



Community Advisory Committee (CAC)

Civil and Family Courts Capacity
Meeting #4
May 18, 2016

Agenda

- **Welcome & Housekeeping**
- **Overview of Massing on Blocks 134 and 126**
- **Guest Speaker: Deece Eckstein**
 - **Capitol View Corridor legislation**
 - **Process for variances**
- **Executive Session**
 - **300 Guadalupe Property Valuation**
- **Cost Register Introduction**
- **Cost Register Sub-Committee Discussion**
- **Closing Remarks**

Housekeeping

- **Non-Conflict of Interest Form**
- **Non-Disclosure Agreement**
- **Member Bios & Photos**
- **Website Update**

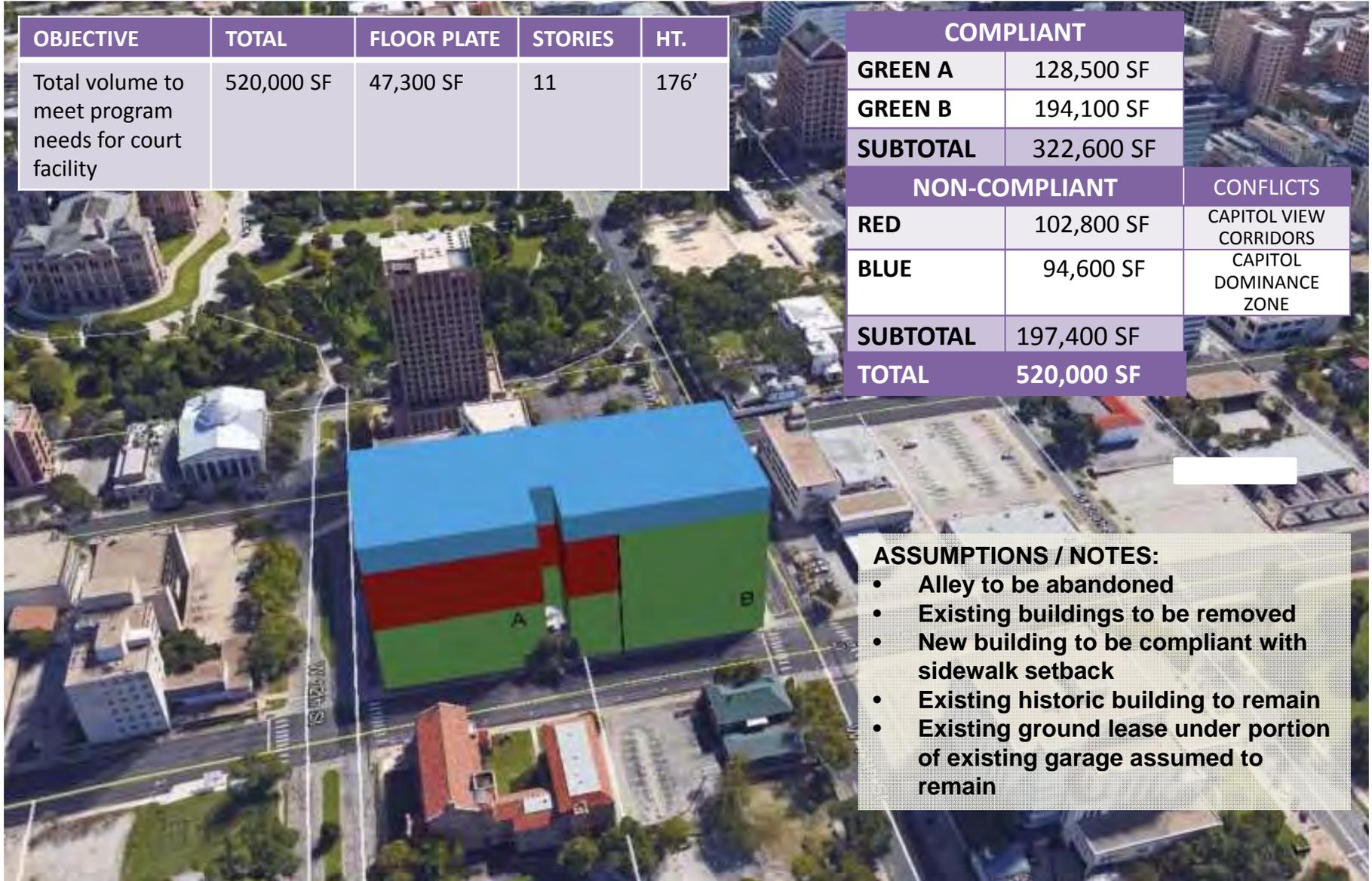
Blocks 126 & 134 Massing Diagrams

BLOCK 134 – Granger Building

OBJECTIVE	TOTAL	FLOOR PLATE	STORIES	HT.
Total volume to meet program needs for court facility	520,000 SF	47,300 SF	11	176'

COMPLIANT		
GREEN A	128,500 SF	
GREEN B	194,100 SF	
SUBTOTAL	322,600 SF	
NON-COMPLIANT		CONFLICTS
RED	102,800 SF	CAPITOL VIEW CORRIDORS
BLUE	94,600 SF	CAPITOL DOMINANCE ZONE
SUBTOTAL	197,400 SF	
TOTAL	520,000 SF	

- ASSUMPTIONS / NOTES:**
- Alley to be abandoned
 - Existing buildings to be removed
 - New building to be compliant with sidewalk setback
 - Existing historic building to remain
 - Existing ground lease under portion of existing garage assumed to remain



BLOCK 126 – USB Building

OBJECTIVE	TOTAL	FLOOR PLATE	STORIES	HT.
Total volume to meet program needs for court facility	520,000 SF	65,000 SF	8	128'

COMPLIANT	
GREEN A	18,400 SF
GREEN B	65,000 SF
SUBTOTAL	83,400 SF

