



FINANCIAL SERVICES DEPARTMENT

Austin Public Facilities Corporation (APFC) Update

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July 16, 2025



Agenda



I. APFC Background and Operations

II. Project Updates

- Northeast Service Center
- Austin Water Control Center
- Public Safety Warehouse
- Public Safety Administrative Headquarters
- 2400 Grove Boulevard

III. Benefits

IV. Questions

APFC Background and Operations

Background

- Texas Local Government Code Chapter 303 allows for the creation of Public Facilities Corporations.
- Ordinance 20230504-015 authorized the creation of the APFC
 - Support public facility initiatives, e.g. Construction and Renovation
 - Council approves funding and delivery by APFC via Interlocal Agreement
 - Council approves APFC Board of Director members

Operations

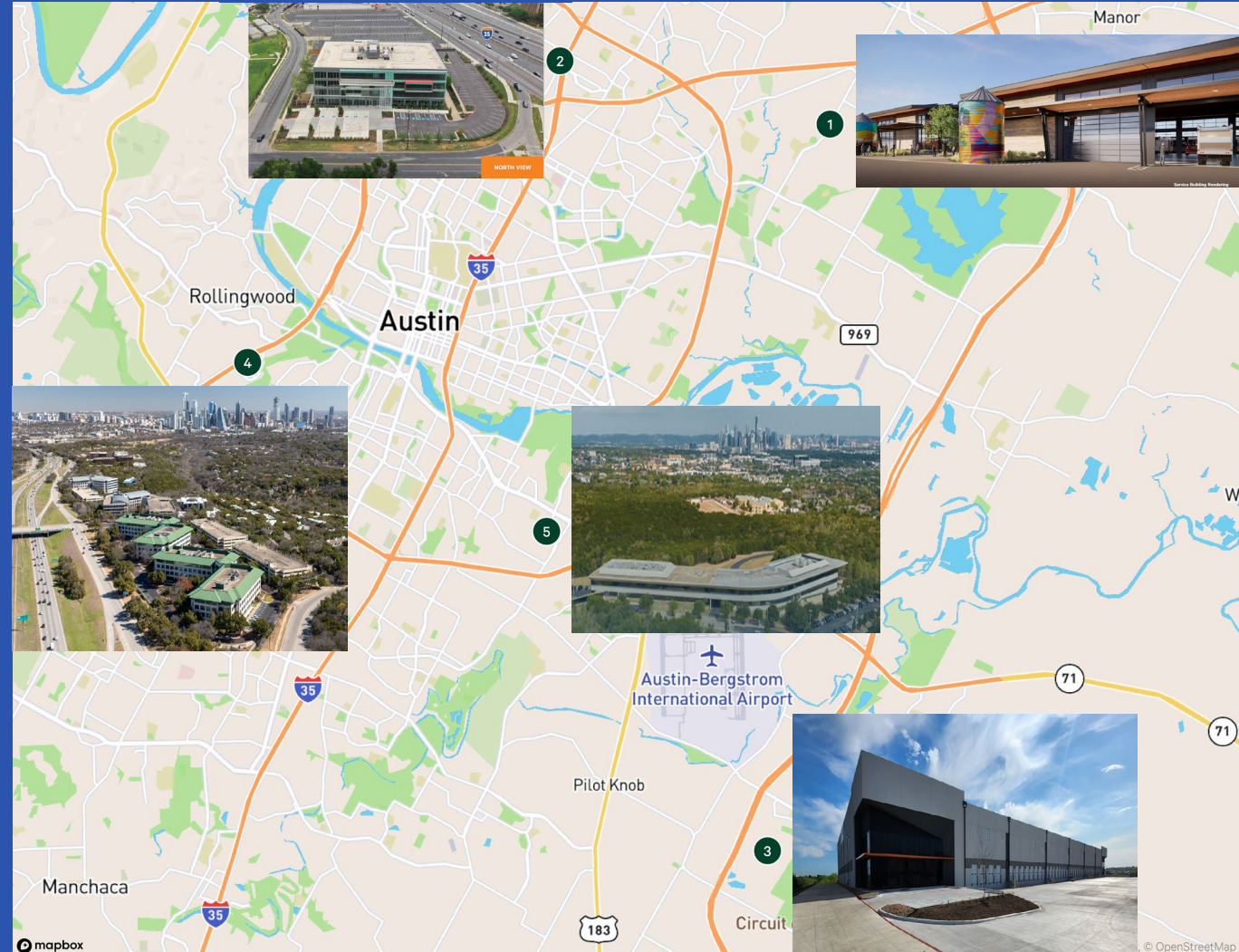
- Board members approve work plan and implementation presented by staff.
- Professional real estate consulting services provided by CBRE
 - Market and financial feasibility
 - Requests for Qualifications/Requests for Proposals
 - Predevelopment and feasibility reports
 - Construction management and owner's representation

