

Site Criteria Evaluation Matrix

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Analysis Base Assumptions

Space Needs Program

- Sets parameters of physical space needed to accommodate Civil and Family Court System through 2035.
- 520,000 gross square feet (GSF) needed to support court and departmental/agency growth and staffing projections.
- Approved by Travis County Commissioners Court on October 28, 2014.

Future Expansion Space

- Potential for future expansion space will be considered to accommodate estimated growth needs over the next 50+ years.
- Expansion Space opportunity may be on the same site or an adjacent site.
- Estimated to be 250,000 GSF.
- Will not be included in construction cost analysis.

Assumptions Applied to All Sites to Maintain Consistency and Continuity



Analysis Base Assumptions

Floor to Floor Height

- Necessary to determine building configuration/height and volume.
- 16-feet recommended.
- Reduced from 18-feet in previous concept presented to TC voters in Nov 2015.

LEED Silver

- Minimum requirement for any building developed for Civil and Family Courts additional capacity.
- Current TC Policy for new construction.

Sites Located in City of Austin Corporate Limits

- Texas Constitution, Article 5, Section 7, requires that court proceedings occur in the County Seat, which is the City of Austin Corporate Limits.



Site Criteria Matrix

- Developed using previous siting analysis studies, standard industry practices and criteria specific to Travis County
- 10 Categories
- 60+ Criteria Elements
- Weighting factor applied to each category
- Organized into three tiers:
 - Tier 1 – Fatal Flaws
 - Tier 2 – Desktop Analysis
 - Tier 3 – Concept and Financial Feasibility



Site Criteria Matrix Categories & Tiers

TIER 1 FATAL FLAWS

- Current Market Cost of Land and Availability
- Regulatory Overlay & Preliminary Test Fit
- Transportation Access

TIER 2 DESKTOP ANALYSIS

- Infrastructure Support
- Facility Security Considerations
- Design, Construction, and Logistics Issues
- Sustainability
- Economic & Social Impacts and Stakeholder Considerations

TIER 3 CONCEPT AND FINANCIAL FEASIBILITY

- Concept Feasibility
- Financing and funding options and costs



Criteria Elements – Tier 1

1.0 - Current Market Cost of Land and Availability

Scale 0 - 4 (0= No Benefit, 4 = Most Beneficial)			Weighting Scale		3				
Note: This section focuses on the availability of the property, and the likeliness of acquisition. Sites that are owned by Travis County as well as potential sites that are owned privately will be considered. The actual cost or projected sales cost will be quantified after this analysis is complete.					Site Locations				
1.A	Site Availability	Sites that are currently owned by Travis County or those that are available for purchase will score higher.							
1.B	Expansion Opportunity	Sites that are larger or are adjacent to other properties that could be acquired will score higher.							
1.C	Acquisition Schedule	Based on market and land transaction complexity, sites that provide best value and least amount of time to complete a transaction will score higher.							

2.0 - Regulatory Overlay & Preliminary Test Fit

Scale 0 - 4 (0= No Benefit, 4 = Most Beneficial)			Weighting Scale		2				
Note: Each site may have land use conditions that influence the value of the land and the costs to develop. This section compares regulatory impacts; sites that allow for maximum building development and the least amount of added requirements to restrict full development will score higher.					Site Locations				
2.A	Floor to Area Ratio Allowable	Sites that allow for the most development while accounting for applicable restrictions will score higher.							
2.B	Conditional Use Requirement	Projects that are compatible with City of Austin preferred uses or any other established improvement districts will score higher.							
2.C	Historic Building/Area or Preservation Plan	Sites that do not have historic structures or preservation plans in place will score higher.							
2.D	Parking Development	Site that allow for appropriate parking that satisfies local area requirements will score higher.							
2.E	Height Restrictions	Sites not limited by development height restrictions (e.g., Capitol View Corridors and Dominance Zone, Historic Parks Overlay, Waterfront Overlay, Residential Zoning, etc.) will score higher.							
2.F	Facility Configuration Flexibility	Sites that allow for the most flexible building configurations will score higher.							

