



# Travis County Commissioners Court Agenda Request

**Meeting Date:** August 23, 2011

**Prepared By/Phone Number:**

Belinda Powell, Strategic Planning Manager, Planning & Budget Office  
(512) 854-9506

Leslie Stricklan, AIA, Senior Project Manager, Facilities Management Dept.  
(512) 854-4778

**Elected/Appointed Official/Dept. Head:** Leroy Nellis, Budget Director,  
Planning and Budget

**Commissioners Court Sponsor:** Judge Sam Biscoe

## **AGENDA LANGUAGE:**

Receive presentation and take appropriate action on the Broaddus & Associates Central Campus Master Plan Phase II work to date including:

A) Civil and Family Courthouse.(CFCH) Concept Options Overview

B)Central Campus Master Plan Phasing scheme

## **BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:**

On August 16, 2011, the Commissioners Court received a presentation from Broaddus and Associates as an update on the work that has been accomplished to date on the Central Campus Master Plan. Recent work has been focused on bringing the CFCH program, site analysis and massing and stacking concepts up to the same level of analysis as other county sites in the Central Campus Master Plan Phase II, per the contract modification to include the CFCH site in this study. .

The Commissioners Court approved the CFCH program summary and the site analysis for 308 Guadalupe, the site for the future CFCH development.

A discussion of the massing and stacking concepts for the CFCH was also a part of the presentation on August 16, 2011. This analysis included identifying an optimal floor plate for the building that would still allow for the full development potential of the site which exceeds what has been identified as the 20 year need for the civil and family court system. Only

**AGENDA REQUEST DEADLINE:** All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, [Cheryl.Aker@co.travis.tx.us](mailto:Cheryl.Aker@co.travis.tx.us) by Tuesdays at 5:00 p.m. for the next week's meeting.

one stacking concept option is needed to complete the refinement of the Central Campus Master Plan with a phasing road map for the development and rough order of magnitude costs of future projects. However, it became clear to staff during the development of the concept options that selecting only one concept to include in the final Master Plan documentation, might mislead future readers of the Master Plan to think that the Commissioners Court had already selected a preferred development scenario for the site. Therefore, staff and the Broaddus and Associates Team recommended that Concept A be shown as an "illustrative baseline concept only" for developing rough order of magnitude costs and phasing schemes for completing the Master Plan while still including the three other Concepts (B-D) to the level of detail presented to date in an appendix to the Master Plan document to show additional ideas preliminarily vetted with key stakeholder within the County. The inclusion of Concepts A-D in this fashion in the Master Plan is intended to provide a reference framework for further future analysis of additional creative development options to be explored with other consultants as the planning process for the CFCH matures.

Presented with this recommendation on August 16, 2011, the Commissioners Court requested that staff prepare language to include with the concepts that concisely articulates the intended use of the Concept A in the Master Plan. Additionally, the Commissioners Court requested that similar language be developed for use with future phasing schemes so it is clearly understood that the information is a reference baseline under which to consider future recommendations for renovations, relocations, reconstructions, new construction and the timing and funding of such choices.

An excerpt from the Broaddus and Associates presentation showing concepts A-D is attached for reference.

#### **STAFF RECOMMENDATIONS:**

- A) Staff recommends approval of the Concept Option A for use in completing the Master Plan documentation with the following language displayed as a part of the concept option:

Concept shown is used for illustrative purposes in creating a reference baseline for requirements and a rough order of

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magnitude cost associated with the CFCH portion of the development only and does not represent an expressed preference in development concept or approach.

- B) Additionally staff recommends including options B, C and D, as presented here, in the Master Plan appendices to reflect the potential flexibility of the court floor plates and Travis County's willingness to evaluate more complex siting relationships as the CFCH project continues through more detailed analysis and planning processes in the future.
- C) Staff recommends the following language be displayed with all future phasing schemes presented to the Commissioners Court and included in the final Master Plan documentation:

The following phasing plan represents a reference baseline planning tool for use in making decisions to move projects forward to the next level of analysis and funding. Projects included in this phasing plan are based on an understanding of the facts at this time and may change in part or in whole based on new facts or opportunities. This phasing plan is not a specific commitment to fund future projects but is a planning tool for use in guiding future discussions

#### **ISSUES AND OPPORTUNITIES:**

NA

#### **FISCAL IMPACT AND SOURCE OF FUNDING:**

All funds for the continuation of the master planning work with Broaddus & Associates are encumbered.

#### **REQUIRED AUTHORIZATIONS:**

Leroy Nellis, Budget Director, Planning & Budget Office, interim County Executive, Planning & Budget  
Cheryl Acker, County Judge's Office

#### **Copies to:**

The Honorable John Dietz, 250<sup>th</sup> District Court  
The Honorable Lora Livingston, 261<sup>st</sup> District Court  
The Honorable Julie Kocurek, 390<sup>th</sup> District Court  
The Honorable Michael Denton, County Court at Law #4

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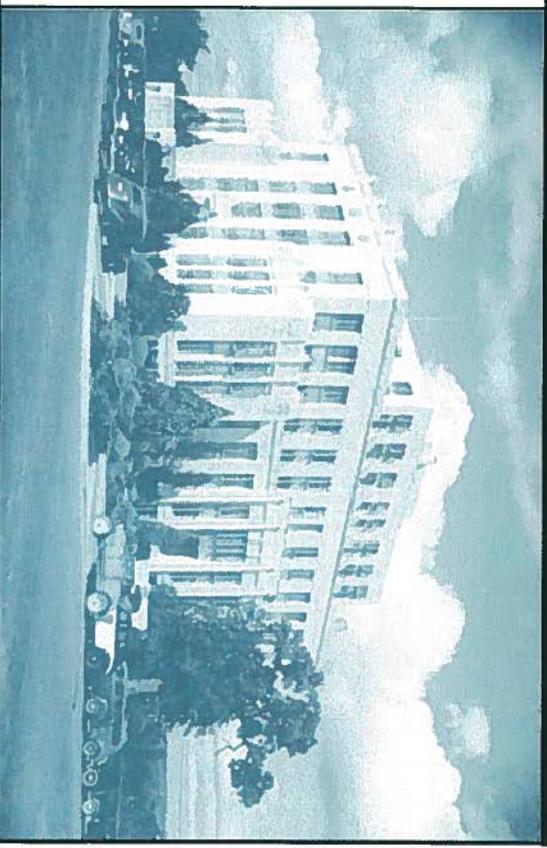
The Honorable Eric Shepperd, County Court at Law #2  
The Honorable Greg Hamilton, Travis County Sheriff  
The Honorable Rosemary Lehmborg, District Attorney  
The Honorable David Escamilla, County Attorney  
The Honorable Amalia Rodriguez-Mendoza, District Clerk  
The Honorable Dana DeBeauvoir, County Clerk  
Debra Hale, Criminal Court Administrator  
Peg Liedtke, Civil Court Administrator  
Cyd Grimes, Purchasing Agent  
Susan Spataro, County Auditor  
Roger Jefferies, County Executive Justice and Public Safety  
Roger El Khoury, Director Facilities Management  
Joe Harlow, CIO ITS

**Others Copied:**

The Honorable Guy Herman, Probate Court  
The Honorable Herb Evans, Justice of the Peace Pct. 5  
The Honorable Bruce Elfant, Constable Pct. 5  
Geraldine Nagy, Director Adult Probation and Pretrial Services

