

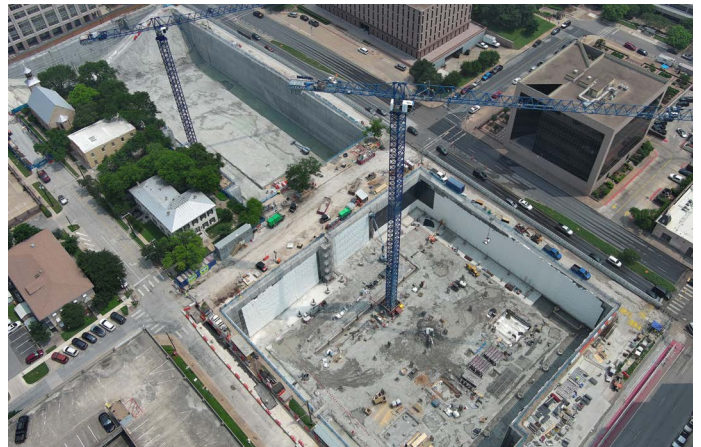


## STATE OF TEXAS CAPITOL COMPLEX PROJECT PHASE II



### Texas Capitol Complex Update

Progress updates on the Capitol Complex Project | **May 2024**



## Phase II: Year One in Review

*Photos Top Left: Groundbreaking Ceremony March 2023, Texas Facilities Commission Leadership: Deputy Executive Director John Raff, Commissioner Eddy Betancourt, Commissioner Brian Bailey, Chairman Steven D. Alvis (retired), Commissioner C. Price Wagner, Executive Director Mike Novak, and Commissioner William Allensworth (retired).*

*Top Right: Flag Ceremony to decommission the Texas Department of Public Safety Capitol Region District Office, April 2023.*

*Bottom Left: Installation of the first tower crane on the 1501 Lavaca site, February 2024.*

*Bottom Right: Finishing excavation on the 1500 Congress site and beginning the foundation on 1501 Lavaca, May 2024.*

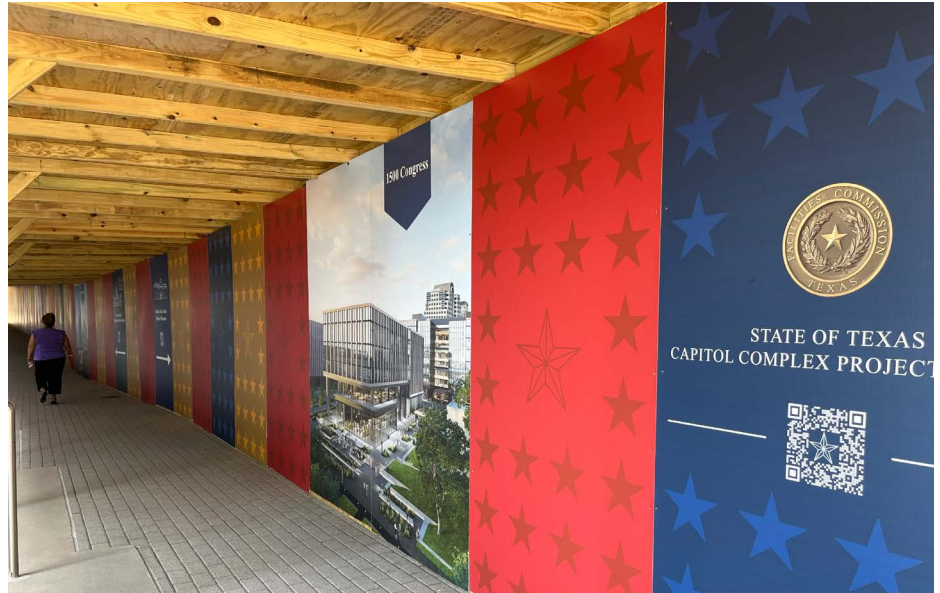
The Phase II Travel Map is posted on the project website to provide the traveling public with safe travel routes around the construction area. Visit <https://www.tfc-ccp.org/travel/> to download this map.



A dedicated project team member coordinates the delivery of all materials and equipment to the site, communicating directly with the trucking companies and drivers on schedules and designated routes through the City of Austin to the project site.