 Elements previously considered in Travis County Siting Studies



Criteria Elements – Tier 1

3.0 - Transportation Access			Site Locations				
Scale 0 - 4 (0= No Benefit, 4 = Most Beneficial)		Weighting Scale	3				
Note: It is critical for Travis County Projects to be served by mass transit. Therefore the site that has the highest number of opportunities to use mass transit, bicycles or other modes will score highest.							
3.A	Single Occupant Vehicle Trip Duration	Sites with shorter average peak hour trip durations for single occupant vehicles will score higher.					
3.B	Bus Services - Stops	Sites with closer bus stops will score higher. Score Ranges (4-0): (At Site, <1/4 mi, 1/4 - 1/2 mi, 1/2-1 mi, >1 mi).					
3.C	Bus Services - Number of Routes	Sites with a higher number of bus routes serviced by the closest bus stop will score higher; Score Ranges (4-0):(10+,7-9 , 4-6, 1-3, none).					
3.D	Bus Services - Trip Duration	Sites with shorter average peak hour trip durations for transit riders will score higher.					
3.E	Rail System	Sites closer to rail stops will score higher. Score Ranges (4-0): (At Site, <1/4 mi, 1/4 - 1/2 mi, 1/2-1 mi, >1 mi).					
3.F	Bike Transportation	Sites closer to defined bikeways will score higher (4 = adjacent to protected bikeways, 3 = adjacent to dedicated bikeways, 2 = adjacent to planned bikeways, 1 = protected or dedicated bikeways within 1/4 mile).					
3.G	Pedestrian Access	Sites located in areas with existing pedestrian and ADA compliant infrastructure will score higher.					



Criteria Elements – Tier 2

4.0 - Infrastructure Support							
Scale 0 - 4 (0= No Benefit, 4 = Most Beneficial)		Weighting Scale	3				
Note: This section focuses on the ability of each site location to serve a proposed project. (e.g. 500,000 GSF to support the Civil Courts and Support Services). Square Footage based on Travis County approved program and/or approved masterplan.			Site Locations				
4.A	Electrical Capacity	Sites with adequate electrical capacity will score higher.					
4.B	Storm Sewer System Requirements and Capacity	Sites with adequate storm sewer capacity will score higher.					
4.C	System Development Charges	Sites with lower system development charges (e.g. storm water fee in lieu of) will score higher.					
4.D	Sanitary System Requirements and Capacity	Sites with adequate sanitary sewer capacity will score higher.					
4.E	Water Service Capacity	Sites with adequate capacity to meet pressure and volume demands will score higher.					
4.F	Access to Data Technology Networks	Sites with existing access or in closer proximity to GAATN fiber network will score higher.					
4.G	Traffic Flow	Sites with existing roadways able to handle the increased traffic will score higher.					
4.H	Connection to Main Arterials	Sites in closer proximity to main arterials serving the area will score higher.					
4.I	Impact of Proximity to HAZ MAT Route	Sites further from HAZ MAT routes will score higher.					
4.J	Potential For Parking	Sites that support multiple types of parking (surface, structured, or on-street) will score higher.					
4.K	Storm Water Quality	Sites with an in place storm water quality system will score higher.					
4.L	Proximity to COA Reclaimed Water Line	Sites with the ability to access COA Reclaimed Water Line (purple pipe) will score higher.					

 Elements previously considered in Travis County Siting Studies



Criteria Elements – Tier 2

5.0 - Facility Security Considerations

Scale 0 - 4 (0= No Benefit, 4 = Most Beneficial)			Weighting Scale		4				
Note: This section reviews the distances from the County holding facilities for in-custody persons to be transported to court or to jail if appropriate. Additionally this section addresses both internal and external site security issues.			Site Locations						
5.A	Distance from other County Agencies	Sites with other agencies at or near the site and support similar functions with similar security requirements will score higher. Score Ranges (4-0): (At Site, <1/4 mi, 1/4 - 1/2 mi, 1/2-1 mi, >1 mi).							
5.B	Parking and Staging	Sites that provide space for adequate secured parking and staging for sheriff staff during in-custody transports will score higher.							
5.C	Site Security Standards	Sites with the ability to implement typical Travis County Security standards based on Project type (e.g. security lighting, bollarding, site line preservation) will score higher.							
5.D	Distance to Travis County Detention Facilities	Sites with shorter travel distance to County detention facilities will score higher. (Compared to current travel distance).							
5.E	Complexity of Travel	Sites that provide multiple travel routes for in-custody movement will score higher.							



Criteria Elements – Tier 2

6.0 - Design, Construction and Logistics Issues

Scale 0 - 4 (0= No Benefit, 4 = Most Beneficial)			Weighting Scale		3				
Note: This section weighs the costs of construction, site preparation, and logistics such as staff relocation costs (temporary and permanent).					Site Locations				
6.A	Site Preparation Costs	Sites with fewer cost drivers related to site preparation, such as demolition, clearing and grubbing, environmental remediation, and earth work, will score higher.							
6.B	Infrastructure Costs	Sites that require fewer utility and roadway upgrades, including utility relocation, increased capacity and extension of water, waste water, storm sewer, electrical, and GAATN will score higher.							
6.C	Construction Logistics Cost	Sites with increased ease of construction logistics, such as site shape, access, geology, road closures, and available staging space, will score higher.							
6.D	Site Related Design Requirements	Sites with fewer conflicts associated with constructing the County approved Program in accordance with local area requirements and neighborhood plans will score higher.							
6.E	Construction Duration	Sites with fewer construction schedule constraints, such as higher site density, existing occupants, permitting challenges and project delivery and building approach complexities, will score higher.							