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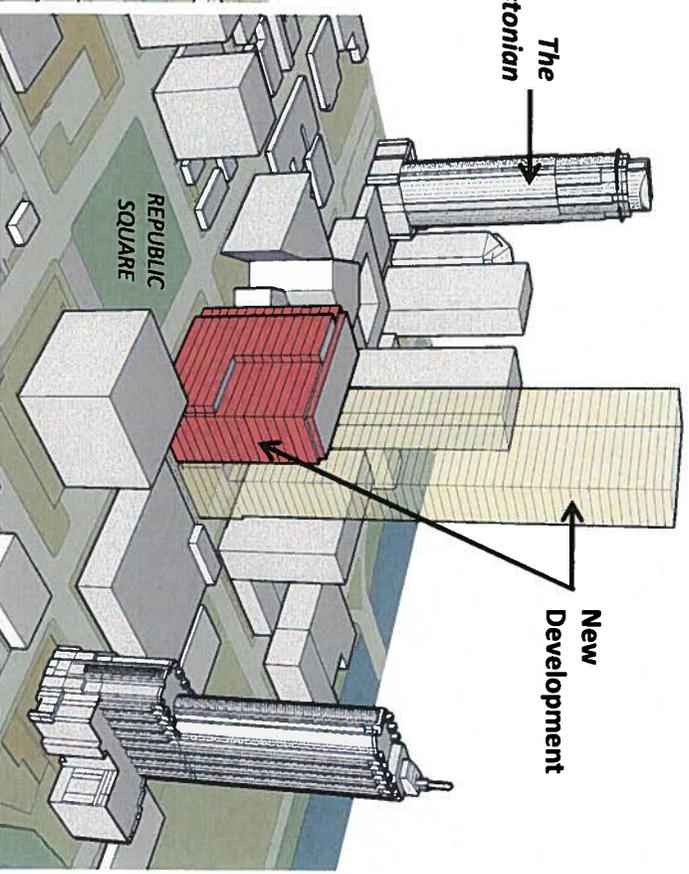
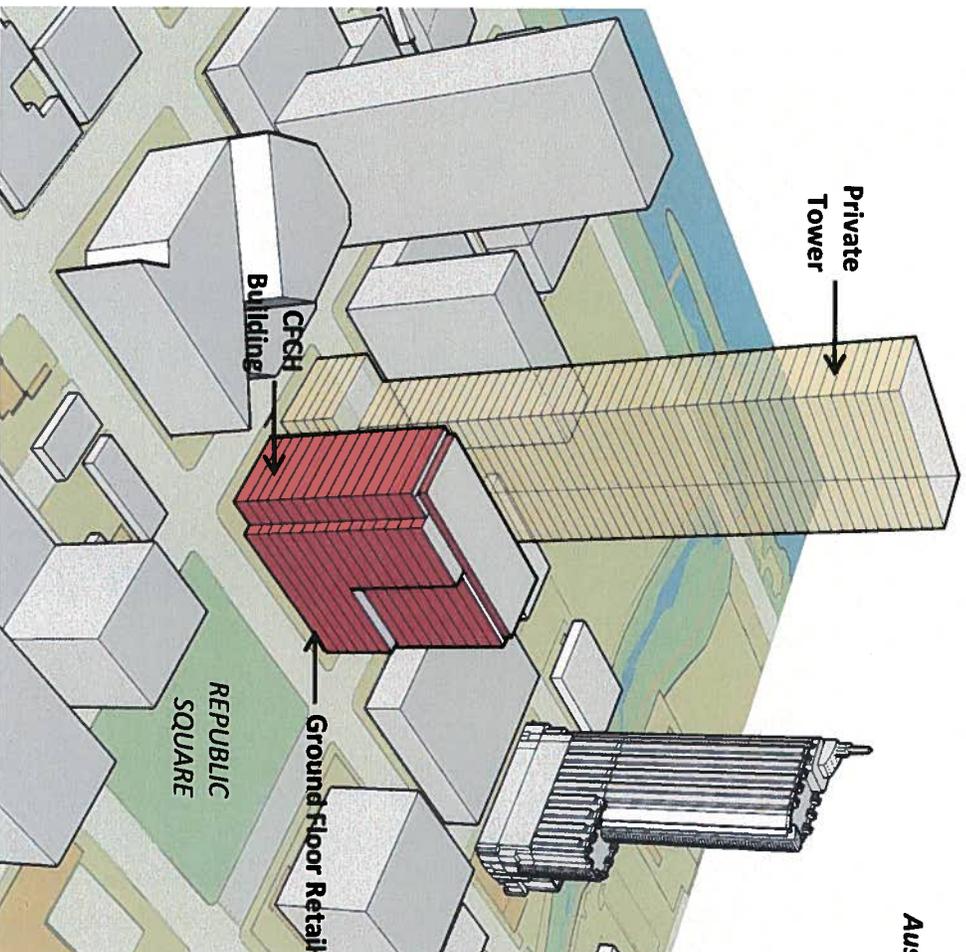
# CIVIL & FAMILY COURTHOUSE CONCEPT OPTIONS



TRAVIS COUNTY CENTRAL CAMPUS STUDY

# OPTION A

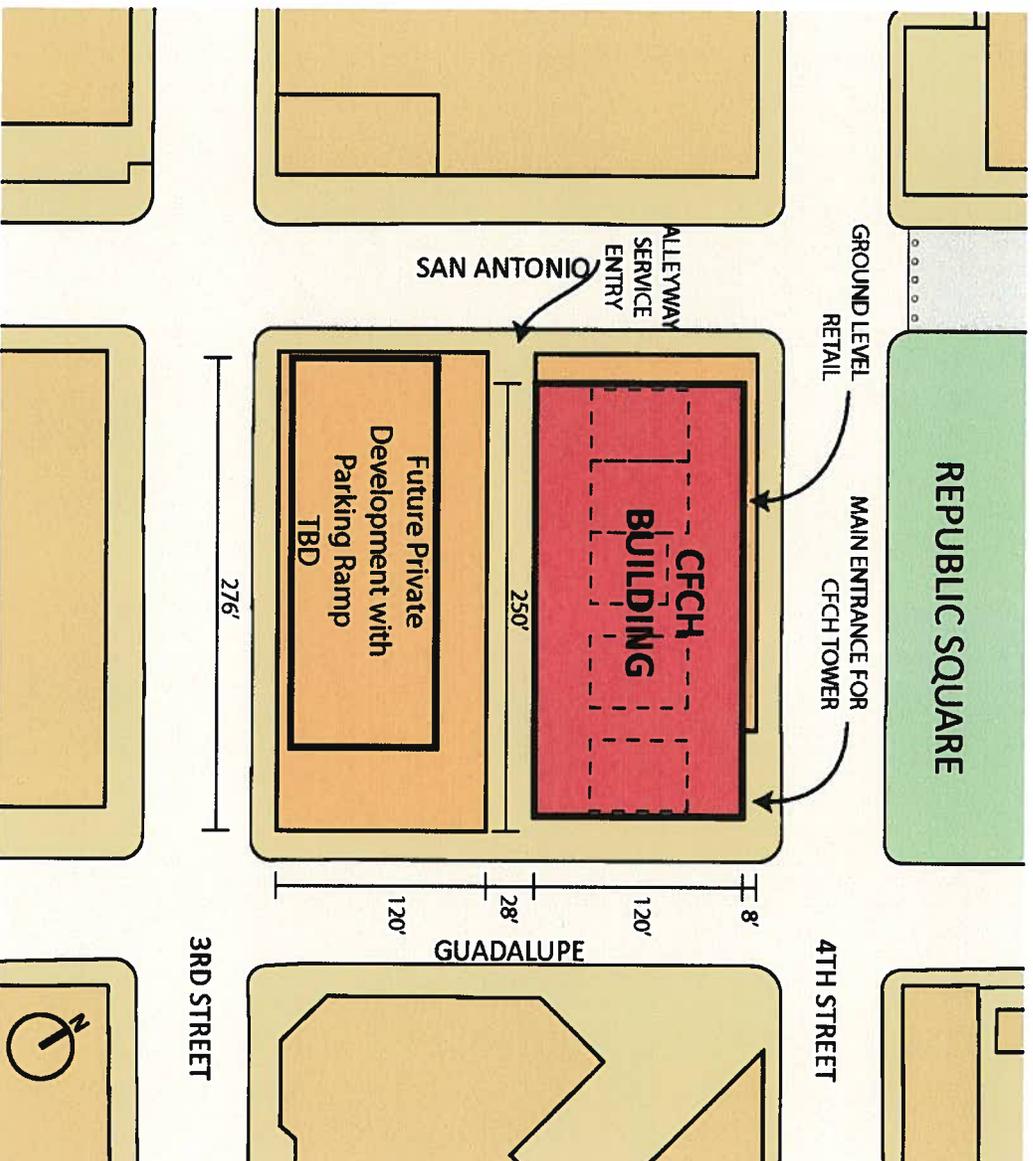
Concept shown is used for illustrative purposes in creating a baseline for requirements and a rough order of magnitude cost associated with the CFCH portion of the development only and does not represent an expressed preference in development approach.



