



City of Austin

Recommendation for Action

File #: 25-1931, Agenda Item #: 5.

10/9/2025

Posting Language

Authorize negotiation and execution of all documents and agreements necessary or desirable with the Austin Public Facilities Corporation, including an amendment of an interlocal agreement, for the Austin Public Facilities Corporation to provide tenant improvements, furniture, fixtures and equipment, feasibility, planning and programming design work, and other services as needed to make the following City-owned properties ready to use as public facilities: 625 East 10th Street, Austin, Texas 78701 for an amount not to exceed \$2,930,895.82 and 6500 Tracor Lane, Austin, Texas 78725 for an amount not to exceed \$750,000. Funding: \$3,680,895.82 is available in the Capital Budget of Austin Water.

Lead Department

Financial Services Department.

Fiscal Note

Funding is available in the Capital budget of Austin Water.

For More Information:

Kimberly Olivares, Director, 512-974-2924; Andrew Moore, Strategic Facilities Project Manager, 512-974-7604.

Council Committee, Boards and Commission Action:

November 21, 2024 - Council approved an Interlocal Agreement with the APFC.

Additional Backup Information:

In March 2023, Council authorized the creation of the Austin Public Facilities Corporation (APFC) to assist the City in relation to the financing, acquisition, construction, rehabilitation, or otherwise placing public facilities into service. The purpose of this item is to request project specific amendments to the existing interlocal agreement approved in November 2024 to allow the APFC to do pre-development, design, and construction work for City facilities. After the pre-development work is completed, staff will return to Council for approval to fund the construction of improvements.

The Projects:

Waller Creek Center, 625 E. 10th Street - \$2,930,895.82

Waller Creek Center serves as the administrative headquarters for Austin Water. The facility is in need of new infrastructure and remodeling including the renovation and enhancement of all floors with new infrastructure, systems, materials, and furniture. The work will include open concept office space, improved meeting areas, enhanced bathrooms with Americans with Disability Act compliance, installation of reclaimed water systems in restrooms, removal of walls, heating, ventilation, and air conditioning systems repair and replacement, and replacement of electrical system to improve efficiency.

6500 Tracor Lane - \$750,000

This site consists of approximately 142 acres including 11 buildings totaling approximately 2,435,457 square feet of office space, warehouse facilities, parking garages, and storage areas. This request for funding for a

feasibility study will evaluate the entire site to determine future development in conjunction with campus planning to meet Austin Water's long-term facility and operational needs. Design programming and interior space planning will be conducted for the existing office buildings to support moving administrative staff from Waller Creek Center during the remodeling construction.