Current Projects



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- ① Northeast Service Center
- ② Austin Water Control Center
- ③ Public Safety Warehouse
- ④ Public Safety Administrative HQ
- ⑤ 2400 Grove Blvd



Northeast Service Center



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- Austin Resource Recovery and Fleet Mobility Services
- Location: 8301 Johnny Morris Road (District 1)
- Construction: September 2025 - September 2027
- \$253.5M Budget

Approx. 750 employees, 345,000 sq. ft. of building space on 132 acres

- Includes vehicle maintenance facilities, offices, and community space
- Partnership with AISD for internships/vocational training
- Redevelopment opportunity for existing Fleet facility located at 1182 Hargrave
- Austin Energy Green Building 4-Star goal
 - Reclaimed water, Solar Power
 - Deconstructable/Recyclable building design
- Emergency Generators



Austin Water Control Center



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- Location: 712 E. Huntland Drive (District 4)
- Design complete: October 2025
- Construction/Remodel: December 2025 - September 2026
- \$41.75M Budget
- 300 employees
- Austin Energy Green Building 3-Star minimum
 - Reclaimed water ready (dual plumbing)
 - Solar Power ready
- WELL Building V2 - Silver
- Emergency Generators
- Partnerships with Webb Middle School



Public Safety Warehouse



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- Forensic Sciences, HSEM, AFD, ATCEMS
- Location: 11708 McAngus Road (ETJ)
- Design complete: August 2025
- Construction/Remodel: November 2025 - August 2026
- \$32.5M Budget
- Office space for 30-40 employees
- 230,000 sq. ft. of warehouse space
- Austin Energy Green Building 3-Star minimum
- WELL Building V2 - Silver
- Emergency Generators



Public Safety Administrative Headquarters



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- AFD, ATCEMS, APD
- Location: 1501 & 1601 S. MoPac (District 8)
- Schematic design complete: October 2025
- Return to Council with construction budget
- Design work complete: April 2026
- Construction/Remodel: July 2026 – May 2027
- Design Budget - \$5.0M
- Approx 400,000 sq. ft. for 2,000 employees.
- Redevelopment opportunities for existing APD, AFD, and ATCEMS Headquarter sites
- Austin Energy Green Building 3-Star minimum
- Solar Power being evaluated
- Reclaimed water being evaluated
- WELL Building V2 – Silver goal
- Emergency Generators



2400 Grove Boulevard – Existing Building



- APH, Technology Services, CTECC 2.0
- Location: District 3
- Programming complete: October 2025
- RFQ for full design services: November 2025
- Design work start: March 2026
- Return to Council with construction budget
- Construction/Remodel: March 2027 – January 2028
- Design Budget \$1.0M
- 140,000 sq. ft. of office and 48,000 sq. ft. building for CTECC 2.0.
- Austin Energy Green Building 3-Star minimum
 - Solar power and reclaimed water under evaluation
- WELL Building V2 – Silver goal



2400 Grove Boulevard – Adjacent Land



- 60 acres + 18 acres AHFC land
- Phase I: Preliminary market analysis, and community engagement plan development (Underway)
- Phase II: Community engagement, development scenarios/test fitting (through end of 2025)



- Streamlined approach to facilities improvements which compliments capital delivery
- Financial – City’s “patient capital”
 - Existing buildings purchased in a “down” market
 - Mobilizing projects when commercial development has slowed
- Policy Based Objectives
 - Better Builder Program
 - Prevailing/Living Wage
 - Sustainability/Building Wellness Standard
 - Apprentice Program
 - Minority/Women Owned Businesses
- City as Employer
 - Generational investments in future needs
 - Providing an improved employee work environment

QUESTIONS?