## Being a Good Neighbor

*The pedestrian walkway on the east side of the project provides easy access for visitors traveling north and south in the Capitol Complex.*



Building in a dense urban environment requires doing everything possible to minimize disruption to the surrounding businesses, organizations, and residents. Before the start of construction, TFC and the project team held public meetings to inform the surrounding community about the project.

Throughout construction, the project team is maintaining a strict construction schedule with strategies to reduce noise levels on the sites, including testing decibel levels on equipment. During dry weather, the project team sprays water on the site to minimize dust in the surrounding area. When after-hours work is necessary, such as concrete pours, the project team has a notification protocol to inform the surrounding neighborhood about the activity and its duration. This protocol is also used for notifications about street closures and other activities that might disrupt normal neighborhood functions. TFC also maintains a construction website, [www.TexasCapitolComplex.org](http://www.TexasCapitolComplex.org), and distributes regular social media posts to help keep the public informed about the project.

## A Historic District

There are three existing historic buildings to the north of the site. The project is within five feet of these structures. These buildings are impacted by what happens on the project every day.

To address the sensitivity of the surrounding buildings, TFC engaged a geo-instruments company that also worked on the Phase I project to monitor the historic buildings and help identify any possible impacts the construction will have on them. A great example of this effort is the installation of tilt and vibration monitors at the Gethsemane Church. Our excavation is literally at the facility's front door; therefore, a strict monitoring and tolerance program was established. As our excavation has progressed, there have been multiple check-in points with the Texas Historical Commission and Robert E. Johnson's building operations staff to ensure the construction impacts are as minimal as possible.

It is not every day that a project is part of a historic event. However, in April 2023, the project team had the honor of working with the Texas Department of Public Safety to decommission the Capitol Region District Office on the Congress site. This building played a significant role in the agency and demanded the respect of a decommissioning ceremony before removing the building from the site. This special event allowed former staff to have closure with the end of life for the building and participate in formally removing the United States flag for the last time.

## Pre-World War II Infrastructure

The Phase II project site has been home to various structures for over 130 years. Residential homes, a grocery store, a blacksmith shop, automotive stations, apartments, and a furniture warehouse have all occupied the site. Most recently, the [Capitol Complex Child Development Center](#) and the [Texas Department of Public Safety Capitol Region District Office](#) were located on the project site. As the buildings were torn down and replaced over time and the Capitol Complex took shape with State office buildings, the underground utility infrastructure also grew. Much of the existing infrastructure surrounding the project site hasn't been updated since its original installation, with some dating back more than ninety years. The age of the infrastructure also creates a challenge for locating the utilities accurately and has required extensive utility relocations and upgrades. The utility improvements began during Phase One and is continuing during Phase II.

Prior to beginning the work of locating and identifying the underground infrastructure necessary to complete the project, the Texas Historical Commission evaluated the area to



*Gethsemane Church*

determine if there were any artifacts of significance on the project site. Although this evaluation extended the project timeline, and no artifacts were found, it was a necessary step to clear the project for construction.

## Identifying and Locating the Utilities

For most construction projects, the project team may have to manage one or two utility relocations, but most of the site will be open and free from construction. However, with the past development on the Phase II site and surrounding area, several active and abandoned utility lines were crossing



the project site. Information on the antiquated infrastructure was challenging to find and often contradictory; however, based on the City of Austin records, the project team discovered that almost every type of utility ran through the center of the 1500 Congress building footprint, including telecommunications, storm drainage lines, and power.

The project team worked with [Sunland Group](#) and the [Rios Group](#) to physically locate the utilities through a process called potholing. This process allowed the identification of the majority of the utilities, the distance they traveled, and the depth of the utility, which is critical for the project permitting process. The team started this process early to determine the extent of improvements required before the City of Austin project approval and to help the project team avoid interference with planned routing.

