
- Large adult gathering room
- Adult quiet room

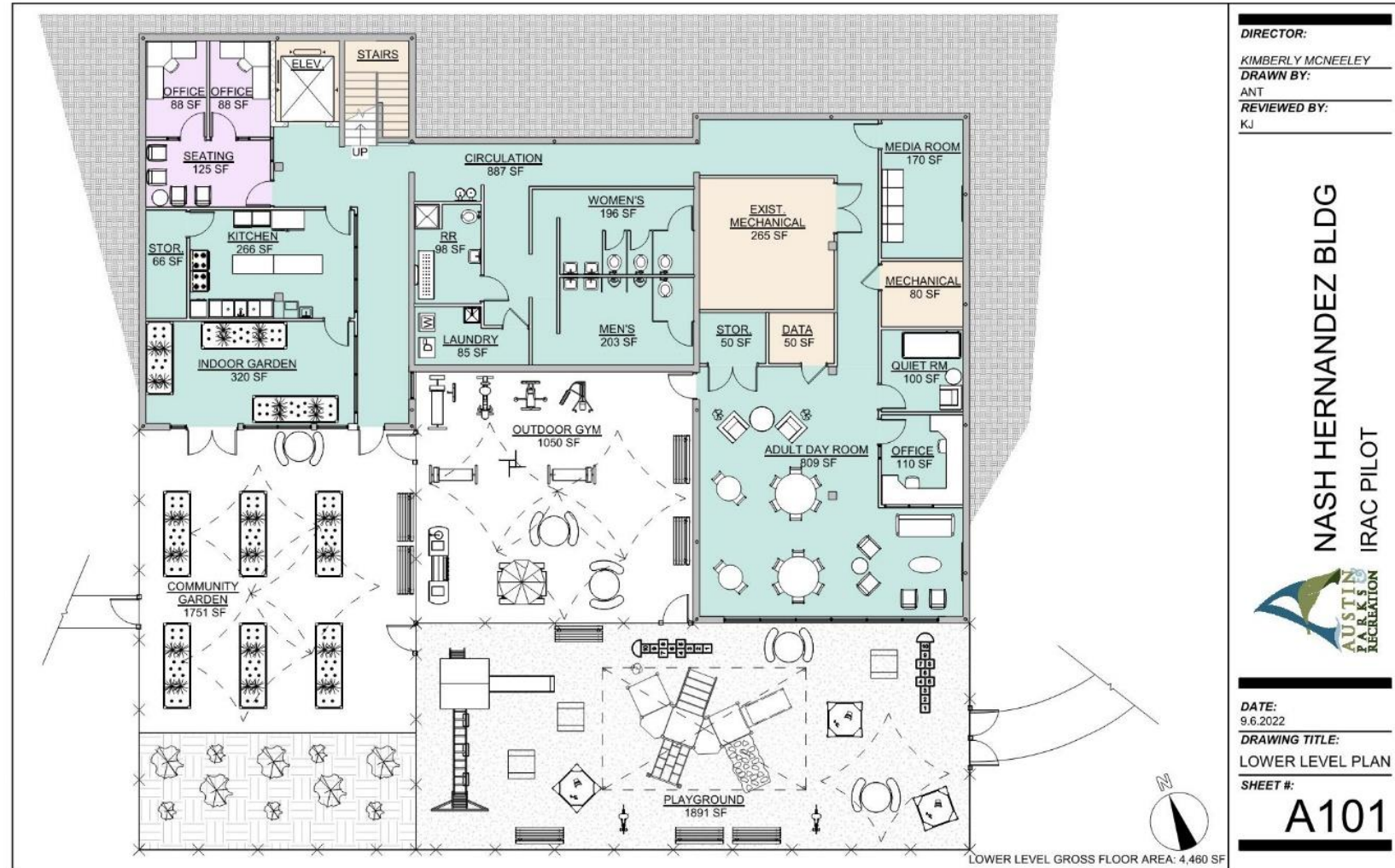
Exterior Program Spaces:

- Outdoor community garden
- Outdoor gym
- Children's playground

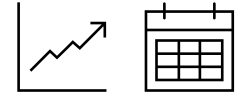
Conceptual Upper Level Floor Plan



Conceptual Lower Level Floor Plan



Cost Estimates & Timeline



Design & Construction Preliminary Cost Estimate:

- \$8.2 to \$11 million
- Licensing Obligations yet to be explored

Operational Preliminary Cost Estimate:

- Childcare Center
 - One-time Start-up Cost: \$500,000
 - Annually: \$525,000 to \$750,000
- Adult Day-Center
 - Annually: \$1 million

Funding:

- Insufficient funding for construction of IRAC facility
 - \$3.3M available PARD funding
- No identified funding for operations of IRAC facility

Chapter 26 Mitigation Fees:

- Fees to be determined

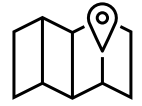
Project Timeline:

- 33 to 64 months (funding dependent)

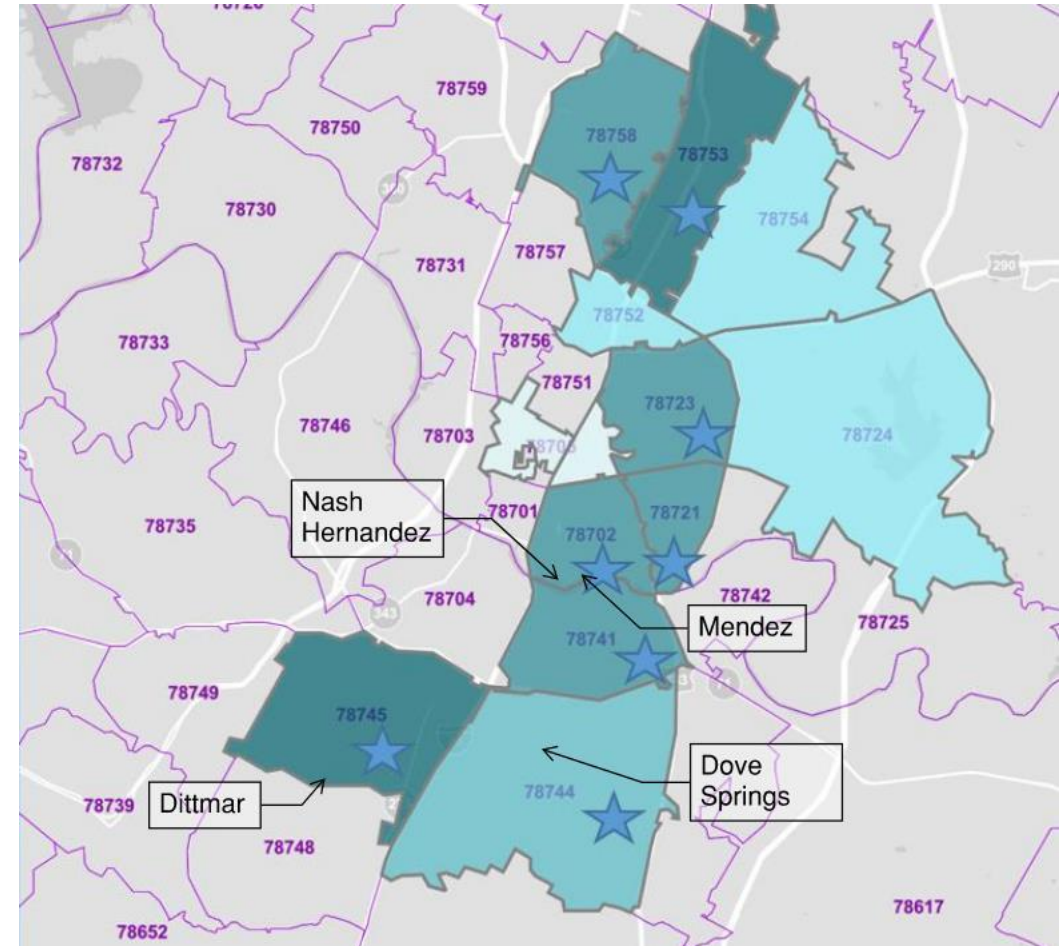
Additional Considerations

- City of Austin may not have the jurisdiction to build a community clinic as this is within Central Health's domain, a Travis County program.

IRAC Pilot Program Alternative Locations



- No vacant City-owned buildings with 9,000 SF of available space within the target zip codes
- Potential IRAC partnership locations at PARD Recreation Centers:
 - George Morales Dove Springs Recreation Center (78744)
 - Mendez Recreation Center (78702)
 - Dittmar Recreation Center (78745)
- Potential IRAC partnership locations suggested in previous feasibility reports:
 - RBJ Public Health Center (78702)
 - Vacant AISD Schools (Various locations)
 - AGE Thrive Social and Wellness center (78745)



Highest density of older adults living [below 200% FPL](#):
78745, 78702, 78758, 78753, 78741, 78721, 78723, 78744

Current Status and Next Steps

- APH leads implementation
- PARD-led community outreach for a Pilot IRAC program underway
- PARD supports APH sponsored Chapter 26 case
- An amendment to the Council approved Holly Shores/Edward Rendon Sr. at Festival Beach vision plan will be needed.

A wide-angle photograph of the Austin skyline, featuring several tall skyscrapers and construction cranes, viewed from across a vast, lush green field. The foreground is a flat, vibrant green lawn with a few small figures of people in the distance. A dense line of trees separates the field from the city. The sky is a clear, bright blue with scattered white clouds. The entire image has a light green tint.

Thank you