



STATE OF TEXAS CAPITOL COMPLEX PROJECT PHASE II



Texas Capitol Complex Update

Progress updates on the Capitol Complex Project | **October 2023**



Sustainability is a Priority on the Capitol Complex Phase II Project

When the Capitol Complex Phase II Project is complete, two new State office buildings and the fourth block of the Texas Capitol Mall will stand north of the Texas State Capitol. These new additions will help fulfill the overall Capitol Complex Project mandate *to consolidate all state agencies within the Capitol Complex, creating the potential to maximize operational efficiencies between and within the agencies, offering visitors easier access to agency offices, and eliminating the cost of leased space for these offices.*

This visionary undertaking will also fulfill State of Texas policies for environmental quality and energy efficiency to create sustainable spaces that protect public health and natural resources. Every aspect of planning and executing the Phase II project includes sustainable goals for **building performance, occupant health and wellbeing, and resilience** that will promote public health and protect natural resources.

Sustainability During Construction



JR RAMON separates construction waste during demolition.

As the three sites of Phase II (1501 Lavaca, 1500 Congress, and the fourth block of the Texas Capitol Mall) are prepared for excavation and construction, sustainability practices are well underway. The project has a target to divert 75% of construction waste from the landfill. Dedicated areas have been established on site for the collection and sorting of construction materials for recycling. Materials from existing buildings removed from the site are already being turned into new building products. Learn more about this from JR RAMON, our Phase II demolition expert, in the Team Spotlight section of this newsletter.

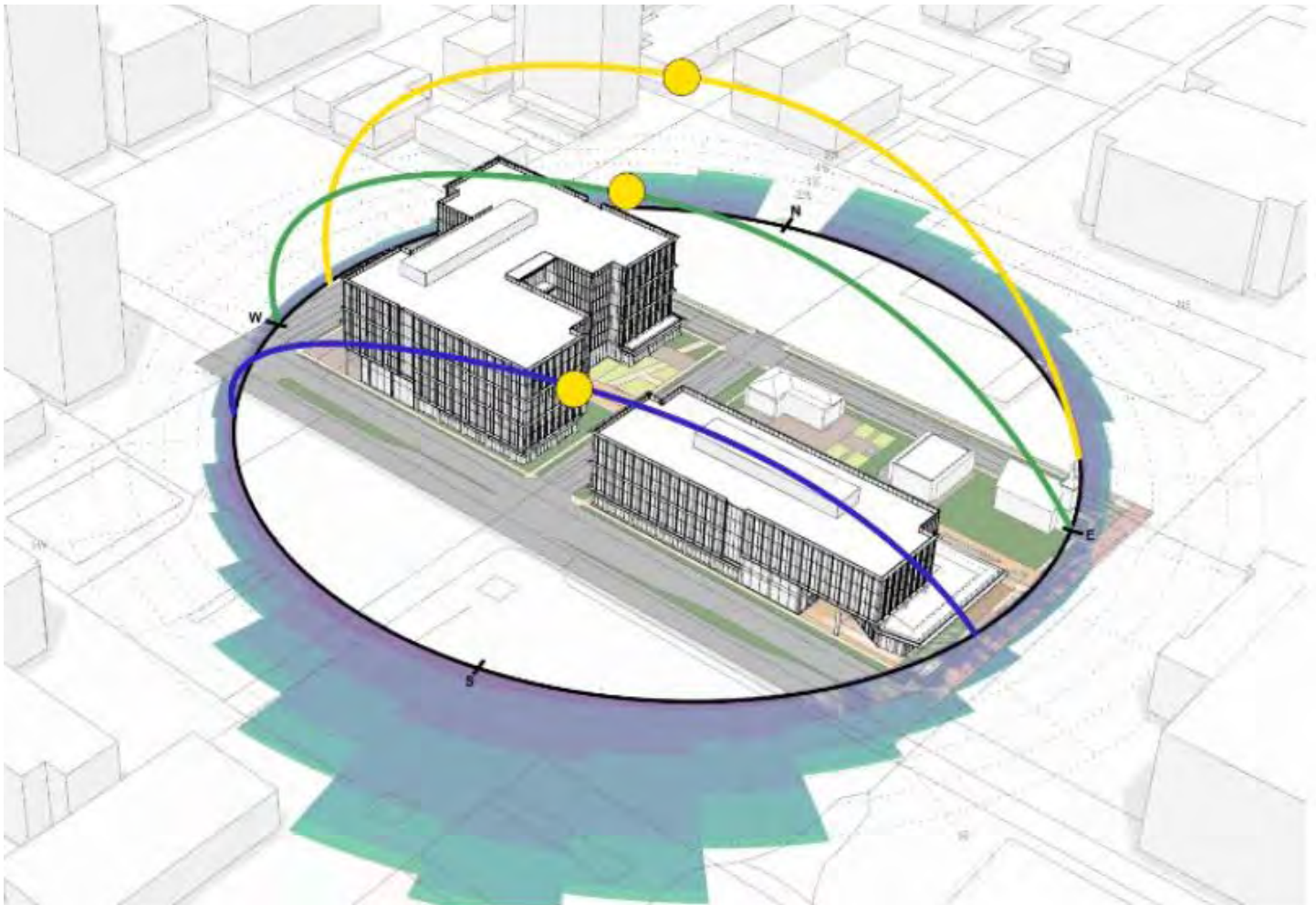
During project planning, a study of the existing trees on site was conducted with specific trees identified for preservation and project incorporation. A special focus was placed on the trees located around the Texas Historical Commission north of the site. Care and management plans have been put in place to protect the selected trees as well as trees adjacent to the site. This plan includes arborists to monitor and ensure the continued health of the trees.