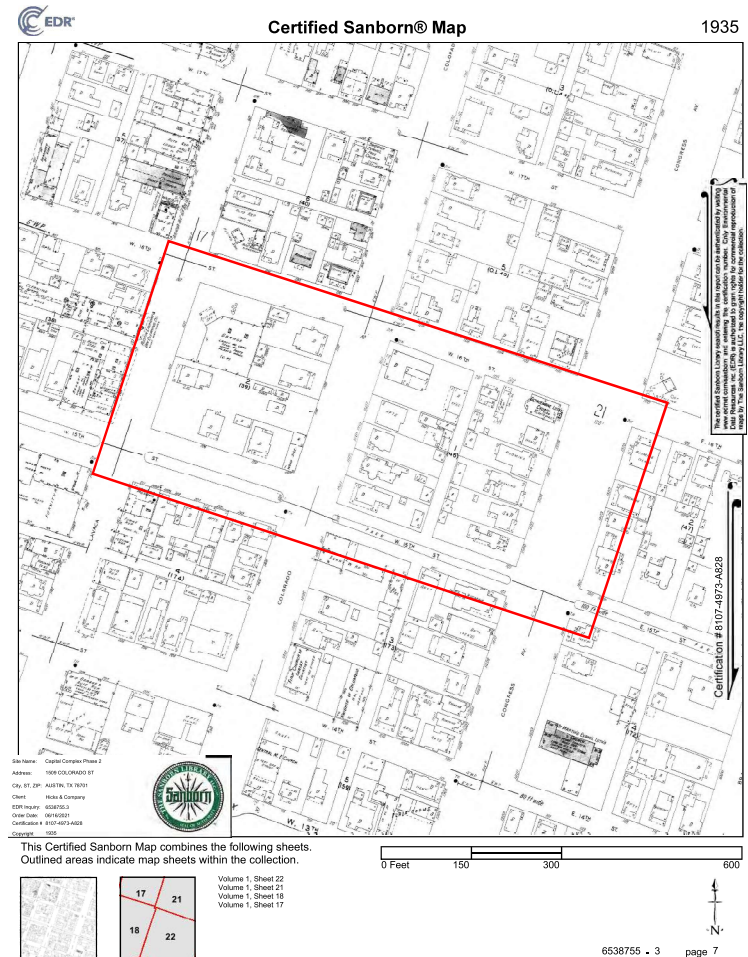
According to Square One Senior Project Manager Kevin Parks, “The project has required the skill and focus of an open heart surgeon. Accurately identifying the utility locations has been extremely challenging, but the project is moving forward, and future projects in the area will benefit from this work.”

At times, the work requires temporarily closing streets and sidewalks and installing utility lines to prevent service disruption. Maintaining service means the utility improvement activities have tight schedules and are often performed after hours. The footprint of the construction site also required raising the traffic signal at Lavaca Street and 15th Street to improve visibility at the intersection.

Building Information Modeling (BIM) was used to document the project infrastructure improvements for future maintenance and growth. Extensive work has been underway for months to perform the utility relocations and upgrades necessary for the project.

## Keeping All Stakeholders in the Loop

The project team has implemented an extensive communication plan to ensure that all stakeholders are aware of current construction activities and activities planned in the near future. The team begins coordination with all the project stakeholder entities long before the work begins. Stakeholders included in



*A plat record from 1935 depicts a filling station and other structures on the project site.*

the utility relocation activities include ATT, Spectrum, the City of Austin, Austin Energy, Austin Water, Land Management, and representatives from all the buildings that surround the project. Meeting with the project stakeholders provides the transparent communication and collaboration necessary for the completion of this critical work and ensures that the needs of the project and stakeholders are addressed.

# Balancing Efforts

The Phase II project is massive, with three sites on approximately two and a half blocks. Hundreds of people are working on it, and this number will grow to thousands before the project finishes. Balancing the project's needs with the ideas, perspectives, and needs of all the project stakeholders is complex.

The project team approaches the complexity of Phase II through collaboration and respect while working as one team and staying focused on TFC's mandate for the Capitol Complex Project.

## Our Mandate

*The Capitol Complex Project centralizes all state agencies previously located in leased spaces throughout Austin.*

*Consolidating all state agencies within the Capitol Complex creates the potential to maximize operational efficiencies between and within the agencies, offers visitors easier access to agency offices, and eliminates the cost of leased space for these offices.*

"We have made swift progress towards our end goal. We have learned from Phase I and are implementing those improvements in this project to save time and money," said TFC Project Manager Jay Franklin.

Congratulations to everyone working on the Capitol Complex Phase II project on a successful first year.



At the beginning of the project, preparing for demolition, March 2023.



Excavation nearing completion, May 2024.



# Phase II Celebrates Safety Week



Prime contractor [JE Dunn Construction](#) led the Phase II observance of National Safety Week from May 6 - 10.

