

**ORDINANCE NO. 20231130-021**

**AN ORDINANCE AUTHORIZING THE NEGOTIATION AND EXECUTION OF ALL DOCUMENTS AND INSTRUMENTS NECESSARY OR DESIRABLE FOR CONVEYANCE OF APPROXIMATELY NINE ACRES OF PARKLAND LOCATED AT 2525 S. LAKESHORE BOULEVARD, ALSO KNOWN AS CENTRAL MAINTENANCE COMPLEX, TO ORACLE, AMERICA, INC.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The council finds the following:

- (1) The City of Austin (the “City”) currently owns approximately nine acres of parkland located at 2525 S. Lakeshore Boulevard, also known as the Central Maintenance Complex (“CMC”).
- (2) On August 11, 2021, Council authorized a special municipal election on November 2, 2021, asking the voters whether the City Council should have the authority to convey or lease the CMC (“ballot measure”) under the following conditions:
  - a) Use a public bidding process, where the total value of the bid is equal to or greater than the appraised fair market value of CMC; and
  - b) Exchange the CMC for at a minimum:
    - i) at least 48 acres of waterfront land contiguous to an existing City park;
    - ii) the cost or construction of a new maintenance facility for the Parks and Recreation Department on other city-owned land; and
    - iii) partial or full funding for the removal of Fiesta Gardens' existing maintenance facility and restoration of that land to parkland (“ballot conditions”).
- (3) On November 2, 2021, the voters approved the ballot measure by 73 percent.
- (4) On November 15, 2021, the City issued a public solicitation for proposals from persons or entities interested in acquiring the CMC in accordance with the ballot conditions.

- (5) The City received one proposal, which was submitted by Oracle, America Inc. ("Oracle") proposing a bid package that conveyed the following terms:
  - a) convey approximately 50.021 acres of waterfront land located at the 8400 Delwau Lane;
  - b) design and construction of a new maintenance facility located on other City-owned land; and
  - c) payment of one million dollars to fund the restoration of the land at Fiesta Gardens that is currently being used as a maintenance facility.
- (6) After additional negotiations with Oracle, on October 18<sup>th</sup>, 2023, the City received a final offer.
- (7) Council determines that 8400 Delwau is waterfront property because a portion of the southern boundary of the property abuts a neighboring pond and portions of the northern boundary border abut Walnut Creek which is a perennial stream.
- (8) Council further determines that the total value of the proposed bid package meets or exceeds the appraised value of CMC and meets all other ballot conditions.

**PART 2.** Council authorizes the city manager to negotiate and execute all the documents and instruments necessary or desirable to convey the approximately nine acres of parkland known as the CMC to Oracle if the following conditions are met.

- (1) Oracle conveys approximately 50.021 acres of waterfront land located at the 8400 Delwau Lane in fee simple.
- (2) Oracle provides one million dollars in cash to be used for restoring the land at Fiesta Gardens that is currently being used as a maintenance facility.
- (3) Oracle designs and constructs a new maintenance facility that meets or exceeds the specifications generally described in Exhibit A and complies with all applicable rules, regulations, and policies applicable to constructing improvements on City-owned land for a minimum value of \$23.5 million on 6700 Bolm Road ("New Facility").

**PART 3.** This ordinance takes effect on December 11, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, November 30, 2023

§  
§  
§  
\_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:**

\_\_\_\_\_

Anne L. Morgan  
City Attorney

**ATTEST:**

\_\_\_\_\_

Myrna Rios  
City Clerk



# EXHIBIT A



Proposed CMC  
facility

---

## **SITE PLAN AND IMPROVEMENTS**

The following key features shall be incorporated into the design of the site layout.