7.0 - Sustainability

Scale 0 - 4 (0= No Benefit, 4 = Most Beneficial)			Weighting Scale		1				
Note: This section analyzes the site to determine if the project site can meet the County's sustainability goals.					Site Locations				
7.A	Public Transportation Availability	Sites that are supported by multi-modal transportation (e.g., transit, bikeways, etc.) and would qualify for LEED points will score higher.							
7.B	Alternative Energy	Sites that have opportunity to use alternative energy will score higher.							
7.C	Charging Stations	Site that have the opportunity to provide charging stations for electric vehicles and qualify for LEED points will score higher.							
7.D	PACE	If a redevelopment project, sites that allow for implementation of PACE program requirements will score higher.							
7.E	Reclaimed Water (Purple Pipe)	Sites that have the opportunity to connect to reclaimed water lines will score higher.							

Elements previously considered in Travis County Siting Studies



Criteria Elements – Tier 2

8.0 - Economic & Social Impacts and Stakeholder Considerations			Site Locations				
Scale 0 - 4 (0= No Benefit, 4 = Most Beneficial)		Weighting Scale	2				
<p>Note: The public expects consistency in the use of public spaces and ease in reaching those spaces. Each potential site carries a perception from the community and stakeholders that the location will support their needs and/or positively impact their ability to access services in and around the facility. For Sites that have nearby features that serve the people who will use the building daily will score highest.</p>							
8.A	Economic Impact	Sites that provide potential for a positive economic impact to the surrounding neighborhood will score higher.					
8.B	Loss of Production due to Site Development	If a redevelopment project, sites that present the least negative impact to operations will score higher.					
8.C	Perception of Site	Sites that provide compatibility of the services offered in approved Program with the neighborhood plan will score higher.					
8.D	Agency Specific Services	Sites in closer proximity to outside agencies including non-profit or for-profit that provide compatible support services in the area will score higher.					
8.E	Other Government Partners and Services	Sites that have nearby government services to assist with compatible programs will score higher.					
8.F	General Office Space	Sites that have nearby availability of office space, and other businesses that support the services of the facility (e.g., legal services, social services, etc.) will score higher.					
8.G	Food Service	Sites that offer the greatest variety, number of options and hours of operation will score higher.					
8.H	Area Amenities	Sites with a higher density of nearby amenities (e.g., child care, park or open space, pharmacies, grocery stores etc.) will score higher.					

 Elements previously considered in Travis County Siting Studies



Criteria Elements – Tier 3

9.0 - Concept Feasibility

Scale 0 - 4 (0= No Benefit, 4 = Most Beneficial)		Weighting Scale	4					Site Locations				
Note: This section evaluates feasibility of the site to be compatible with conceptual massing & stacking.												
9.A	Land Acquisition Cost	Sites with lower acquisition costs will score higher.										
9.B	Regulatory Risks of Concept	Sites that present the fewest regulatory risks to accommodate conceptual massing & stacking will score higher.										
9.C	Life of Building after Construction	Buildings that will be viable to occupy and meet the Program for a longer duration will score higher.										
9.D	Cost Reduction Opportunity	Sites that allow for cost reductions identified in Cost Register will score higher.										

10.0 - Financing and Funding Feasibility

Scale 0 - 4 (0= No Benefit, 4 = Most Beneficial)		Weighting Scale	4					Site Locations				
Note: This section evaluates financing and funding feasibility for construction and Project development.												
10.A	Alternative Revenue Streams	Sites that provide opportunities for alternative revenue streams for the County (e.g., parking, light retail, etc.) will score higher.										
10.B	Development Partnership	Sites that provide opportunities for development partnerships as part of the Project (e.g., parking and park and ride facilities, private office/retail space, etc.) will score higher.										
10.C	Improvement Districts or Overlays	Sites that provide opportunities to leverage funding mechanisms associated with improvement districts or development overlays associated with the Project site will score higher.										
10.D	Debt Service	Sites that will have the least impact on the County debt service will score higher.										