Building Performance

The new State office buildings at 1501 Lavaca and 1500 Congress have been planned externally and internally to maximize the site locations while preserving the surrounding environment.

Design and sustainability teams from HOK, the architect of record for Phase II, considered the site and buildings with occupant comfort and performance in mind. Studies were conducted to illustrate outdoor comfort around the site, reduction in glare from the buildings to nearby areas, and how the design of the building envelope could contribute to lower energy use. The orientation of the buildings provides the most shade possible for outdoor comfort while also allowing the most interior daylighting and views for indoor comfort. Material selection will

be based on high performance attributes as well as sustainable design, with an emphasis on recycled content and renewable materials that are locally sourced. Exterior material selections, including windows, are based on reducing heat gain and exterior glare. A life cycle cost analysis informed design decisions on materials and building systems that will allow the buildings to operate within or better than federal and State of Texas energy efficiency targets.



Shade modeling for the 1501 Lavaca and 1500 Congress State office buildings.

Occupant Health and Wellbeing

An important part of the sustainability goals for the Phase II project is ensuring the health and wellbeing of the State employees and visitors that will inhabit these spaces. The interiors are designed for acoustic, thermal, and lighting comfort, with health driven air systems and low-emitting materials that will contribute less to indoor air pollution. A high priority has been placed on natural lighting—more than 75% of the regularly occupied space will have access to daylighting and views. Capitalizing on this design, open workspace areas and social spaces will be nearest to the outside perimeter of the building. Private offices and back of house space will be in the interior.

Recycling and waste reduction strategies will be in place for day-to-day operations in both buildings. Continuing the tradition of the Phase I project, Phase II will provide indoor and outdoor connectivity and access with views of nature and balconies located in both of the new buildings. Landscaping for all three sites includes trees for shade and bird havens and native vegetation to reduce watering and maintenance. Inside the buildings, the material palettes have been chosen specifically to evoke nature and provide the benefits of biophilia to the building occupants.



Daylighting modeling for 1501 Lavaca and 1500 Congress State office buildings. The green area depicts the interior areas that will receive natural light.

Resilience

An additional sustainability goal for the Phase II project is to provide new spaces that serve the State of Texas far into the future. The buildings are designed for a 100-year lifecycle with planned system updates every 25 years. The buildings will employ state-of-the-art building system controls to achieve energy and environmental efficiency. The building control systems will monitor building performance and alert the maintenance team to ensure that any issues are managed quickly and efficiently. The entire design is based on durability, longevity and low maintenance with low carbon materials sourced regionally.



High performance building control systems will provide durability, energy efficiency, and healthy environments.

The Phase II project design has been informed by proven sustainable best practices specifically studied for the site's Central Texas climate.

The Phase II project will help fulfill the mandate of the Capitol Complex Project and the environmental quality and energy efficiency requirements of the State of Texas. It will also provide State employees and visitors healthy and inviting spaces that connect nature with the built environment.



In 2010, the Texas Facilities Commission (TFC) established a new Energy Management Program with the intention of improving energy efficiency across its the entire portfolio of state-owned facilities. This directive formalized many of the ongoing efforts of the facilities management team to conserve electric and water resources under one program.