<b><u>Certification:</u></b>	Building to meet AEGB requirement and LEED Silver compliant
<b><u>Utilities:</u></b>	The site to be designed with a storm drainage system that meets all applicable local and state codes. The sanitary sewer and potable water system will be designed to accommodate the planned building loads. Natural gas will be installed with a meter located within 5'-0" of the building capable of supporting the office.
<b><u>Heavy Duty Paving:</u></b>	The main drive aisles, and fire lanes are heavy duty concrete. Standard duty paving is used for office parking.
<b><u>Parking:</u></b>	<p>Parking is scheduled per the numbers/SF that were provided. Staff parking stalls shall be 9' x 18' and delineated with 4" striping.</p> <ul style="list-style-type: none"><li>• Fleet Parking – 68,105 SF</li><li>• Staff Parking – 58,125 SF</li><li>• Parking Circulation – 45,130 SF</li></ul>
<b><u>Premises Size:</u></b>	Approximately 19,900 SF administrative office building, 69,000 SF of storage and trade workshops, and 3,000 SF of other site elements.
<b><u>Exterior admin Building:</u></b>	The exterior admin building will be tilt wall construction with windows at the perimeter of the space.
<b><u>Enclosed Storage:</u></b>	The enclosed storage area of the facility will be fully enclosed with metal roof, slab and CMU walls.
<b><u>Covered Storage:</u></b>	The covered storage area of the facility will be a metal roof with slab.
<b><u>Open Storage:</u></b>	The open storage area of the facility will be open areas within the fenced facility used for general storage of materials.
<b><u>Trade workshops:</u></b>	The trade workshop area of the facility will be fully enclosed construction with proper ventilation installed. Building to include light, power (120 V+ 240V), and an eye wash station at workshops that have chemical storage. Include a loading/unloading area.
<b><u>Sidewalks:</u></b>	The perimeter of the admin building shall have a code compliant sidewalk at least 4" thick.
<b><u>Fencing:</u></b>	The nonpublic area shall be fenced with a high security fence consisting of a 7'0" high galvanized chain link fence with three (3) strands of barbed wire at the top. There are operable gates at each entry to be card accessed and remote access capable with call box.
<b><u>Electric:</u></b>	Two (2) electronically controlled gates with call boxes to control access to and from the property for safety and security purposes.
<b><u>Signage:</u></b>	<p>Electrical distribution is included for the following signage locations:</p> <ul style="list-style-type: none"><li>• One (1) monument sign at a location to be determined.</li><li>• One (1) parapet sign located near the entrance to the building.</li></ul>
<b><u>Fuel Pump:</u></b>	3 (three) 15,000-gallon tanks
<b><u>Voice-Data:</u></b>	Will provide a conduit path between the proposed location of the Demarc. and the right-of-way, housing the existing fiber network.



## **BUILDING DESIGN**

<b><u>Building Pad/Slabs:</u></b>	The slab is industry standard with a minimum of 4,000 psi including reinforcing to accommodate use for office and storage.
<b><u>Canopies:</u></b>	Canopy will be provided at the main entry to the admin building and all other exterior doors of the admin building will have a 4'0" by 4'0" minimum canopy and concrete stoop.
<b><u>Roofing:</u></b>	The roof of the admin building will be a 60-mil TPO single ply system with polyisocyanurate insulation for an R-value of whatever value is required to meet local code requirements. A twenty (20) year NDL warranty for the roof shall be assigned to the city.
<b><u>Exterior Walls:</u></b>	The exterior walls of the admin building are designed to meet building code requirements.
<b><u>Exterior Doors:</u></b>	Exterior doors of the admin building are spaced to meet applicable code requirements.
<b><u>Fire Sprinkler System:</u></b>	The admin building includes a fully engineered fire sprinkler system with sprinkler heads being semi-recessed in the acoustical ceiling.
<b><u>Interior admin Building:</u></b>	The interior admin building finishes will be in line with a class B office building with durable finishes. Flooring to be concrete with carpet tile in the offices, open office, and conference areas. The restrooms, showers/lockers, and break room flooring to be porcelain floor tile. Porcelain wall tile to be used on all wet walls in restrooms, showers/lockers, and break room. Countertops to be engineered quartz with plastic laminate cabinets. Vinyl wall covering to be used at one wall of entry/reception. Accent wall paint on one wall in each office and conference room. Acoustical wall panels to be used at huddle locations. A.C.T. with indirect/direct lay in light fixtures throughout, U.N.O. Gyp. Bd. at reception, restrooms, and break room with recessed can lights. Linear pendants at open office & conference rooms. Accent cove lights at reception and restrooms. Breakroom appliances to include Energy Star rated refrigerator, dishwasher, microwave, and undercounter ice maker/water dispenser.
<b><u>Plumbing:</u></b>	A minimum six-inch (6") sewer gut line will be installed to serve the restroom, showers, and break room areas of the admin building.
<b><u>Electrical:</u></b>	The electrical service to the premises will be a minimum of 3,000 amps served at 480V/3 phase.
<b><u>Fire/Life Safety:</u></b>	Fire and life safety design will meet all applicable local codes.
<b><u>Security System:</u></b>	Ring and string
<b><u>IT, AV and Low Voltage:</u></b>	Ring and string