## Scheme Overview

- Two separate towers with a service alley
- No lease tenant space above courthouse
- CFCH violates DPZ setback requirement
- CFCH fronts Republic Square with public circulation facing park
- CFCH tower front door along Square
- Private tower accommodates parking ramp

# OPTION A



## Scheme Overview

- Two separate towers with a service alley
- No lease tenant space above courthouse
- CFCH violates DPZ setback requirement
- CFCH fronts Republic Square with public circulation facing park
- CFCH tower front door along Square
- Private tower accommodates parking ramp

# OPTION A

Line Item	Program Key	CFCH	Dev/Lease
58	Dev./Lease		
57	Dev./Lease		
18	Mech		
17	2 CR	30,500	19,400
16	2 CR	30,500	19,400
15	2 CR	30,500	19,400
14	2 CR	30,500	19,400
13	2 CR	30,500	19,400
12	2 CR	30,500	19,400
11	2 CR	30,500	19,400
10	12	32,500	19,400
9	6	32,500	33,300
8	4	32,500	33,300
7	8	32,500	33,300
6	2 CPS H	32,500	33,300
5	2 IV-D CR H	32,500	33,300
4	Dev./Lease	0	65,800
3	Dev./Lease	0	65,800
2	Dev./Lease	0	65,800
1	10	35,900	31,500
B	10 11 12	46,000	30,000
			<b>520,900</b>
			<b>1,376,000</b>
			<b>1,896,900</b>

- Program Key**
- 1. Civil Court - Courtrooms
  - 2. Civil Courts - Judiciary
  - 3. Civil Court - Administration
  - 4. District Clerk
  - 5. County Clerk
  - 6. Domestic Relations

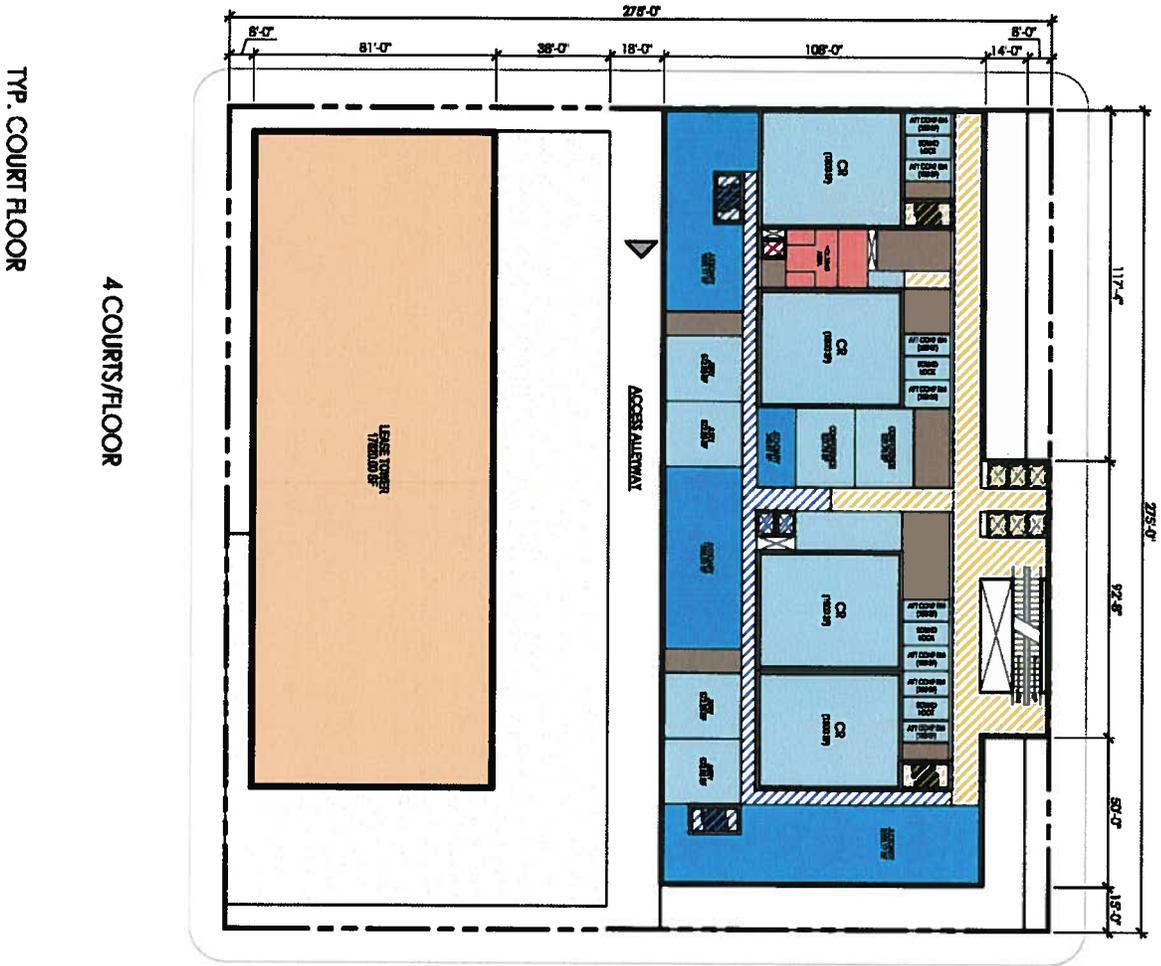
- 7A. Office of Child Representation
- 7B. Office of Parental Representation
- 8. Law Library
- 9. Dispute Resolution Center
- 10.0 Sheriff - Transport and Staging
- 11. Building Support

- 12. Building Amenities
- 13. AG IV-D Court Support
- Mechanical 8% of GSF
- Secure Parking (40 spaces at 400 sf/ea)
- Developable Lease Space

776,000

**1,896,900**

# OPTION A



TYP. COURT FLOOR

4 COURTS/FLOOR

## Key Features

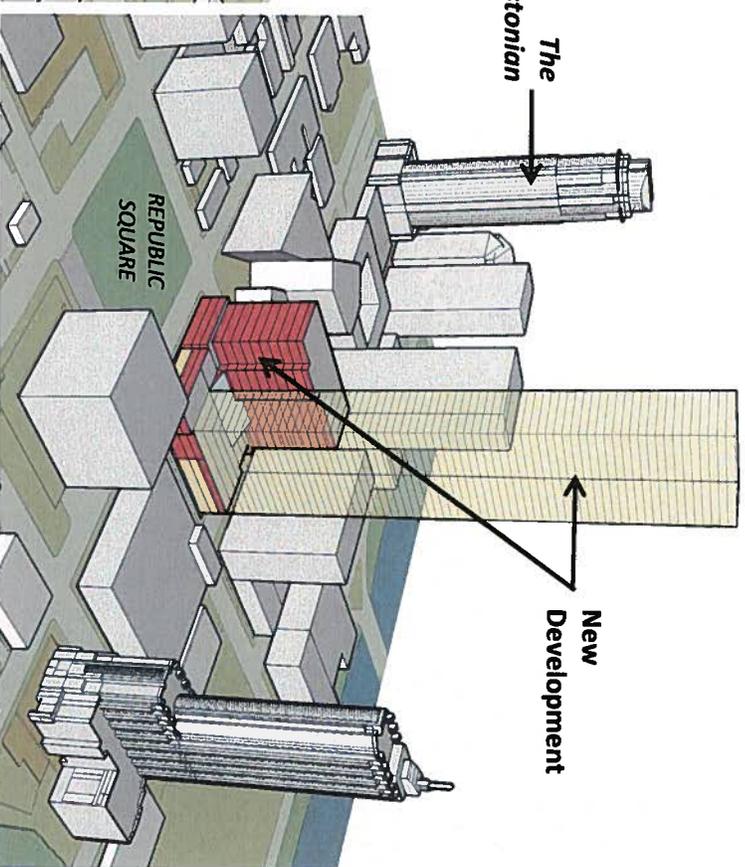
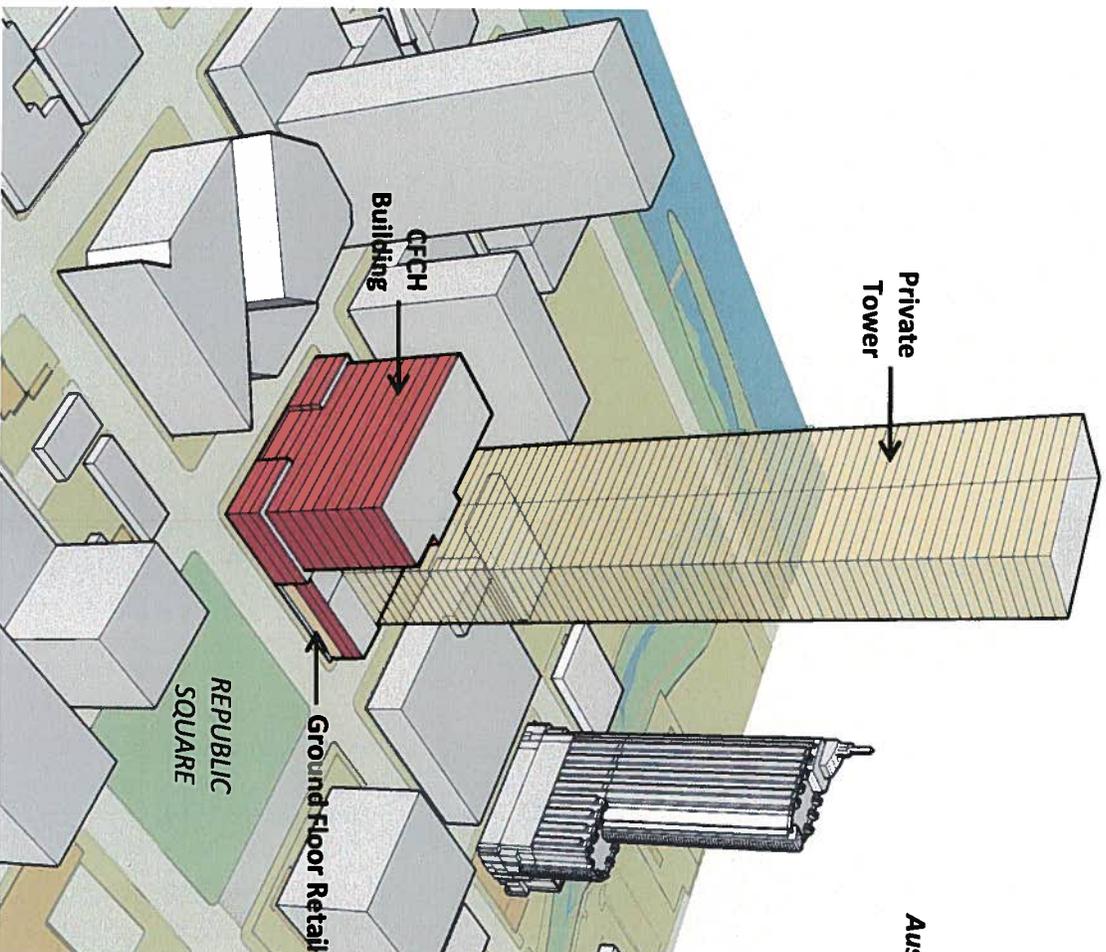
- Judicial Chambers faces private tower
- Public Gallery has views to Square
- CFCH is 15 stories tall
- High visitor volume departments located at lower floors
- Family Courts on 2-3 floor