NON-COMPLIANT		CONFLICT
RED	436,600 SF	CAPITOL VIEW CORRIDORS
SUBTOTAL	436,600 SF	
TOTAL	520,000 SF	



ASSUMPTIONS / NOTES:

- Existing buildings to be removed
- New buildings to be compliant with sidewalk setback

Block 126 – USB Building



Existing CVC Conditions

COMPLIANT	
GREEN A	18,400 SF
GREEN B	61,700 SF
GREEN C	47,000 SF
SUBTOTAL	127,100 SF
NON-COMPLIANT	
RED D	53,000 SF
RED E	47,000 SF
RED F	197,400 SF
RED G	95,500 SF
SUBTOTAL	392,900 SF
TOTAL	520,000 SF



Wooldridge CVC Vacated

COMPLIANT	
GREEN A	18,400 SF
GREEN B	61,700 SF
GREEN C	47,000 SF
GREEN D	53,000 SF
GREEN E	47,000 SF
SUBTOTAL	227,100 SF
NON-COMPLIANT	
RED F	197,400 SF
RED G	95,500 SF
SUBTOTAL	292,900 SF
TOTAL	520,000 SF

OBJECTIVE	TOTAL	FLOOR PLATE	STORIES	HT.
Total volume to meet program needs for court facility	520,000 SF	65,000 SF	8	128'

ASSUMPTIONS / NOTES:

- Existing buildings to be removed

Block 126 – USB Building



Woolldridge & Barton Creek CVCs Vacated

COMPLIANT	
GREEN A	18,400 SF
GREEN B	61,700 SF
GREEN C	47,000 SF
GREEN D	53,000 SF
GREEN E	47,000 SF
GREEN F	197,400 SF
SUBTOTAL	424,500 SF
NON-COMPLIANT	
RED G	95,500 SF
SUBTOTAL	95,500 SF
TOTAL	520,000 SF

OBJECTIVE	TOTAL	FLOOR PLATE	STORIES	HT.
Total volume to meet program needs for court facility	520,000 SF	65,000 SF	8	128'



All CVCs Vacated

COMPLIANT	
GREEN A	18,400 SF
GREEN B	61,700 SF
GREEN C	47,000 SF
GREEN D	53,000 SF
GREEN E	47,000 SF
GREEN F	197,400 SF
GREEN E	95,500 SF
TOTAL	520,000 SF

ASSUMPTIONS / NOTES:

- Existing buildings to be removed

Capitol View Corridors

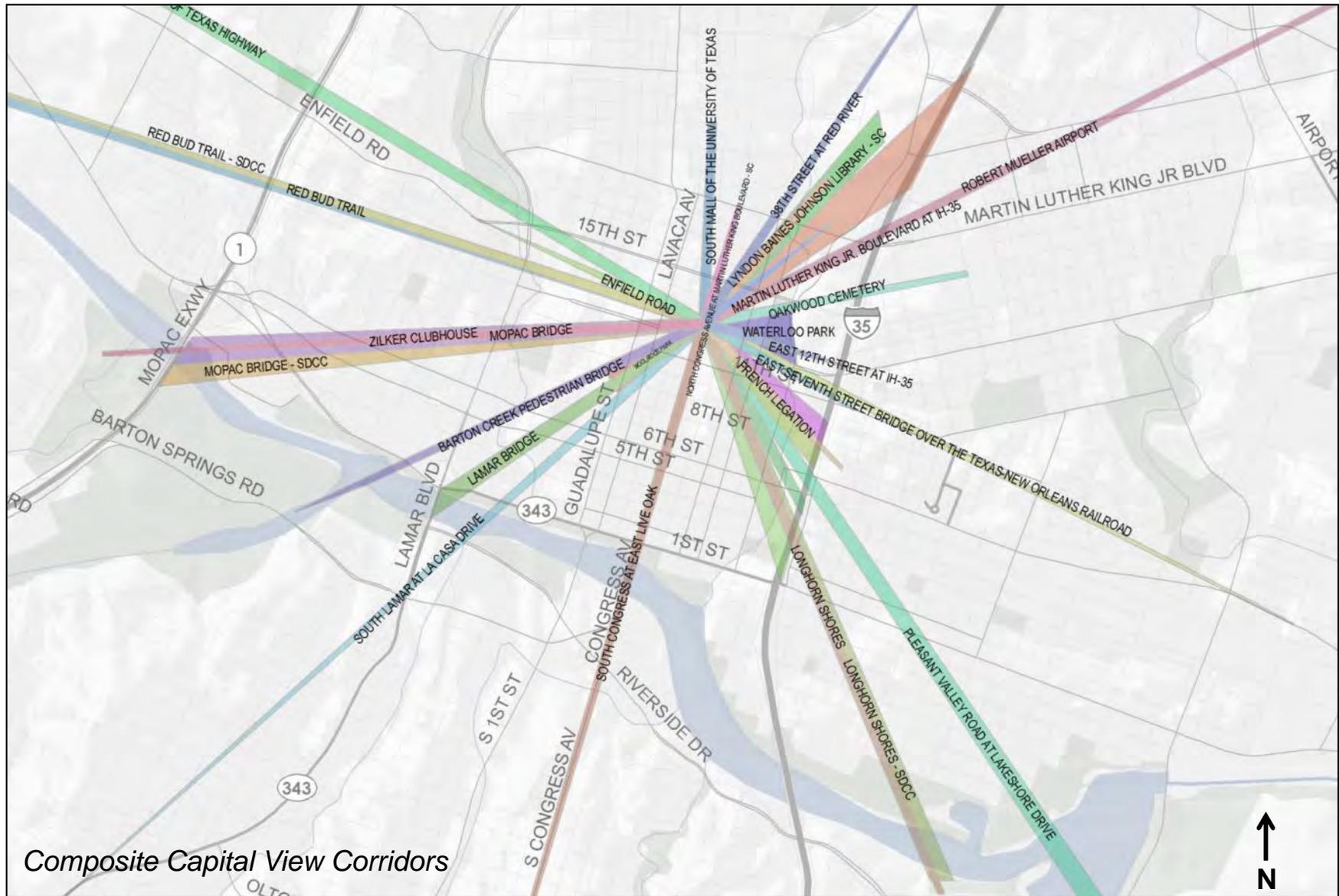
Guest Speaker

Deece Eckstein

Intergovernmental Relations Officer for Travis County

**Coordinates legislative policy development and
advocacy for the Travis County Commissioners
Court**

Capitol View Corridors



Composite Capital View Corridors

Executive Session

Cost Register Introduction

Cost Register Introduction

The Cost Register is a tool that will identify the specific cost drivers for the Civil and Family Court Program and assist the team in identifying cost reduction strategies