Safety Week is an annual celebration of the incredibly hard work of people in the construction industry who make safety the foundation of everything they do. The them for Safety Week 2024 was Value Every Voice - Encourage, Listen, Empower.

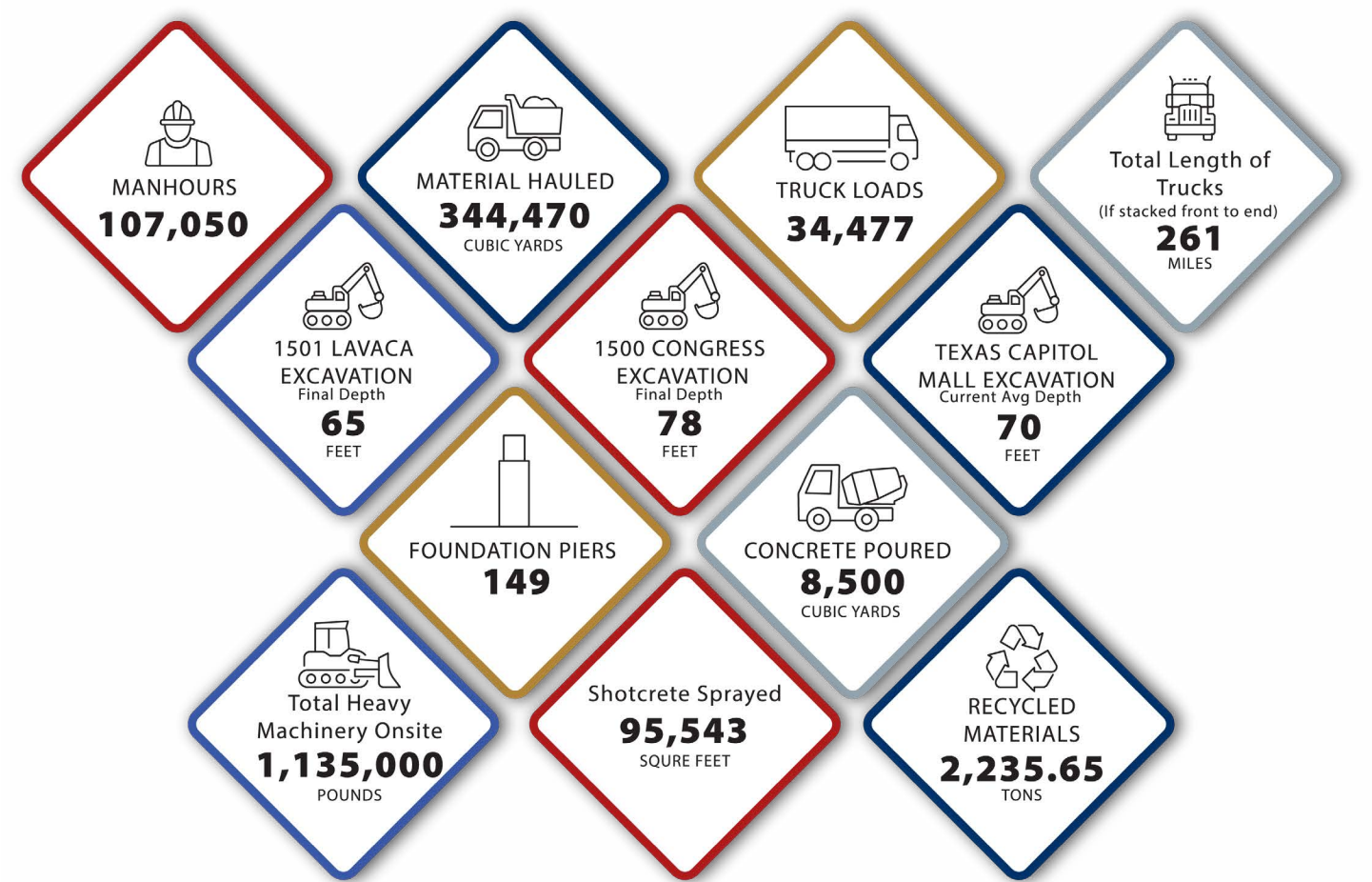
As part of the celebration, each day of the week the Phase II project site engaged in an event focused on safety sponsored by a different company:

- Monday, May 6 Stop the Bleed - Occupoints
- Tuesday, May 7 Fall Protection - Falltech
- Wednesday, May 8 Hand Safety & OSHA - Hex-Armor
- Thursday, May 9 Tool Safety - Milwaukee
- Friday, May10 Mental Health

Thank you to everyone on the Phase II site for making safety a priority every day.

