

STATE OF TEXAS CAPITOL COMPLEX PROJECT PHASE II



Texas Capitol Complex Update

Progress updates on the Capitol Complex Project | April 27, 2023

The Texas Facilities Commission Breaks Ground on Phase II of the Capitol Complex Project



Texas Facilities Commission leadership pictured from left to right: Deputy Executive Director John Raff, Commissioner Eddy Betancourt, Commissioner Brian Bailey, Chairman Steven D. Alvis, Commissioner C. Price Wagner, Executive Director Mike Novak, and Commissioner William Allensworth.

The Texas Facilities Commission broke ground on Phase II of the <u>Texas Capitol Complex project</u> on Thursday, April 20, 2023.

The Capitol Complex Phase II project includes the construction of two new State office buildings and one additional block of the pedestrian Capitol Mall along North Congress Avenue.

1500 Congress



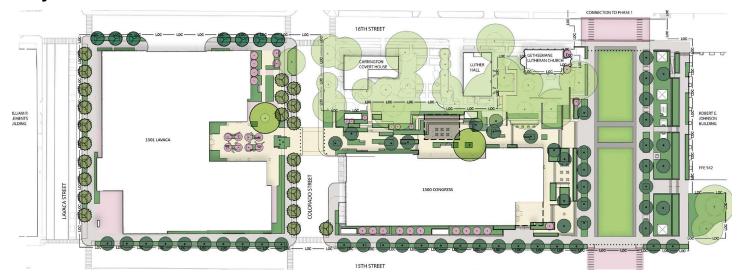
A five story, 165,000 gross square foot building will be constructed at 1500 Congress on City Block 46. The Texas Department of Safety and other State agencies will occupy the building.

1501 Lavaca



A second office building will be constructed at 1501 Lavaca, City Block 39. This building will be eight-stories tall and 360,000 gross square feet. The exteriors will portray a dignified but modern combination of sunset red granite and glass curtain wall bringing healthy natural light into the space. Both buildings will have onsite parking for State employees.

Project Site Plan

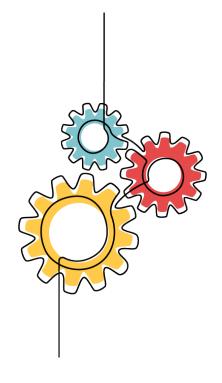


The Phase II project also includes the extension of the Capitol Mall from 16th Street to 15th Street facing the north entrance to the Texas Capitol Building and completing the four-block pedestrian mall.

"It is an honor for the Texas Facilities Commission to lead the construction of the next phase of the iconic Capitol Complex," said Mike Novak, Executive Director, Texas Facilities Commission. "Our team remains resolute in upholding the professionalism we demonstrated in delivering phase one on time and within budget. Today we reconfirm our commitment to developing efficient workspaces for state government and public spaces encapsulating the spirit of the great State of Texas."

The project is slated for completion in late 2026 and ready for tenant occupancy in early 2027.

Teamwork



Redevelopment projects take the collaboration of many to come to fruition. Projects of this scale require a precision team of experienced Owners, Owner's Reps, Architects, Engineers, Construction Managers, and skilled trades. Following all State purchasing requirements, TFC engaged in a competitive bidding process to assemble an elite project team for Phase II. The Phase II team includes JE Dunn, HOK, Square One, and over 100 consultants, subcontractors, and trade partners. The Texas Facilities Commission and the project team has been working on the Phase II plans since 2019.

Square One will support the Phase II project with project management and reporting. Square One is a Native American-owned firm that provides dedicated owner representation services throughout the U.S. The architects for Phase II are HOK, an international design firm with vast experience in government spaces. National contractor JE Dunn Construction will provide construction services, which includes preparing the three-city-block site, relocating utilities, excavating a five-story hole, and constructing the buildings envisioned by the team. Each of the firms have local offices in Austin, providing a project team with both local knowledge and national and international experience.