The TFC Energy Management Program includes water conservation efforts. While the design of new buildings in the portfolio incorporates water saving technologies, older buildings are being retrofitted with water conserving devices. This investment has reduced water usage and costs by almost 30% in the last four years.

Office lighting comprises one of the largest usages of energy. For the last four years, the TFC Energy Management Program has been converting standard office lighting to more efficient LED lighting. In 2018, the program completed the first phase of the lighting retrofit program and has achieved savings of \$500,000 annually. In January 2022, the second phase of the program was completed with close to \$200,000 annually in added savings. This initiative continues today, with the installation of occupancy lighting sensors, LED lighting fixtures and other energy saving technology that will improve the energy efficiency of the older buildings in the TFC portfolio while saving operational and utility costs.

The Texas Facilities Commission recycling program dates to 2002 when recycling receptacles were first introduced to all State-Owned facilities. The program has grown and continues to collect recyclable materials. This year alone, TFC has collected and recycled more than 2,100 tons of recyclable materials.

Another program that demonstrates the TFC commitment to sustainability is the State Surplus Program. Originally, a stand-alone agency, named the [Texas Surplus Property Agency](#), the program was established in 1945 to receive surplus war property from the federal government for reuse in educational and public health



institutions. In 1993, the agency was abolished, and its operations moved under TFC's purview. The mission of the new State Surplus store remains the same. The mission of the new State Surplus store remains the same—to divert usable surplus assets and items from the landfill to individuals and organizations that can use the materials.

In 2022, the Texas Surplus Store processed over 87,000 state assets retired from State Agencies. These items were either sold to the public or transferred to state agencies for reuse. Sales for the year totaled approximately \$8 million, of which almost \$6.5 million was remitted back to the state agencies that retired the items. The public can buy items via online auctions or at the retail store.

The [State Surplus Store](#) is located at 6506 Bolm Road in Austin and is open to the public Monday through Friday, from 8:00 a.m. to 4:30 p.m. The store receives new property every day. In addition to state surplus vehicles, furniture, office equipment and supplies, and small electronics, the store also sells abandoned airport property such as pocketknives, multi-purpose tools, jewelry, sunglasses, watches, luggage, and toys.

TFC also manages the **Federal Surplus Property Program**. This program's mission is to save eligible organizations money while acquiring necessary equipment. The program matches eligible organizations with items donated from federal programs. Some eligible organizations include local governments, educational

organizations, emergency service providers, and SBA certified Veteran-owned small businesses. (See the full list of eligible organizations [here.](#))

During 2022, the TFC Federal Surplus Program passed through property valued at \$69 million dollars (original purchase price) to 295 eligible organizations in Texas. Program recipients paid only \$16 million dollars; the fair market value established by the Federal Government.



The program's success stories are inspiring. For example, the Town of Baytown purchased a 5-ton cargo truck for its volunteer fire department. The vehicle was valued at over \$67,000, yet they only paid \$6,500.



Through the full implementation of these programs, the Texas Facilities Commission is helping achieve State goals to save energy and protect our natural resources. These programs save taxpayer dollars and give new life to items that would otherwise end up in landfills. TFC is dedicated to the continued success of these programs and will continue to seek new ways to conserve and reuse as we fulfill our mission to build, support, and maintain State facilities.