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# Project Statistics



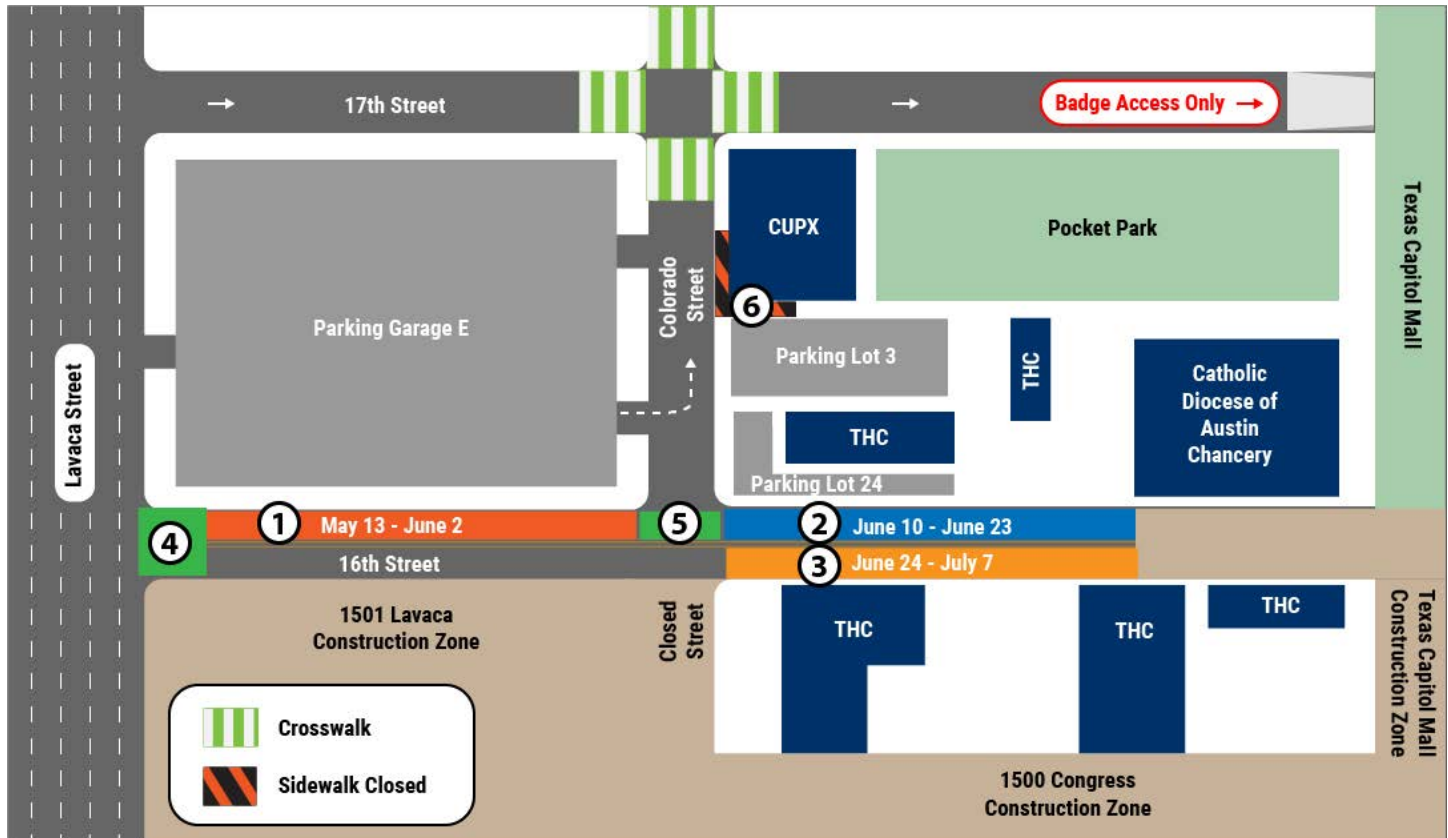


# Construction Traffic Updates

## SAFETY ALERT:

*Drive defensively and slow down on westbound 15th Street*

## Travel Pattern Changes May-June 2024



Utility work to support the new buildings of the Capitol Complex will impact traffic and pedestrian patterns near State Garage E.