County Owned Sites Analysis

300 Guadalupe St.

- The Original Court House and Jail Block
- Full Block



Block 126

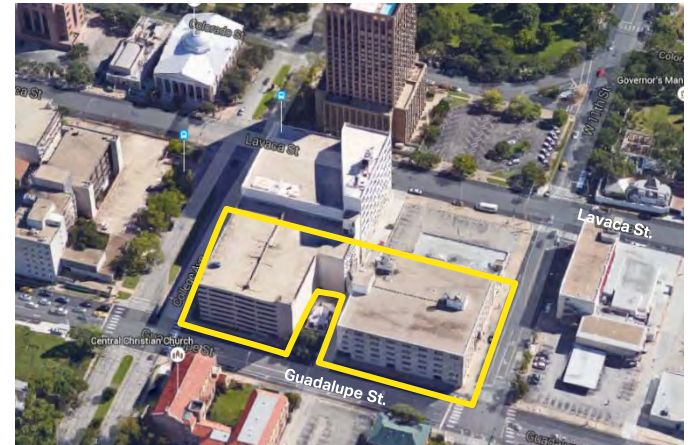
- USB Bldg.
- Full Block



County Owned Sites Analysis

Block 134

- Granger Bldg. & Garage
- 1/2 Block



Block 100 & 81

- 700 Lavaca Bldg. & Garage
- Full Block & 1/2 Block, respectively



County Owned Sites Analysis

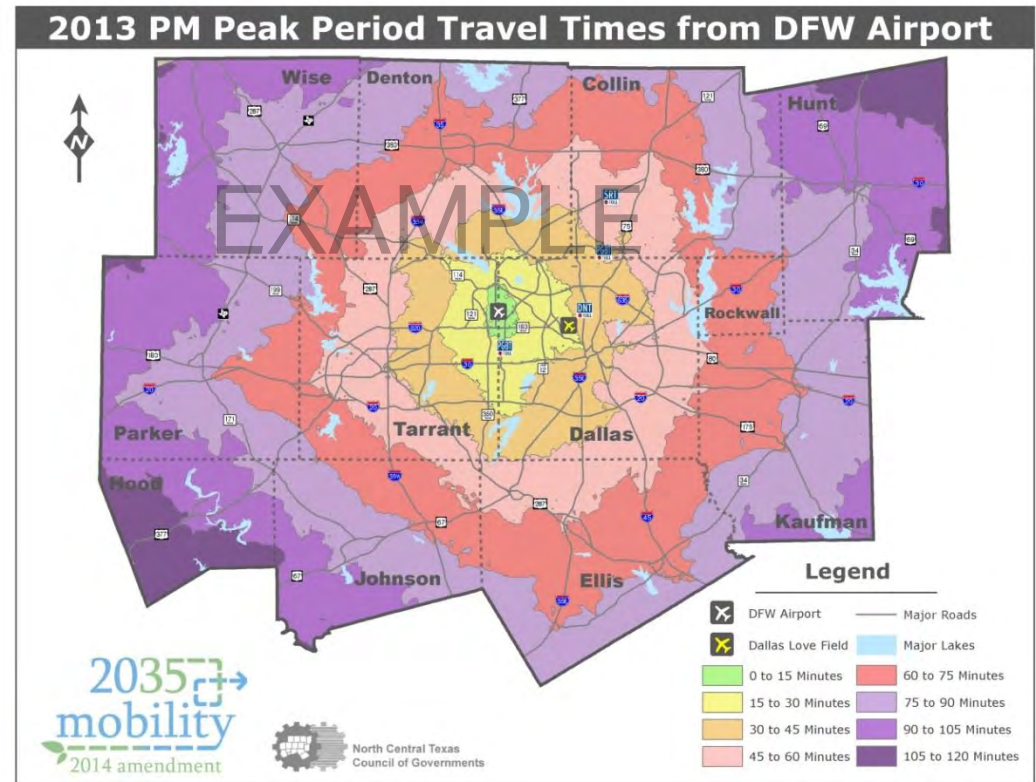
Block 107

- San Antonio Garage
- 1/2 Block



Next Steps

- Develop Geospatial Databases to analyze population trends, travel times and distances
- Develop target areas for CFCC site location
- Gather Utility maps and other available data
- Evaluate County Owned Sites



Timeline

Program Milestone	Milestone Date
AECOM presentation of Site Criteria Evaluation Matrix Tool for Court review	Feb 16, 2016
AECOM presentation of analysis findings for Travis County owned properties with potential to support CFCC AECOM / A&M Presentation of valuation analysis of 300 Guadalupe AECOM Presentation of potential appropriate target areas for CFCC site location for Court review	Mar 8, 2016
AECOM presentation of analysis findings for additional non-county owned properties with potential to support CFCC AECOM recommendation of sites to carry forward to a Tier 3 level analysis AECOM review draft cost register for use in Tier 3 level analysis	Apr 12, 2016
AECOM Presentation of final findings regarding most viable sites and potential project scope to support a CFCC <ul style="list-style-type: none"> ○ Follow up on cost register ○ Discuss best available siting options ○ Discuss viable financing alternatives 	May 10 and 17, 2016