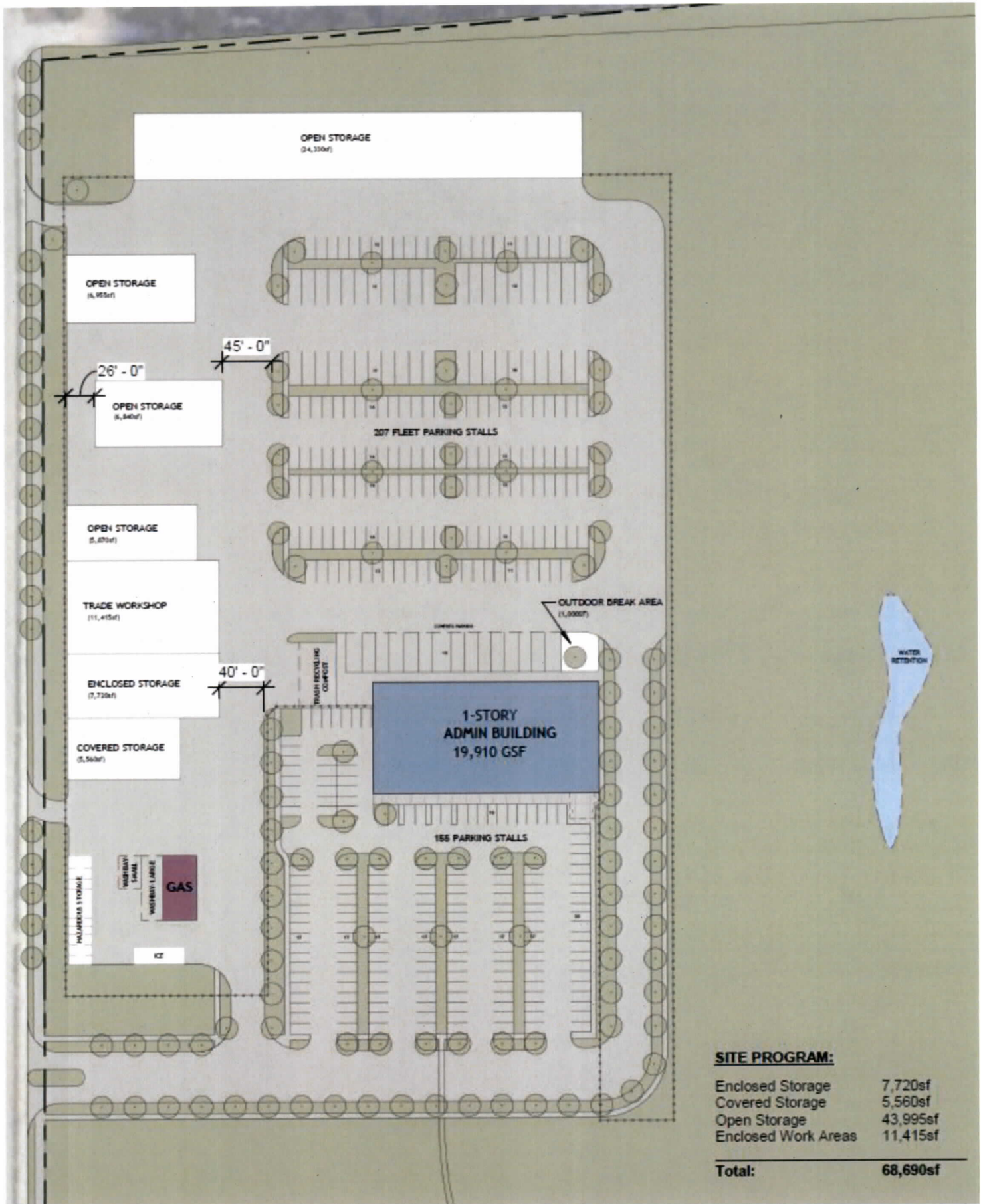
*These specifications may be modified if there are differing site conditions that affect the proposed facility design and are mutually agreed upon by both the City Manager and Oracle. Upon approval by the City Manager and Oracle, modifications not resulting in material changes, as determined by the City Manager in the City Manager's sole discretion, may be made to the proposed facility design. Modification to this exhibit shall not require City Council approval.*