## Street Closures

### May 13 – June 2: 16th Street from Colorado Street to Lavaca (Westbound lane)

The westbound lane of 16th Street from Colorado Street to Lavaca will be closed from May 13 through June 2. Only the eastbound traffic lane from Lavaca to Colorado Street will be open for travel.

### June 10 – June 23: 16th Street from Colorado Street to the Texas Capitol Mall

The westbound lane of 16th Street from Colorado Street to the Texas Capitol Mall construction site will be closed from June 10 through June 23. Only the eastbound traffic lane from the Texas Capitol Mall to Lavaca Street will be open for travel.

### June 24 – July 7: 16th Street from Colorado Street to the Texas Capitol Mall (Eastbound lane)

The eastbound lane of 16th Street from Colorado Street to the Texas Capitol Mall construction site will be closed

from June 24 through July 7. Only the westbound traffic lane from the Texas Capitol Mall to Lavaca Street will be open for travel.

## Nightly Street Closures

### May 28 – June 4: 16th Street and Lavaca Street Intersection

The intersection of 16th Street and Lavaca Street will be closed nightly between the hours of 7:00 p.m. and 6:00 a.m. from May 28 through June 4 (excluding weekends). Please avoid the intersection during this time.

### June 5 – June 14: 16th Street and Colorado Street Intersection

The intersection of 16th Street and Colorado Street will be closed nightly between the hours of 7:00 p.m. and 6:00 a.m. from June 5 through June 14. Please avoid the intersection during this time.

All exiting traffic from Garage E should turn north (left) on Colorado Street. (Colorado Street from 16th Street to 15th Street will remain closed for the duration of the project.)

## Active Construction

15th Street between Congress Avenue and Lavaca Street.

The construction loading zone occupies the northern lane of 15th Street. Watch out for construction vehicles entering and exiting from this lane.

*Please respect the flaggers and use caution if you must travel in this area.*

Bird's eye view: Follow our daily progress on the construction cameras of this project. Visit [www.texascapitolcomplex.org](http://www.texascapitolcomplex.org) to see our work.

For more information on the project, please reach out to us at [info@capitolcomplex.org](mailto:info@capitolcomplex.org)

## Pedestrian Updates

### New Sidewalk Closures

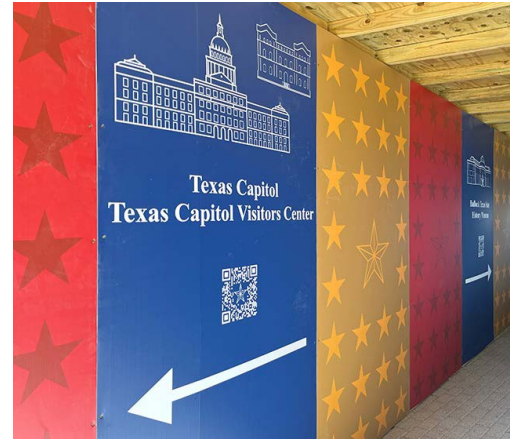
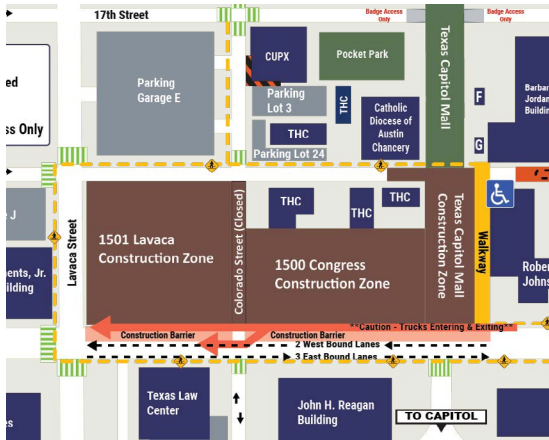
#### May 28 through the end of 2025: Colorado Street Pedestrian Detour

Beginning May 28, a portion of the sidewalk mid-block on the east side of Colorado Street will be closed for improvements associated with Phase II of the Capitol Complex Project. The sidewalk is scheduled to remain closed through the end of 2025.