**Departmental Space Allocation**

- County Court
- Judiciary
- Sheriff's Department
- Retail/ Lease Space
- Building Support
- Public Circulation
- Staff Circulation
- Secure Circulation



# OPTION B

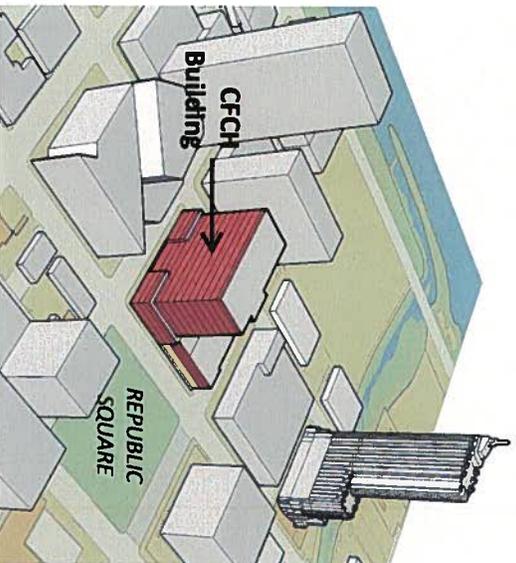


## Scheme Overview

- Two separate towers united on one base
- Atrium permits natural light into core of building
- FCCH Building front door fronts Square
- Lease tower could be phased
- No tenant above courthouse

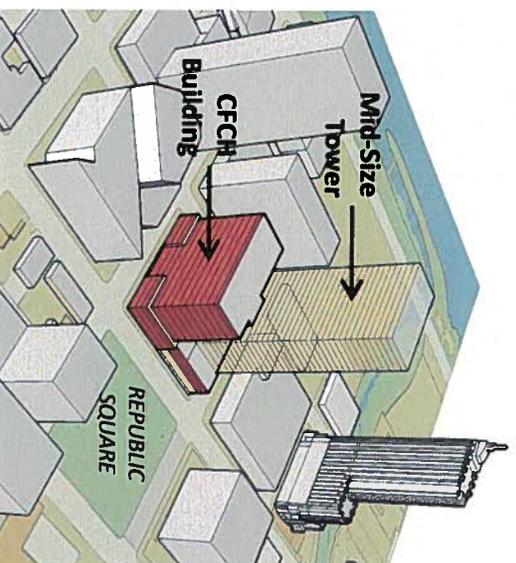
# OPTION B

## Scenario Density Example for Option 'B'



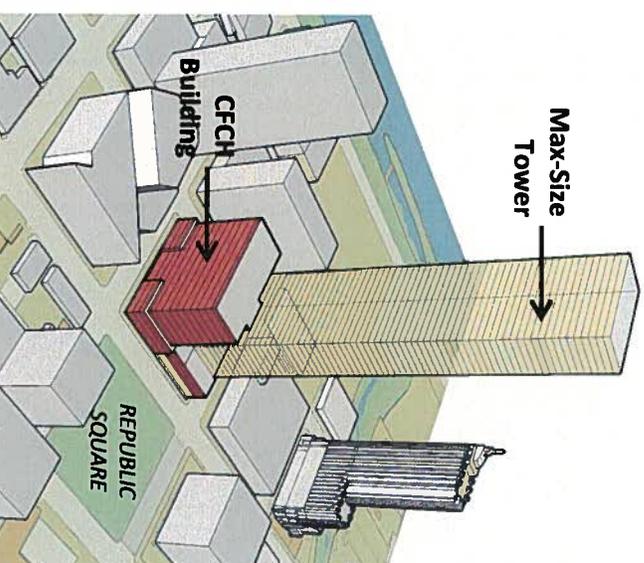
*Scenario 1: CFCH Building with Retail Base*