REDUCE



REUSE



RECYCLE

Construction Progress Report



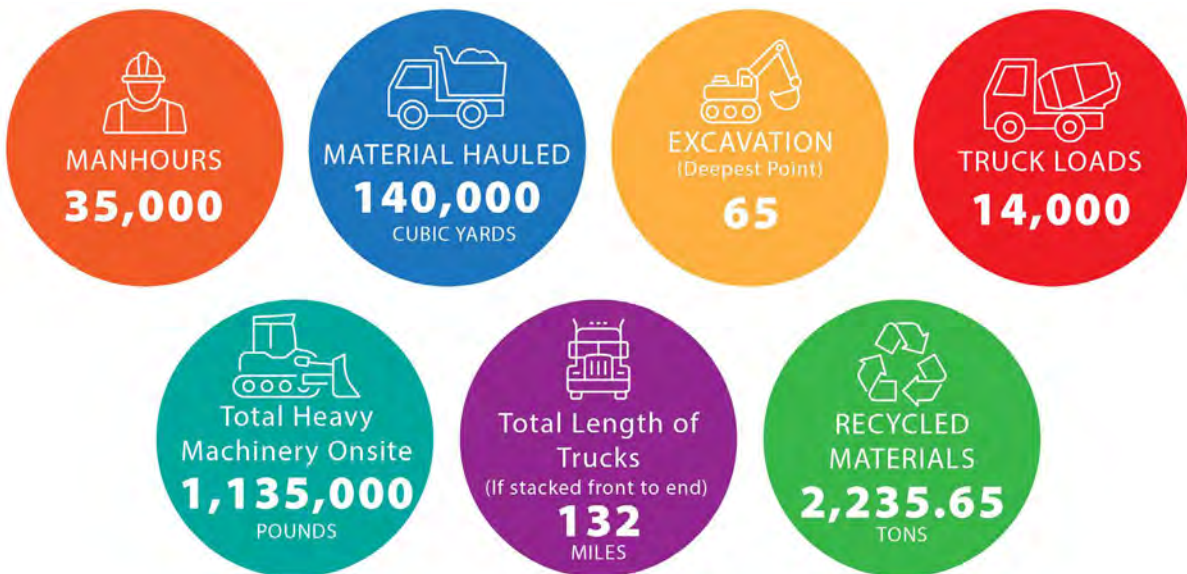
April 2023



October 2023

As you can see on the progress photos, the excavation on all three sites is progressing swiftly, with crews working six days a week from 6 a.m. to 6 p.m. The Lavaca site is nearing the bottom of the excavation, and the loading zone is busy with hauling trucks. Shotcrete and rock anchor installation continues downward.

Concurrently, mass excavation and haul off is occurring at the Congress building site and the Mall site. Shotcrete and rock anchors are being installed and the side walls are now becoming visible. Excavation and other site work will continue through the first quarter of 2024.



24-7 Construction Cameras

There are three construction cameras documenting this iconic project. Watch the progress on all these projects via the construction cameras on our project website. www.TexasCapitolComplex.org

View the
Construction
Cameras



Team Spotlight - JR RAMON Demolition

Photos courtesy of JR RAMON Demolition and the Texas Facilities Commission

This is the first edition of Team Spotlight, articles that will highlight the contributions of our team members for the completion of the historic Capitol Complex Project Phase II.

Before beginning excavation for the Phase II construction, one of the first site activities was the demolition of existing structures. The two city blocks of the Phase II project site included three structures, the former Capitol Complex Childcare Center, the former Capital Region District Office for the Texas Department of Public Safety, and a multi-purpose building. Through a competitive technical proposal process, [JR RAMON Demolition](#) was selected by Phase II prime contractor [JE Dunn Construction](#) for the project demolition tasks.

More Than 75 Years of Experience

JR RAMON Demolition has been a Central Texas institution since 1945, when WWII veteran and purple heart recipient Joe Ramon, Sr. bought a dump truck and tractor and started an asphalt paving business. For the next twenty years, the business focused primarily on road projects. However, in 1968, the company completed their first demolition project as part of the construction team for the HemisFair Plaza.

This iconic project changed the trajectory of the company. In 1971, JR RAMON received the first demolition license granted by the City of San Antonio. By the end of the decade, the company had fully switched their business model to demolition.

Since those early years, the family-based business has grown to more than one hundred employees by staying true to the core values of quality, safety, and providing career opportunities to the community. The company is headquartered in San Antonio and primarily serves the Central Texas area. JR RAMON is certified as a State of Texas historically underutilized business (HUB) and provides a wide range of demolition services for local, state, and federal agencies, including bridge demolition for TxDOT and urban site demolition for the University of Texas.

“Demolition projects are unique and require specialized training and safety measures,” says Timothy Ramon, president of JR RAMON. “There are many unknown conditions, including potential hazardous materials and dilapidated buildings that could collapse. It takes a minimum of ten years to become a demolition expert and the majority of our team have fifteen to forty years of experience.”

To ensure that every JR RAMON team member receives the required safety and quality training, the company maintains an extensive in-house training program. In celebration of the company’s 75th anniversary, the training program is now also offered to anyone from any company.