Please follow the sidewalk on the west side of Colorado Street adjacent to Parking Garage E to travel north and south on Colorado Street between 16th and 17th Streets. Follow the detour signs to safely cross the street using the crosswalks at Colorado and 16th Street and Colorado and 17th Street.



## Walking Routes



Need a map? Use the special sidewalk routes developed for this project. ([Download a map here.](#))

Look for the six foot, red, A-frame signs for a current map of the sidewalk routes around the construction. Use your smart phone to scan the QR code on the signs to open a pdf of the Capitol Complex Travel map you can take along with you.

Traveling from the Bullock Museum to the Capitol? [Watch this video.](#)

## Closed Streets and Sidewalks

***All sidewalks adjacent to the construction zone are closed.***

- **CLOSED:** Colorado Street between 15th and 16th Street is closed to through traffic, and all adjacent sidewalks are also closed. Use the sidewalks on the west side of Lavaca Street to travel north or south or use the covered sidewalk next to the Robert E. Johnson Building (REJ) building to travel north or south.
- **CLOSED:** Congress Avenue between 15th and 16th Street is closed, as well as adjacent sidewalks. Use the covered walkway along the REJ Building instead.
- **CLOSED:** Sidewalks on 15th Street between Lavaca & Congress (North) – Use the sidewalk on the Capitol side of the street instead.
- **CLOSED:** Sidewalks on Lavaca between 15th & 16th Streets (East and South) – Use the sidewalk along the William P. Clements (WPC) building instead.

## Closed Crosswalks

- **CLOSED:** Congress & 15th Street
- **CLOSED:** Colorado & 15th Street
- **CLOSED:** Colorado & 16th Street (East, West, and South)
- **CLOSED:** Lavaca & 15th Street (East and North)

## Where to Cross 15th Street

- **Congress** – Use the Brazos Street crosswalk.
- **Lavaca** – Use the west crosswalk closest to the Double Tree Hotel.

***Watch your step! There is uneven pavement and detours in this area.***

Follow us on X (formerly known as Twitter) for specific details on street and closures. [@TFCtx](#)



## Team Spotlight - Square One Consultants

### Project Role - Project Controls

*The Team Spotlight highlights the contributions of the team members working to complete Phase II of the Capitol Complex Project.*

Phase II of the Capitol Complex Project spans two city blocks and comprises three distinct construction sites. Managing the completion of one of these new facilities would be considered a large undertaking. Now imagine multiplying that by three, where each element must be coordinated and executed to progress each site while staying aligned with the larger project.

[The Texas Facilities Commission \(TFC\)](#) is managing the completion of Phase II and has engaged Square One Consultants to provide expertise in project controls. Project controls are the processes, systems, and tools that guide a project from beginning to end, ensuring that project goals are achieved and the project is completed within budget and on schedule.

## A Commitment to Serving Clients and Communities

Square One is a Native American-owned firm headquartered in Austin, Texas. Founder and CEO Kevin Fleming always knew that he wanted a career in the building industry. He started college at The University of Texas in Austin, intending to get a law degree. However, his affinity for budgeting, scheduling, and building drew him to



seek a degree in architectural engineering. After graduation, he worked for [Lincoln Property Company](#), one of the largest private real estate companies in the U.S. By the time he was twenty-five, Fleming had developed his first project.

“I learned early in my career that if you work as a partner with owners and get them all the facts, they will make good decisions for their projects,” said Fleming.

In 1995, after years of developing relationships in the industry and building a reputation for owner-based service, Fleming founded Square One to represent owners in commercial project development. The name Square One refers to the importance of starting a project correctly from the very beginning.

Square One found early success, winning contracts on large, complex projects with national corporations and local utility companies, including Austin Energy and ERCOT (Electric Reliability Council of Texas).

“When we began, not many companies provided owner representation services. We filled a much-needed role on projects and brought expertise that owners were seeking,” explained Fleming.

In addition, *Square One* grew a reputation for supporting local non-profits. The firm’s second project was a ground-up facility for the Capitol Area Foodbank. As an Austin-based business, investing in the community is important to Square One.

“We are very entwined in the community and work for many non-profits. We live and work in the heart of the community and care about the people we serve,” said Fleming.