610,000 GSF or 8:1 FAR



*Scenario 2: CFCH Building with Retail Base and Mid-size Tower*

1.25 million GSF or 16:1 FAR

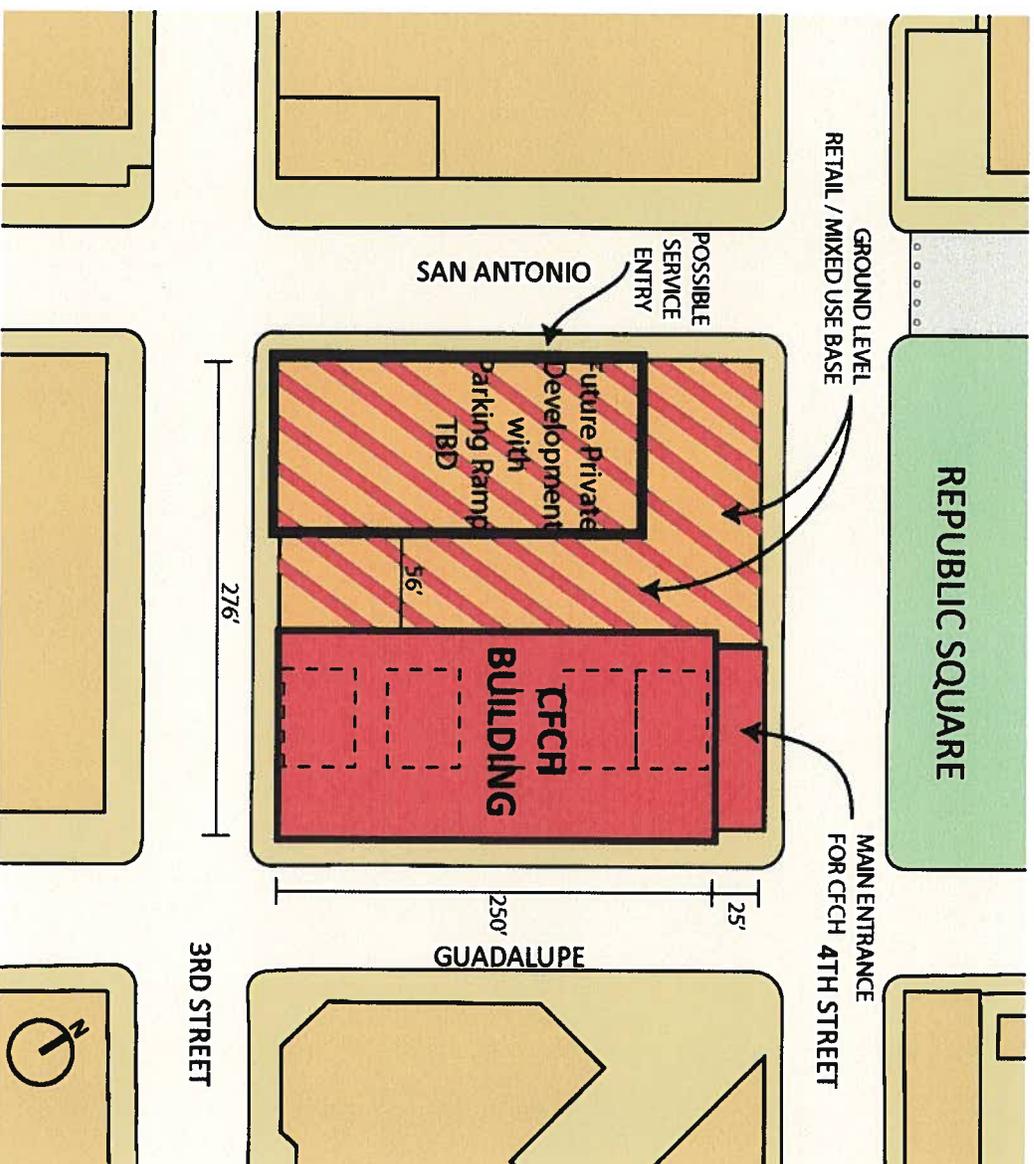


*Scenario 3: CFCH Building with Retail Base and Maximum Size Tower*

1.9 million GSF or 25:1 FAR



# OPTION B

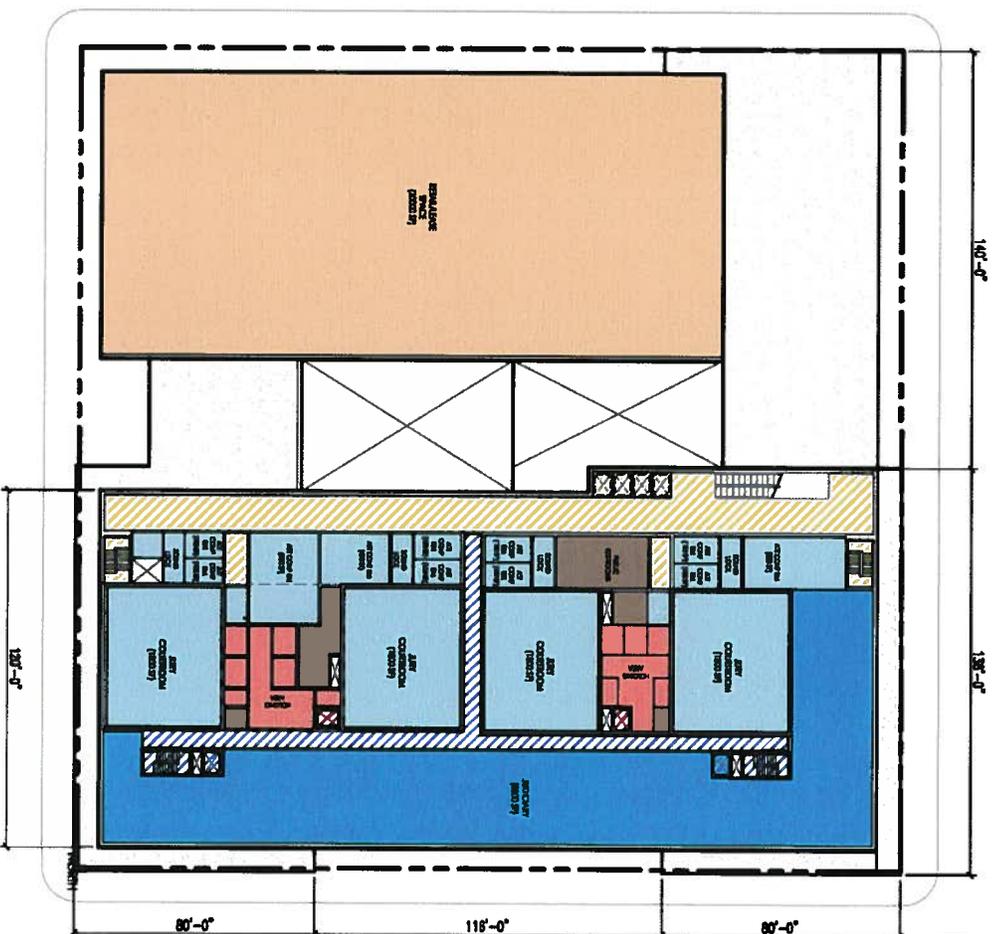


## Scheme Overview

- Two separate towers united on one base
- Atrium permits natural light into core of building
- CFCH Building front door fronts Square
- Lease tower could be phased
- No tenant above courthouse
- CFCH partially violates DPZ park setback requirement



# OPTION B

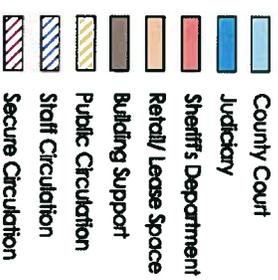


TYP. COURT FLOOR

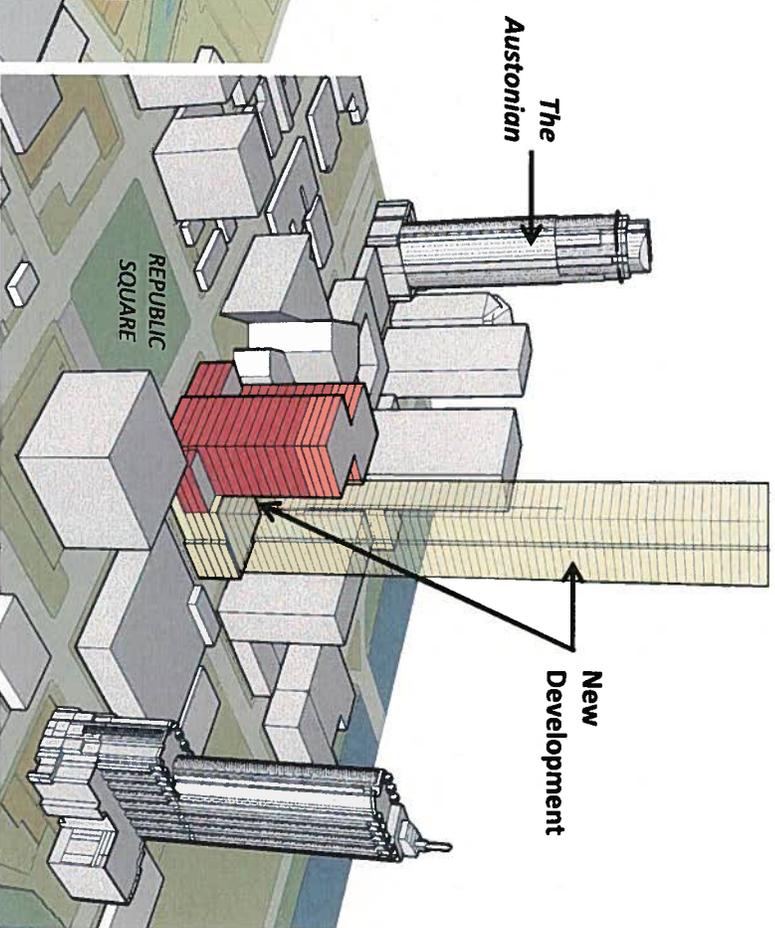
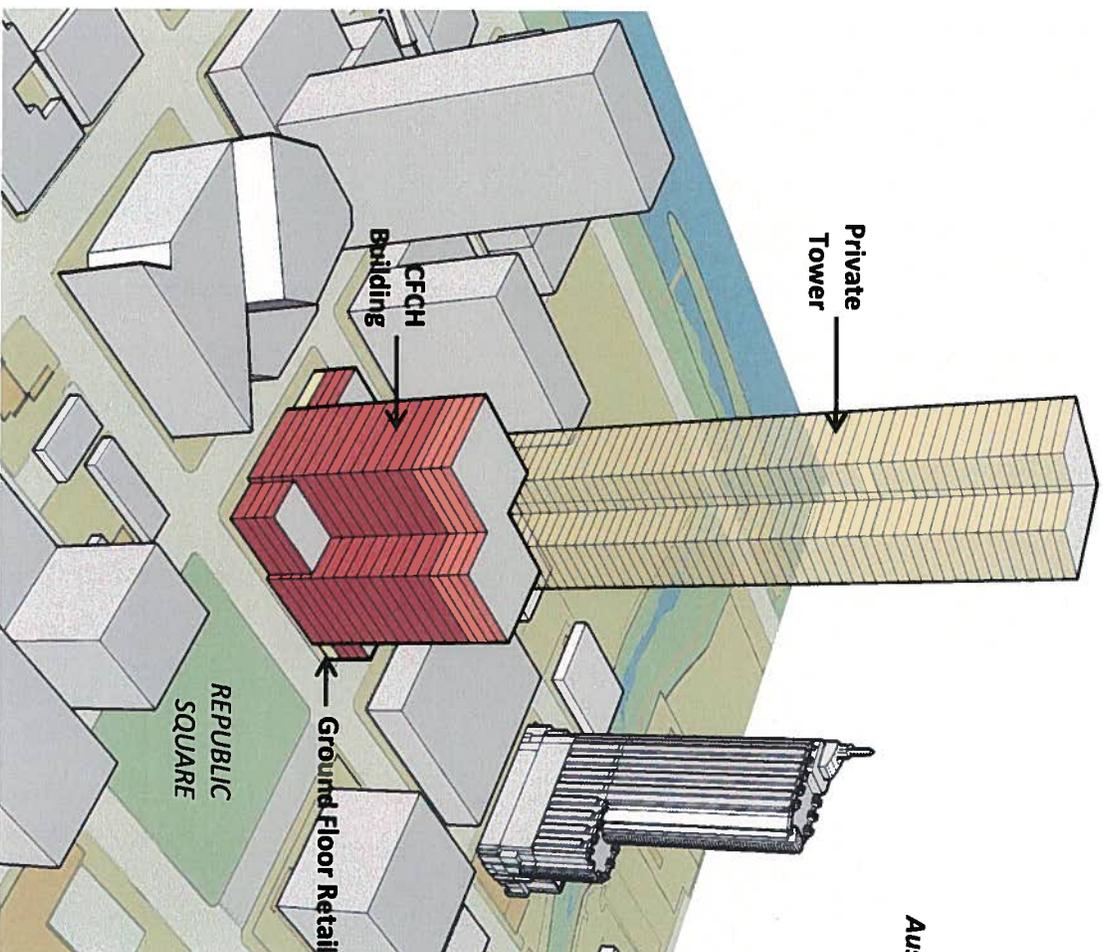
## Key Features