# Proposed Program

Programmed Areas	Existing CMC			Existing Fiesta Gardens			Combined Existing CMC + Fiesta Gardens	Oracle proposed			Comments
	Qty.	SF	Ext SF	Qty.	SF	Ext SF		Qty.	SF	Ext SF	
<b>Personnel (Administrative Building)</b>											
Large Office	1	150						1	150	150	
Medium Office	5	150						5	150	750	
Small Office	29	150						29	150	4,350	
Workstation	38	48						38	48	1,824	
Hoteling (Field Crew)	46	30						46	30	1,370	3:1 ratio assignment
<b>Total Personnel</b>	<b>119</b>							<b>119</b>		<b>8,444</b>	
<b>Other Spaces</b>											
Conference	4	300						4	300	1,200	
Break Room Small	0	935						0	935	0	
Copy	2	150						2	150	300	
Storage	3	100						3	100	300	
Lobby (deliveries)	0	50						0	50	0	
Discrepancy (Other Support Spaces)											
<b>Total Other Spaces</b>										<b>1,800</b>	
<b>Other Areas</b>											
Reception	1	500						1	500	500	
Computer Room (Discrepancy)	1	600						1	600	600	
Break Room Shared	1	1,150						1	1,150	1,150	
Reference Library & Flat Files	1	800						1	800	800	
Restrooms	1	1,000						1	1,000	1,000	
Showers/Lockers	1	375						1	375	375	
<b>Core Elements</b>											
MEP & Communications (10%)	3	150						3	150	450	
Stairs / Elevators											
<b>Total Other Areas</b>										<b>4,875</b>	
Subtotal Sq. Ft.										<b>15,119</b>	
Circulation								30%		<b>4,536</b>	
<b>Total USF</b>			<b>14,400</b>			<b>5,000</b>	<b>19,400</b>			<b>19,655</b>	
										<b>166</b>	
<b>Site &amp; Non-Workshop Storage</b>											
Conditioned Storage											Fully enclosed building
Greenhouse Storage											Greenhouse building
Enclosed Storage			7,390			330				7,720	Fully enclosed building
Covered Storage			4,060			1,500				5,560	Roof and slab only storage area
3-Side Bay Storage											Open storage with 3-sided concrete walls - material
Open Storage			36,125			7,870				43,995	Open areas for general storage materials, within the enclosed fenced facility
Enclosed Hazardous Storage											Fully enclosed building
<b>Total Combined Storage</b>			<b>47,575</b>			<b>9,700</b>	<b>57,275</b>			<b>57,275</b>	
<b>Trade workshops &amp; Work Areas</b>											
Conditioned Work Areas											Fully enclosed building
Enclosed Work Areas			10,000			1,415				11,415	Fully enclosed building
Covered Work Area											Roof and slab only work area
<b>Total Workshop, Storage &amp; Work Areas</b>			<b>10,000</b>			<b>1,415</b>	<b>11,415</b>			<b>11,415</b>	
<b>Parking</b>											
Fleet Parking - Enclosed											
Fleet Parking - Covered								15			
Fleet Parking - Open								207			
<b>Total Fleet Parking</b>			<b>73,360</b>			<b>16,000</b>		<b>222</b>		<b>68,105</b>	
<b>Total Staff Parking</b>			<b>36,870</b>					<b>155</b>		<b>58,125</b>	
<b>Total Fleet Parking Circulation</b>			<b>35,130</b>			<b>10,000</b>				<b>45,130</b>	
<b>Total Staff Parking Circulation</b>											
<b>Total Parking &amp; Circulation</b>			<b>145,360</b>			<b>26,000</b>	<b>171,360</b>			<b>171,360</b>	
<b>Other Site Elements</b>											
Fuel Center	1	300	300						300		
Truck Wash Bays											
Hazardous Material Drop Off									200		
Trash, Recycling, Compost									1,200		
Outdoor Break Area / Picnic Shelter					1,000	1,000				1,000	
<b>Total Other Site Elements</b>			<b>300</b>			<b>1,000</b>	<b>1,300</b>			<b>2,700</b>	
<b>Total Site Coverage (SF)*</b>			<b>217,635</b>			<b>43,115</b>	<b>260,750</b>			<b>344,408</b>	
<b>Total Site Coverage (Acreage)*</b>			<b>5.00</b>			<b>0.99</b>	<b>5.99</b>			<b>7.91</b>	