Precision Retrieval and Recycling as Standard Practice

Modern demolition involves using state-of-the-art equipment to physically remove structures and efficiently separate retrieved materials for recycling. JR RAMON customizes the equipment for the size and functionality required for specific tasks. For the demolition on Phase II, JR RAMON provided a six-man crew with two, large track excavators. The excavators have highly reinforced cabs and armored plating to protect both the operator and equipment from falling debris. The excavators are also equipped with hydraulic quick couplers that allow the operators to attach and detach different pieces of equipment without leaving the excavator cab. Some of the specialized attachments can break concrete while others can reach up to twelve stories to cut steel. The unique capabilities of this equipment provided safety and efficiency for the Phase II demolition.

A hydraulic steel shear lays in wait for use on Phase II. The shear cuts steel I-beams into manageable sizes for recycling.



The Phase II demolition work began by first removing the playground equipment from the former Child Care Center, which was locally donated for reuse. The demolition team then proceeded to break down the structures. More than 2,200 tons of recycled materials, mostly concrete, were retrieved from the site and taken to local recycling centers for repurposing. Much of the concrete retrieved from demolition projects is crushed for reuse as concrete aggregate for Texas Department of Transportation road projects. Ferrous metals are smelted and sold to create new building materials, such as rebar.

78.67%
RECYCLED MATERIALS



2,235.65
TONS

A Local HUB Clearing the Way for New State Office Buildings

Watching a building come down piece by piece can invoke nostalgia for past events and experiences and may seem like a negative act. However, to JR RAMON, demolition is about recycling, reusing, and making way for new growth.

Ramon explains, “We view our work as helping communities continue to develop. Once a building has outlived its useful life, we wipe the slate clean for new landmarks to be built. We recycle an average of eighty percent of the materials that we retrieve, and these materials are repurposed to serve the needs of the community.”

The demolition work for the Phase II project was completed within two months and allowed excavation work to proceed. “The State and JE Dunn placed their confidence in us, and we are proud to have delivered our services on this iconic project,” Ramon reflects. “We recognize that our certification as a State HUB has provided us opportunities to work on projects that have helped shape Texas. It is our honor to serve as a HUB, provide quality services at the highest safety standards, and offer career opportunities in Central Texas.”

We would like to thank JR RAMON Demolition and the members of their team for their contributions to the Capital Complex Phase II project and their continued service to the State of Texas. It was amazing to see the team in action and witness precision demolition practices.



Construction Traffic Updates

SAFETY ALERT:

Drive defensively and slow down on 15th Street



15th Street & Congress Lane Closures: The westbound lane of 15th Street from Brazos Street to Lavaca Street (adjacent to the construction site) will be closed for the duration of the Capitol Complex construction project. This lane will be used as a construction loading zone for the building projects. Watch out for heavy equipment and construction vehicles entering and exiting the loading zone at Brazos and exiting at Lavaca. **THE SIDEWALK ON THE NORTH SIDE OF 15th STREET IS CLOSED.** Please use the sidewalk in front of the Capitol instead.

Colorado Street is Closed. Colorado Street will be closed between 15th Street and 16th Street for the duration of the project. Please drive carefully in this area.

Follow us on X (formerly known as Twitter) for specific details on street and closures. [@TFCTx](#)

Pedestrian Updates

Walking Routes

Need a map? Use the special sidewalk routes developed for this project. ([Download a map here.](#))

Onsite Maps - Look for the six foot, red, A-frame signs for a current map of the sidewalk routes around the construction. Use your smart phone to scan the QR code on the signs to open a pdf of the Capitol Complex Travel map you can take along with you.

Traveling from the Bullock Museum to the Capitol - [Watch this video.](#)

Closed Sidewalks

All sidewalks adjacent to the construction zone are closed.

- **CLOSED:** Colorado between 15th & 16th Street (All Sidewalks) – Use the sidewalks on the west side of Lavaca Street to travel north or south or use the covered sidewalk next to the Robert E. Johnson Building (REJ) building to travel north or south.
- **CLOSED:** Congress between 15th & 16th street (All Sidewalks) – Use the covered walkway along the REJ Building instead.
- **CLOSED:** 15th Street between Lavaca & Congress (North) – Use the sidewalk on the Capitol side of the street instead.
- **CLOSED:** Lavaca between 15th & 16th Streets (East and South) – Use the sidewalk along the William P. Clements (WPC) building instead.

Closed Crosswalks

- **CLOSED:** Congress & 15th Street
- **CLOSED:** Colorado & 15th Street
- **CLOSED:** Colorado & 16th Street (East, West, and South)
- **CLOSED:** Lavaca & 15th Street (East and North)
- **CLOSED:** Lavaca & 16th Street (East and South)



Where to Cross 15th Street

- **Congress** – Use the Brazos Street crosswalk.
- **Lavaca** – Use the west crosswalk closest to the Double Tree Hotel.