- Judicial Chambers face Guadalupe
- Public Gallery has views toward tower, atrium, and Square
- CFCH is 13 stories tall
- High visitor volume departments located at lower floors
- 4 courts per floor
- Courts expansion beyond 2035, by displacing court departments

### Departmental Space Allocation



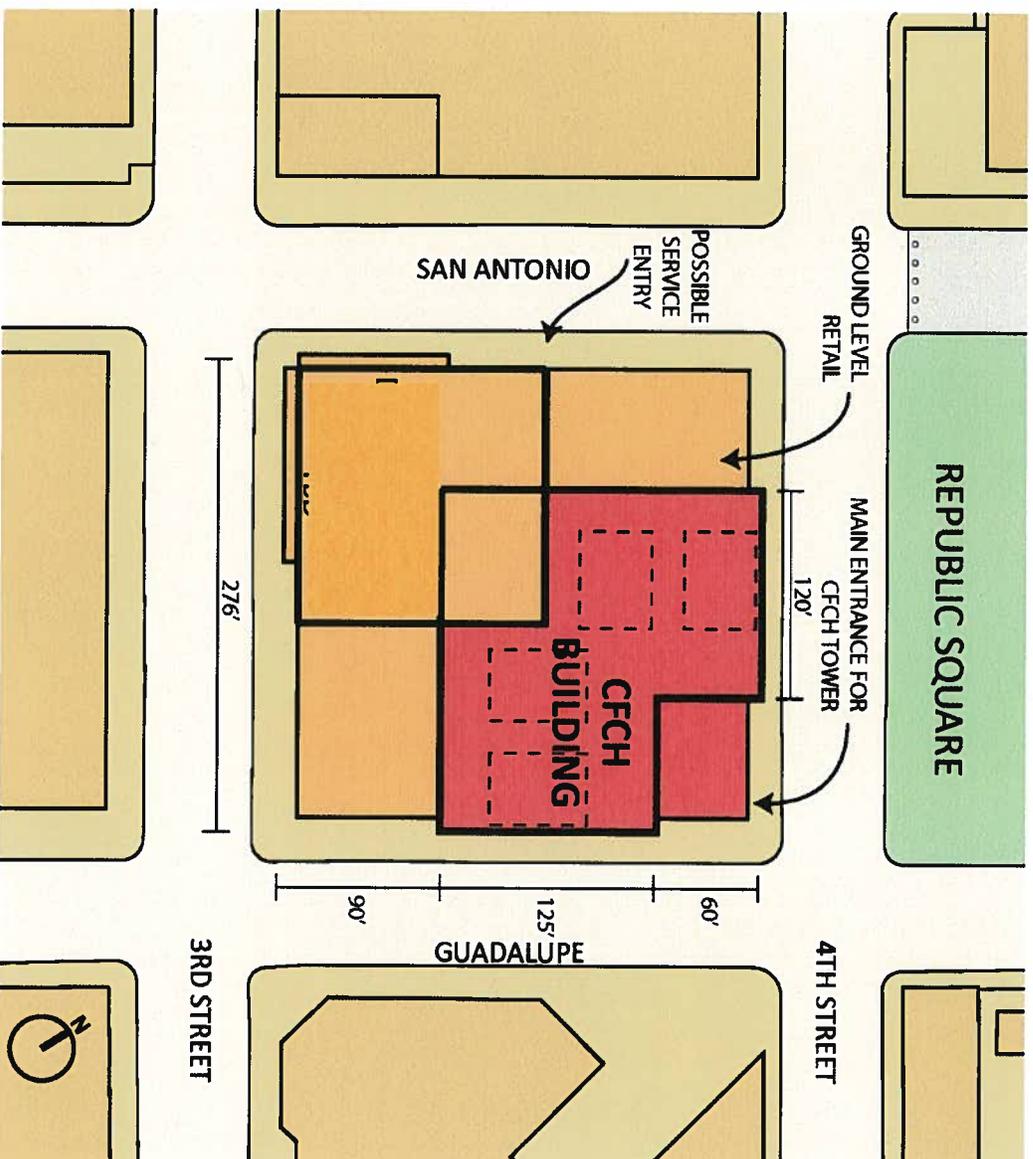
# OPTION C



## Scheme Overview

- Two separate towers
- CFCH violates DPZ setback requirement
- CFCH tower front door along Square

# OPTION C



## Scheme Overview

- Two separate towers
- CFCH violates DPZ setback requirement
- CFCH tower front door along Square

# OPTION C

	Mech										Parking		Mech		Dev./Lease		CFCH	Dev./Lease	
72																			
71																			
17																			
16																			
15																			
14																			
13																			
12																			
11																			
10																			
9																			
8																			
7																			
6																			
5																			
4																			
3																			
2																			
1																			
B																			

Program Key	CFCH	Dev./Lease
1. Civil Court - Courtrooms		
2. Civil Courts - Judiciary		
3. Civil Court - Administration		
4. District Clerk		
5. County Clerk		
6. Domestic Relations		
7A. Office of Child Representation		
7B. Office of Parental Representation		
8. Law Library		
9. Dispute Resolution Center		
10.0 Sheriff - Transport and Staging		
11. Building Support		
12. Building Amenities		
13. AG IV-D Court Support		
Mechanical 8% of GSF		
Secure Parking (40 spaces at 400 sf/ea)		
Developable Lease Space		

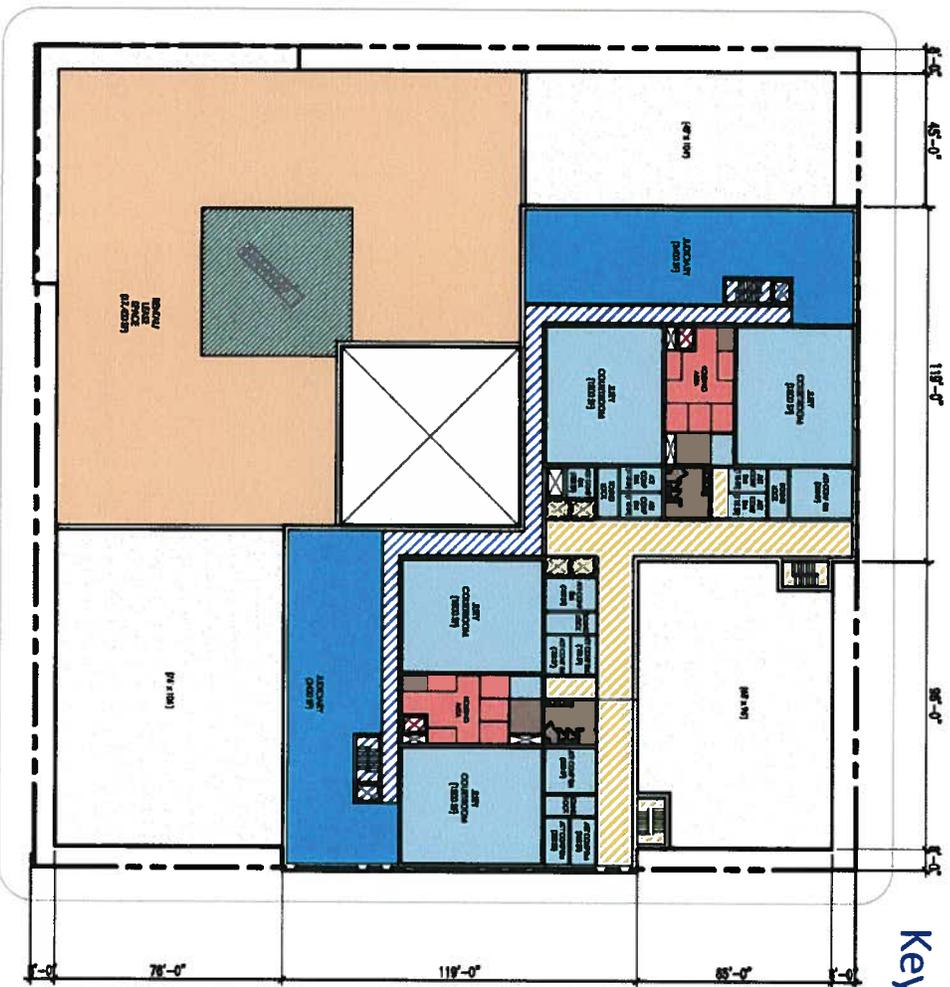
72	Dev./Lease		
71	Dev./Lease		
17	Dev./Lease	30,000	17,400
16	Dev./Lease	30,000	17,400
15	Dev./Lease	30,000	17,400
14	Dev./Lease	30,000	17,400
13	Dev./Lease	30,000	17,400
12	Dev./Lease	30,000	17,400
11	Dev./Lease	30,000	17,400
10	Dev./Lease	30,000	17,400
9	Dev./Lease	30,000	17,400
8	Dev./Lease	30,000	17,400
7	Dev./Lease	30,000	17,400
6	Dev./Lease	30,000	17,400
5	Dev./Lease	48,100	18,800
4	Dev./Lease	48,100	18,800
3	Dev./Lease	48,100	18,800
2	Dev./Lease	48,100	18,800
1	Dev./Lease	28,500	42,000
B	Dev./Lease	40,000	36,200
		<b>536,200</b>	<b>1,391,800</b>
			<b>1,892,800</b>

