



Capitol Complex Master Plan

MANDATE

The Texas Facilities Commission will continue to focus on the legislative mandate* to eliminate extensive reliance on commercial lease space and consolidate widely dispersed state agencies. This cost-saving goal reduces annual rent obligations, creates more predictable and controllable operating costs, and improves operational efficiencies.

Background

- The 84th Legislative Session (2015) approved funding for Phase 1 of the Capitol Complex Master Plan.
- Existing State-owned buildings in Austin are at or exceeding capacity.
- Austin area commercial lease costs continue to rise due to the city's explosive growth.
- The Texas Facilities Commission (TFC) identified over 1 million square feet of administrative office leases for consolidation into the new buildings of Phase 1.
- Phase 1 originally estimated to retire over \$15M in annual lease expenses.
- Phase 2 originally estimated to retire \$10M in annual lease expenses.
- Tenant Criteria: Austin-based agencies with administrative functions, who benefit by the proximity to the Capitol, and whose lease expirations coincide with the completion of Phase I.



Phase I: (dark orange) Summer 2022
 1801 Congress Building | 1601 Congress Building
 Texas Mall (3 blocks) | Utility Plant Expansion
 \$581,223,536 (Funded)

Phase II: (orange) Fall 2025
 15th Street Building | Lavaca Street Building
 Texas Mall (1 block)
 \$313,892,127 (Funded)

Phase III: (yellow)
 17th Street Building | Colorado Street Building
 (The third phase represents proposed future building locations if needed.)

*Code: §2167.002 | Agencies in state-owned offices needing more space could be considered, however backfilling costs are not in the current plan or appropriation.

The sale of the William P. Hobby building within the financial model

- In 2018, TFC identified the William P. Hobby building as a poorly performing asset that needs to be sold.
- The 86th Legislature and Governor Abbott under Senate Bill 1349 (2019) approved the sale of this property and are now in the preliminary sales process.
- The General Revenue funded tenants in Hobby are now identified as a future lease obligation and will relocate to the new Capitol Complex state-owned buildings.



Capitol Complex Master Phase One



George HW Bush State Office Building – 602,000 gross square feet, 14-story new Gateway “Focus” building for the Capitol Complex located at MLK Blvd. and North Congress Avenue Includes a cultural venue, plaza amphitheater, five stories of below-grade parking, wellness space amenities, 400,000 square feet of “useable” administrative office space.

Scheduled Completion May 2022

\$265,141,880



1601 Congress State Office Building – 430,000 gross square feet, 12-story “Fabric” building for the Capitol Complex located along North Congress between 16th and 17th Streets. It includes a conference center with multiple room sizes and accommodations for configurable meeting space, five stories of below-grade parking, wellness space amenities, and 200,000 square feet of “useable” administrative office space.

Scheduled Completion February 2022

\$142,768,704



North Congress (“Texas”) Pedestrian Mall- lushly landscaped, visually rich, pedestrian mall occupying three blocks of the North Congress Right of Way from 16th Street to MLK Blvd. Includes tree-lined and shaded walkways along the west and east edges, diverse and abundantly planted native landscapes, outdoor event spaces, elevator and stair access (“portals”) to below-grade parking and five stories of below-grade parking.

Scheduled Completion May 2022.

\$101,977,646



Capitol Complex North Central Utility Plant – 2-Story, 4500-ton expandable chilling plant that will provide chilled water utility to both Phase I and Phase II buildings and all Capitol Complex buildings north of 15th Street.

Scheduled Completion July 2021.

\$71,335,306

TOTAL CAPITOL COMPLEX PHASE I

\$581,223,536

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