IMPORTANT FOR YOUR SAFETY



Construction zone on 15th Street between Congress Avenue and Lavaca Street. The construction loading zone occupies the northern lane of 15th Street. Watch out for construction vehicles entering and exiting from this lane. [Watch the video.](#)



Watch your step! There is uneven pavement and detours in this area.



PLEASE - Respect the flaggers.



Drive defensively and slow down on 15th Street.

Follow us on X (formerly known as Twitter) for specific details on street and closures. [@TFCtx](#)

Neighborhood News

Bullock Texas State History Museum



Spooktacular

October 27, 2023, 5:00 p.m. – 8:00 p.m.

Join the Bullock Museum in partnership with Girlstart for the annual FREE family-friendly Halloween celebration. Enjoy hands-on STEM fun for the whole family. Compete for prizes at the “Under the Seat” themed costume contest. And explore the Museum with a spooky scavenger hunt. Learn more about this fun event here: [Spooktacular | Bullock Texas State History Museum \(thetoryoftexas.com\)](#)

Blanton Museum of Art



Special Exhibition: If the Sky Were Orange: Art in the Time of Climate Change

Now showing through February 11, 2024

This special two-part exhibition explores the history of contemporary urgency of climate-related issues. Guest curated by journalist Jeff Goodell, who has written extensively on the topic, *If the Sky Were Orange* is the first exhibition at the Blanton to explore one topic across several of the museum's temporary gallery spaces.

The Contemporary Project and Film & Video Gallery feature work by ten contemporary artists addressing how climate change affects life on our planet, from how we create energy to the stability of ice sheets in Antarctica. Texts by Goodell and internationally known scientists and writers from The University of Texas at Austin and beyond interpret the artworks from the perspective of the authors' specialized knowledge of climate change. Learn more about this exhibit at: <https://blantonmuseum.org/exhibition/if-the-sky-were-orange-art-in-the-time-of-climate-change/>

Waterloo Greenway



Creek Show

November 10-18, 2023, evenings | 6:00 PM - 10:00 PM

You are invited to experience 9 nights of dazzling illuminated art along Waller Creek this fall. See this year's event schedule and details at: <https://waterloogreenway.org/creek-show/>

Moody Center



UT Basketball

Women and Men's games are scheduled at the Moody Center this fall. Check out the excitement at the new home for UT Basketball.

Many other exciting fall events are planned at the Moody Center. Acts from the Jonas Brothers, to Aerosmith, to KISS. Get details, book tickets and find parking here. <https://moodycenteratx.com/>



UT Longhorn Football Tailgating Reminders

The Texas Facilities Commission is proud to offer UT Football Tailgating on State property near the university campus. For details on tailgating policies, tailgating lots, parking and maps, please visit our webpage ([Click Here](#)).

GAME DAY REMINDERS

State Employee Game Day Parking

- State employees are permitted one FREE parking space in either State garage A, E, F, G, or J on a first come, first served basis. (Garage T and W are also available for Capitol Complex employees with badge access to these garages).
- State parking locations not listed above will be closed and barricaded, and not available for public access.
- The 16th St. entrance to State garage J will be closed in the morning on game days, however State employees may enter on Guadalupe Street.
- State employees are required to show the parking attendant a State of Texas employee ID for a FREE parking permit. DPS parking stickers on vehicles are not sufficient for free entry.

Closed STATE GARAGE for UT Issued Alumni Parking Permits Only.

- ALL spaces in State garage B, Q, and R are temporarily leased to the University of Texas for Football Home Games. ALL spaces are utilized for parking with a UT Issued Alumni Parking Permit Only.
- State employees and the general public are not permitted to utilize these State garages without the proper UT issued permit.
 - Garage B, located at 1511 San Jacinto Blvd.
 - Garage Q, located at 1610 San Jacinto Blvd.
 - Garage R, located at 1706 San Jacinto Blvd.



2023 TEXAS HOME FOOTBALL SCHEDULE

Oct. 28 – BYU (TBA)

Nov. 4 – KANSAS STATE (TBA)

Nov. 24 (Friday) – TEXAS TECH @ 6:30 PM

Visit the project website at
www.TexasCapitolComplex.org

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