- Program Key**
- 1. Civil Court - Courtrooms
  - 2. Civil Courts - Judiciary
  - 3. Civil Court - Administration
  - 4. District Clerk
  - 5. County Clerk
  - 6. Domestic Relations

- 7A. Office of Child Representation
- 7B. Office of Parental Representation
- 8. Law Library
- 9. Dispute Resolution Center
- 10.0 Sheriff - Transport and Staging
- 11. Building Support

- 12. Building Amenities
- 13. AG IV-D Court Support
- Mechanical 8% of GSF
- Secure Parking (40 spaces at 400 sf/ea)
- Developable Lease Space

# OPTION C



TYP COURT FLOOR - 4 COURTS/FLOOR

TYP. COURT FLOOR

## Key Features

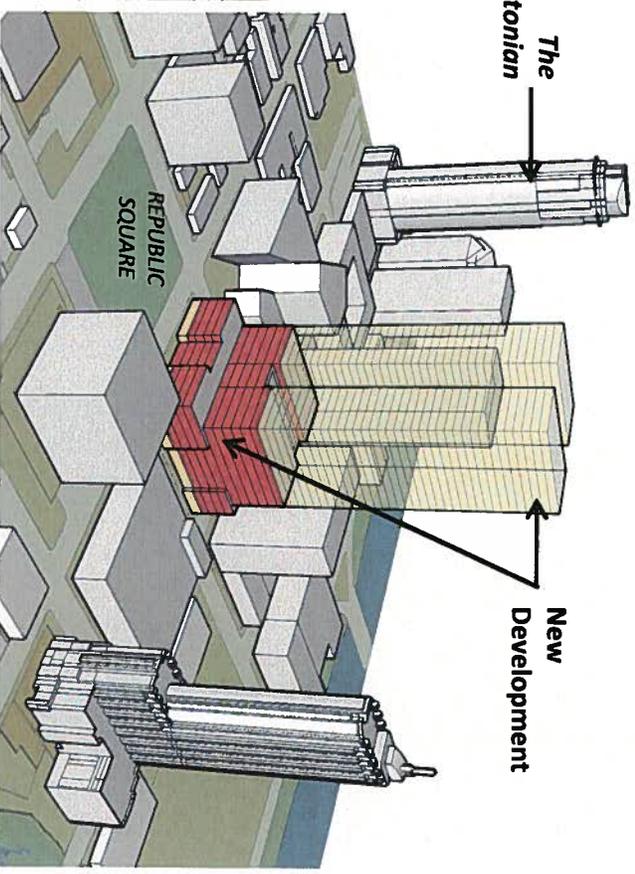
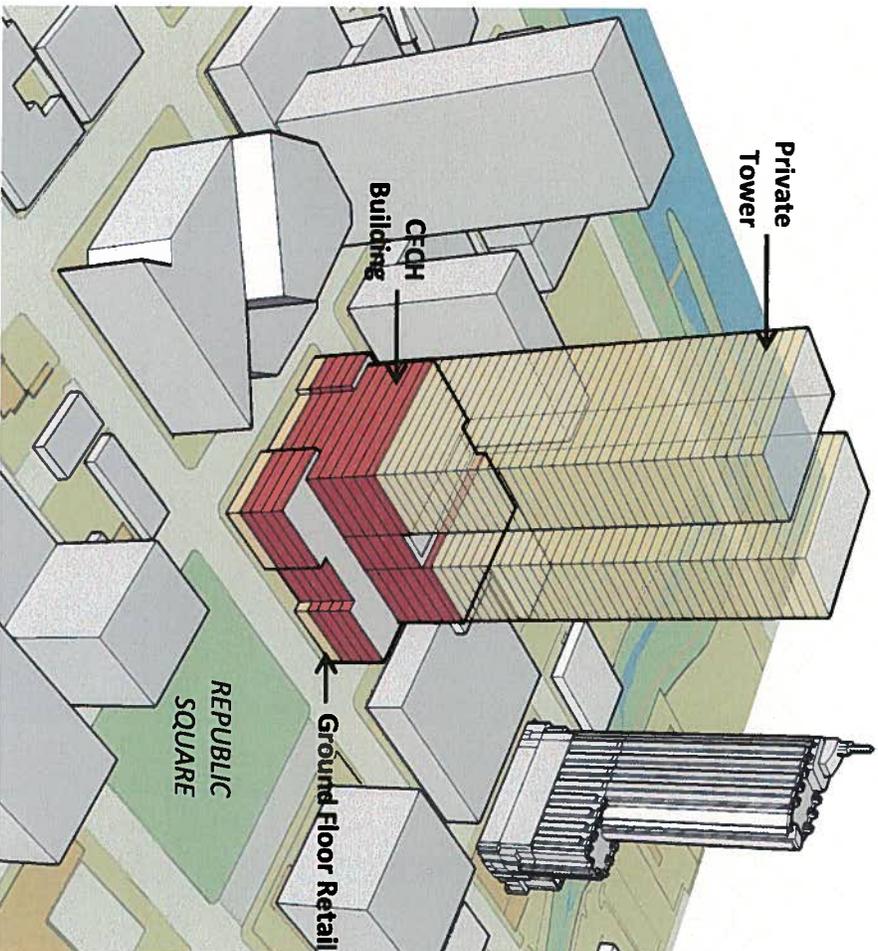
- Public circulation faces park and east.
- Light to all courtrooms
- L-shaped plan is slightly more efficient
- Court yard required to bring light deep into center of block

### Departmental Space Allocation

- County Court
- Judiciary
- Sheriff's Department
- Retail/ Lease Space
- Building Support
- Public Circulation
- Staff Circulation
- Secure Circulation