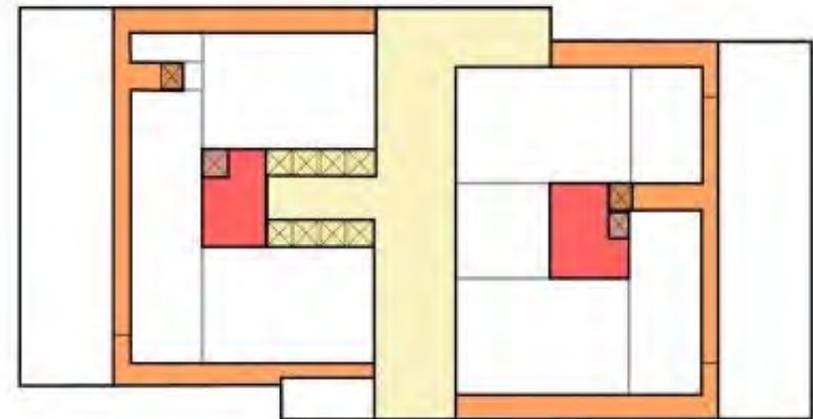
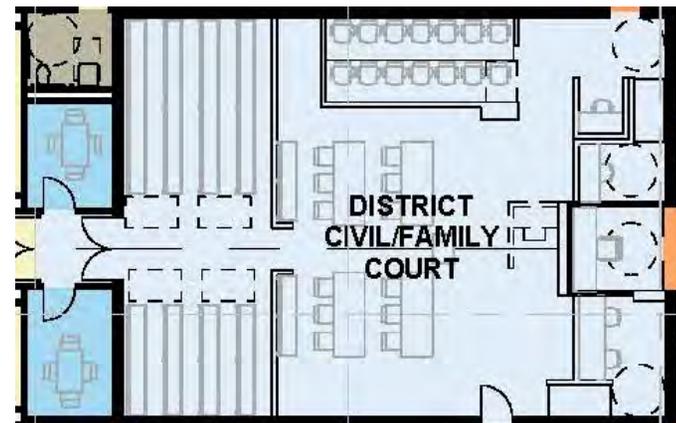
Cost Register Introduction

- **Develop Cost Register and Rank Program Costs**
 - Focus on Large Percentages
- **Identify Cost Drivers**
 - Square Footage
 - Type of Space within Facility
 - Building Elements
 - Garage, Core, Security

Element Description	Percent of Project
Foundations	1.0%
Basement Construction	4.1%
Superstructure	19.5%
Exterior Closure	10.7%
Roofing	1.5%
Interior Construction	11.5%
Stairs	0.7%
Interior Finishes	7.5%
Conveying Systems	3.5%
Plumbing	3.8%
HVAC	15.1%
Fire Protection	3.1%
Electrical	9.8%
Communications	2.6%
Electronic Safety & Security	2.6%
Equipment	0.4%
Furnishings	0.1%
Special Construction	0.0%
Site Preparation	0.3%
Site Improvement	1.2%
Site Civil/Mechanical Utilities	0.6%
Site Electrical Utilities	0.4%
Site Communications	0.1%
Total	100.0%

Cost Register Introduction

- **Analyze for Variability and Opportunity**
 - Circulation
 - Judicial Space Requirements
 - Court Suite Configurations
 - Office Space Requirements
 - Hard and Soft Costs
- **Develop Cost Reduction Scenarios**



- Public
- In-Custody
- Judicial

Cost Register Introduction

- **Impacts due to Cost Reductions**
 - Capital Costs
 - Qualitative Assessment of Operational Costs
 - Planning Horizon
- **Recommend Strategies**
- **Tier 3 Analysis Refinement**
 - Site Acquisition
 - Demo and Site Prep
 - Schedule (Escalation)



Cost Register

Sub-Committee Establishment

Closing Remarks

Closing Remarks

- **Next Meeting Date**
 - June 1, 2016
- **Parking Validation**
- **Project Contact**
 - TravisCountyCAC@aecom.com