



Austin Parks and Recreation Department
Dougherty Arts Center
Council Work Session

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Presentation Outline

- Project History
- Current Conditions Status
- Project Timeline and Challenges
- Project Recommendation

Dougherty Arts Center Project History

Original Project Cost Estimate: \$28 million

Original Project Description:

Replacement of the existing DAC at a new location in Butler Shores Park. Funded by the 2018 Bond Proposition B, the new DAC facility will build on the existing core arts programs in an improved environment that can better accommodate Austin's significant demand for affordable access to arts services.

- Replace the existing facility to permanently eliminate structural issues
- Remove/remediate location constraints
- Incorporate modest program expansion of existing arts services
- Envisioned 45,000 square foot facility on City owned land



Project Cost Escalation: \$61 million

Dougherty Arts Center Project History

2010: MWM Design Group completed a conditions assessment of the existing facility.

2012: Bond Program yielded \$3.9 million for DAC (est. \$400K roof replacement)

2015: Architecture Plus completed a feasibility study for the DAC's redevelopment

2017: Studio8 Architects completed an architectural program for a future facility and schematic

2018: Bond Program yielded \$25 million for DAC original budget \$28.5 million

Documented Facility Current Conditions

- Flooding and flooding risks
- ADA compliance constraints
- Structural issues related to the building sinking into the landfill
- Asbestos and lead issues
- Failing roof and ceilings
- Failing HVAC
- Failing plumbing windows and doors

Expensive to maintain aging structure

Dougherty Arts Center Project Timeline

- 2018 Community Engagement began with previously outlined project scope/purpose
- 2019 Council approved redevelopment of DAC at Butler Shores with direction
- 2021 Council adopted redevelopment scenario with further direction*
- 2022 Design refined, building and garage reduced and presented as final design*
 - Stakeholders
 - Parks and Recreation Board
 - Design Commission

* expressed funding issues and outlined unfunded mandates

Dougherty Arts Center Budget Escalation

Direction	Approximate Cost Estimate
Traffic impact analysis	\$ 150,000
Council direction underground garage	\$15 Million
Fees for additional professional services	\$500,000
Extended Community Engagement	\$1 Million
Council Direction site design specificity and building placement taking into consideration site constraints	\$8 million
Inflation/Escalating Construction costs due to delays 2017, 2018, 2019 and 2023 (estimate \$8,700/day)	\$6 million
TOTAL Project Increase ESTIMATE	\$30.65 million

Dougherty Arts Center Project Challenges

- Council Direction expanded the project scope
- Expanded design at Council Direction exceeded available budget
- Alternative funding options did not materialize
- Supply chain challenges and escalating construction costs
- Local construction “boom” elevated costs
- 10 years of planning, design, and engagement without viable solution
- December 2022 Council Resolution

Project Recommendation

Deliver a new DAC facility with existing funds and consider phased delivery to accommodate full project scope

Next Steps

- Inform stakeholders and community
- Conduct additional community engagement to inform redesign
- Complete Boards and Commissions Process
- Permit project for construction



Questions?