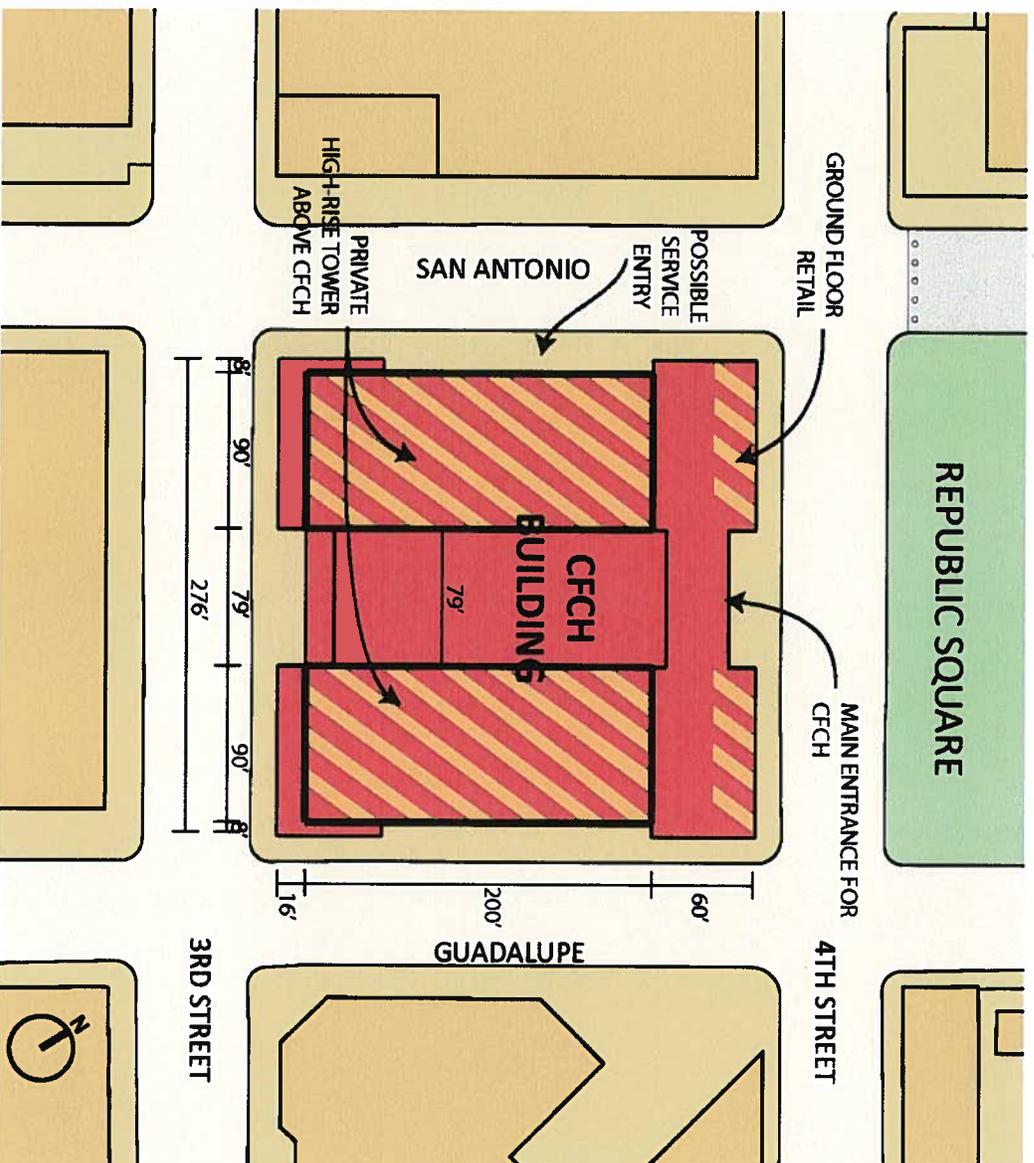
# OPTION D



## Scheme Overview

- Two towers atop CFCH base
- CFCH has six courts per floor
- Central atrium for daylight
- CFCH complies with DPZ setback requirement
- CFCH tower front door along Square

# OPTION D



## Scheme Overview

- Two towers atop CFCH base
- CFCH has six courts per floor
- Central atrium for daylight
- CFCH complies with DPZ setback requirement
- CFCH tower front door along Square

# OPTION D

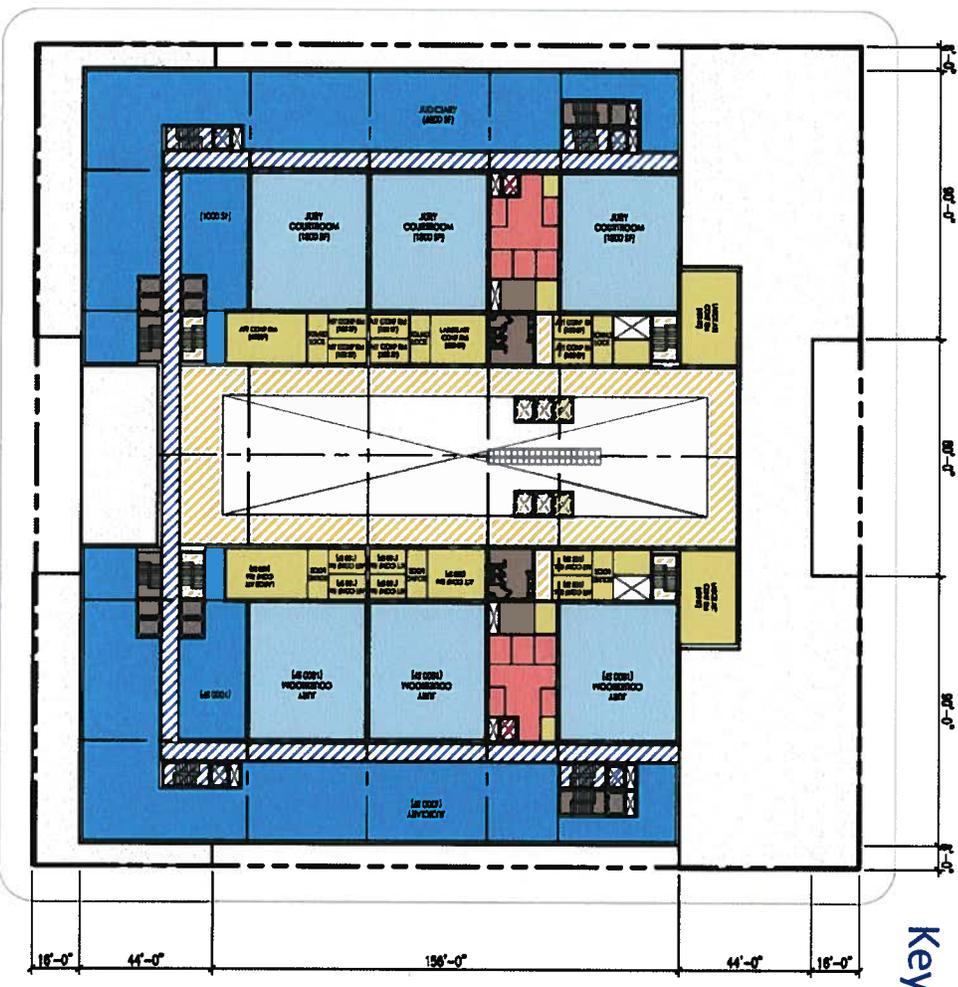
CFCH	Dev/Lease
46	Dev./Lease
45	Dev./Lease
44	Dev./Lease
43	Dev./Lease
20	Dev./Lease
19	Dev./Lease
18	Dev./Lease
17	Dev./Lease
16	Dev./Lease
15	Dev./Lease
14	Dev./Lease
13	Dev./Lease
12	Dev./Lease
11	Mech
10	Dev./Lease/Courts Expansion (6)
9	2 CR H CR CR CR CR H CR 2
8	2 CR H CR CR CR H H CR 2
7	2 CR H CR CR CR H H CR 2
6	2 CPS H CR CR CR H CR 2
5	2 CR H CR CR CR CR CR 12
4	4 6 9 12 5 3 12 7B 8 12
3	6 6 9 12 5 3 12 7B 8 12
2	7A 2 IV-D CR H IV-D CR CPS H CPS IV-D CR H IV-D CR 2 12 2
1	10 11 12 12 Mech Mech Dev./Lease Dev./Lease
B	10 11 12 Parking Mech Mech Dev./Lease Dev./Lease
	536,000 1,335,000 1,871,000
	40,000 36,000
	30,000
	45,000
	45,000
	45,000
	45,000
	45,000
	45,000
	36,000
	1,224,000

- Program Key**
- 1. Civil Court - Courtrooms
  - 2. Civil Courts- Judiciary
  - 3. Civil Court - Administration
  - 4. District Clerk
  - 5. County Clerk
  - 6. Domestic Relations

- 7A. Office of Child Representation
- 7B. Office of Parental Representation
- 8. Law Library
- 9. Dispute Resolution Center
- 10.0 Sheriff - Transport and Staging
- 11. Building Support

- 12. Building Amenities
- 13. AG IV-D Court Support
- Mechanical 8% of GSF
- Secure Parking (40 spaces at 400 sf/ea)
- Developable Lease Space

# OPTION D

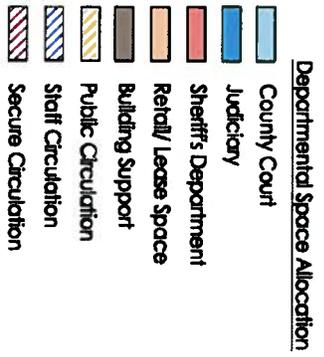


FLOORS (4-7) - 6 COURTS/FLOOR

TYP. COURT FLOOR

## Key Features

- Atrium Public Circulation zone facing park and south
- 6 Courts per floor
- Lease space above courts, could be used for expansion beyond 2035
- Majority of Family and IV-D courts on 2nd floor



# PRELIMINARY PHASING

The following phasing plan represents a baseline planning tool for use in making decisions to move projects forward to the next level of analysis and funding. Projects included in this phasing plan are based on an understanding of the facts at this time and may change in part or in whole based on new facts or opportunities. This phasing plan is not a specific commitment to fund future projects but is a planning tool for use in guiding future discussions.