# Proposed Site Plan



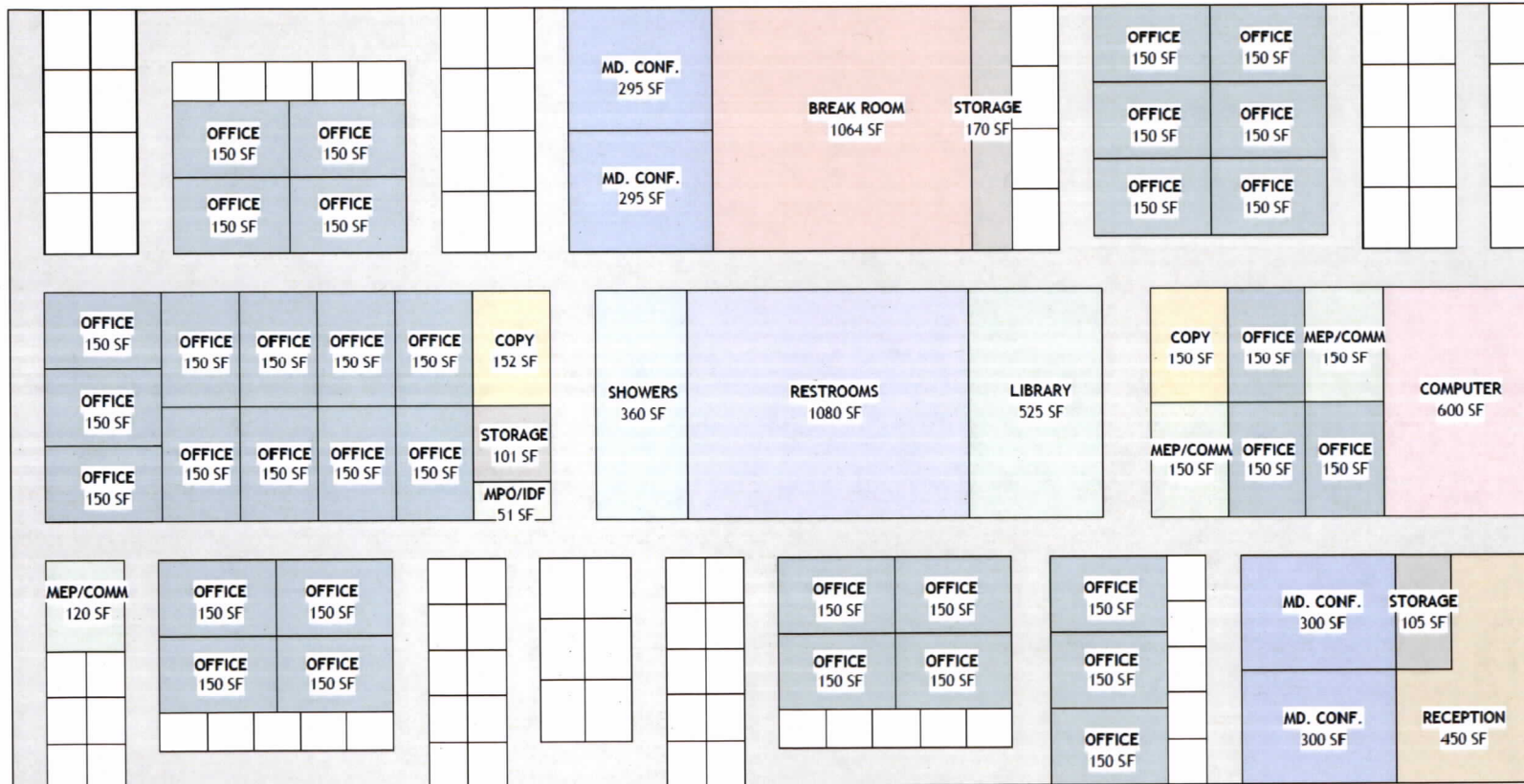


Proposed CMC conceptual rendering



Conceptual rendering

## Proposed conceptual admin building layout

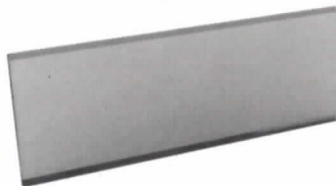


ROOM NAME	COUNT
OFFICE	35
WORKSTATION	38
HOTELING	46
BREAK ROOM	1
COMPUTER	1
COPY	2
LIBRARY	1
MD. CONF.	4
MEP/COMM	3
MPO/IDF	1
RECEPTION	1
RESTROOMS	1
SHOWERS	1
STORAGE	3

Conceptual layout

## Proposed furniture

Description	Size	Qty	Notes
Office	15x10	35	Height Adj Surf, Fixed Return, BF/FF, (1) Open/(1) Closed Overhead Storage, Tackboard, (1) Monitor Arm, Task Chair, (2) Guest chairs, Std Markerboard
Workstations	6x8	38	6x8 Workstation, 42H Panel, Power Base, Full Fabric Tile, 48x30 Height Adj Table, 24x72 return, Mobile Ped, (1) Monitor Arm, Task Chair, Upmounted Glass
Hotelling	3x5	48	42H Panel, 30x60 Height Adj (Non - MK), Full Fabric Til, Power Base, Monitor Arm, Mobile Ped, Task Chair, Upmounted Glass
Conference - rm	310sf	4	12' Conf with power (6) receptacle and (2) USB-A/C, (12) chairs, whiteboard, credenza
Copy	18x20	2	(1) Table, (1) Storage Case, cable mgmt, outlet
Storage	10x10	3	(4) Wire Shelving Units per room
Lobby (deliveries)		1	(2) Wire Shelving Units
Reception	20x25	1	(1) Reception Unit with Chair, (1) Sofa, (2) Chairs, (1) Coffee Table, (1) End Table, (1) Rug
Computer Room	24x25	1	(12) 24x60 Tables with power, (24) Task Chairs,
Break Room	30x38	1	(5) Tables, (20) chairs, (1) Tall Table, (6) Barstools
Reference Library and Flat Files	25x32	1	(6) 24x36 - Flat Files , (4) open bookcases 36x64
Restrooms			N/A
Showers/Lockers	15x25	1	Est (50) Lockers and bench



Meeting room setup



Office setup



Office setup