Together, this team will transform this portion of the Capitol Complex into new spaces for the public to enjoy and gather, and for State employees to collaborate and do important work in service to the citizens of Texas.

Background

The 84th Legislative session (2015) approved the funding for Phase I of the Capitol Complex Master Plan. The Master Plan outlined three phases for the redevelopment of State land holdings surrounding the Capitol building. Phase I encompassed two new State office buildings, George HW Bush State Office Building at 1801 Congress, and the Barbara Jordan Building at 1601 Congress, a new Central Utility Plant, underground parking garages, and three city-blocks of pedestrian green space (the Texas Capitol Mall). Phase I was completed in 2022. The first State agency tenant moved in April 2022 and the last in October 2022. Today, the Texas Facilities Commission's Capitol Complex portfolio is at 98% occupancy.

The legislative mandate of the Texas Facilities Commission is to eliminate the reliance on commercial lease space and consolidate widely dispersed state agencies into State-owned workspace. Currently, the State of Texas spends over \$37 million annually to house over 7,500 State employees in commercial lease space in the Austin metro area. State agencies officing in State-owned buildings are not charged for rent or utilities and benefit from dedicated TFC property management services.

About TFC

The <u>Texas Facilities Commission</u> supports the operations and maintenance of State-owned and lease space for over one hundred State agencies, across 249 Texas cites. The agency currently manages 17.3 million square feet of State-owned facilities and 10.3 million square feet of leased facilities, as well as the over \$1.78 billion in construction projects in Austin and throughout the State of Texas.

Progress Report



City Block 39 (1501 Lavaca) – Demolition of the old buildings is complete. Demolition crews are continuing to extract the asphalt and pavement from the site.

During the demolition of these sites, all sidewalks and Colorado Street will remain open.





American Legion State Headquarters

City Block 46 (1500 Congress) – For the last month, this site was being used as a staging site for construction materials. On the rainy afternoon of Tuesday, April 25, 2023, the flags at the building flew for the last time. In a brief and somber ceremony DPS troopers lowered the flags and closed the last chapter of the American Legion building's history. Demolition of the building began shortly afterwards.

Excavation of the sites will begin later in the summer.

Watch the Progress

We invite you to watch the progress of the project from our four roof top construction cameras on the project's website. These cameras feature innovative technology and allow viewers to zoom in or out and adjust camera perspectives.

View Images from the Construction Cameras

Neighborhood News



Bullock Texas State History Museum

The Bullock Museum is excited to welcome our new State agency neighbors at the Capital Mall! Whether you stop by for a snack at the Star Cafe, recharge in our Texas History Galleries, or watch an IMAX documentary, there are many things to do at the Bullock Museum. Experience them all like a VIP by becoming a Member. **State employees receive 10% off a membership onsite and online with a valid state ID!** Visit Ticketing in the Museum Lobby and present your state employee ID or use code **STATE** online to claim 10% off your membership. For questions, please contact the Membership Department at membership@TheStoryofTexas.com or call (512) 936-4689.



Blanton Museum of Art

The Museum will be closed from April 23 to May 3 to get ready for their new grounds grand opening celebrations. The parties start on May 3 with a Member Garden Party. The grand opening celebration is on May 13, 2023. Save the date and check out all the details on the new grounds, new art and new vibe at: https://blantonmuseum.org/

Waterloo Greenway



Free family friendly community events are back at the park. From yoga in the park to special activities for children, there is something for all ages to learn, play or explore. Plan your visit to the park at: https://waterloogreenway.org/

Texas Capitol Gift Shop

Mother's Day is May 14

It's time to start thinking about what treasure you plan to give Mom this year. Find a special Texas themed gift for moms and grandmothers at the Gift Shop in the Capitol. Shop in person or online at: https://www.texascapitolgiftshop.com/gifts-for-mom.html



Visit the projet website at www.TexasCapitolComplex.org

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