## Cultivating Relationships and Growing with Their Clients

Square One has grown steadily through the years, building a solid reputation for providing owner services on the largest, most complex projects. The firm has forty-five employees with backgrounds in architecture, construction, and owner representation working in fifteen states. Square One serves a wide variety of sectors, including local municipal, county, State, commercial office, healthcare, multifamily, hospitality, hotels, gaming, K-12, higher education, non-profit, manufacturing, and data centers.

“We work with good partners and follow our clients wherever they need us. This has enabled our teams to grow and learn about processes and building systems in a variety of climates, conditions, and design styles,” said Fleming.

The company is intentional about growing organically by building boutique owner representation teams in Texas and other states. New employees are hired based on their expertise and alignment with the company culture. The new team members then mentor other team members to grow new leadership internally.



As Fleming explains, people are the key to success in the building industry. “Our people and reputation are paramount to us, and the future depends on our people. By investing in their futures, we believe we can build anything from a pharmacy to a space station.”



## Project Controls from Start to Completion

Providing project controls on Phase II of the Capitol Complex Project means influencing every aspect of the project, including budgeting, scheduling, risk mitigation, communication, and logistics. It also means identifying project challenges and helping the project team determine solutions. More than fifty entities are involved in Phase II, which translates to thousands of people working on the project over a five-year period. Therefore, Square One is engaged in a myriad of project activities every day.

Square One has partnered with [Hill International](#), [BE3](#), [HC Associates](#), [CasaBella Architects](#), [Engineered Exteriors](#), [Tsen Engineering](#), [Persohn Hahn](#), [Smith and Associates, LLC](#), and [Markind, LLC](#) to deliver project control services on Phase II. Each team member provides specific contributions to help manage the project, including peer review of documents, maximizing Historically Underutilized Business (HUB) participation, and communicating project efforts to the public.

From the very beginning of the project, Square One has worked closely with TFC to facilitate an environment of transparency, trust, and collaboration for all project team members. For a project the size of Phase II, an open environment where all perspectives can be shared is essential to project success.

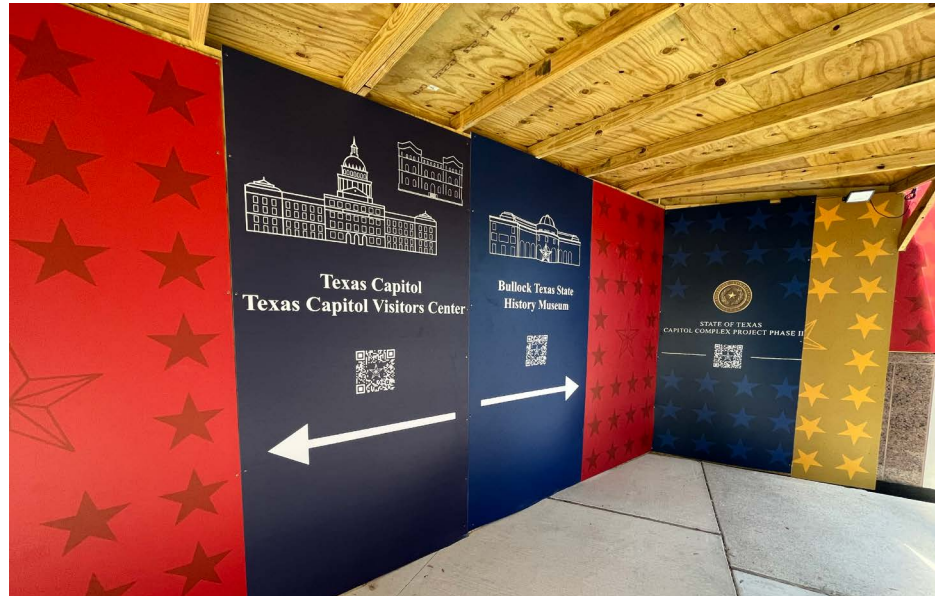
Each day begins with a morning briefing with the TFC project management team and prime contractor [JE Dunn Construction](#). Throughout the day, the Square One team participates in site visits and inspections, contractor coordination discussions, design reviews, and various risk identification and mitigation meetings to address the typical challenges associated with construction on three large sites. An important effort each day is reaching out to all the entities involved and identifying the area they are most concerned about, then working to mitigate these concerns to keep the project within budget and on schedule.

The project spans about two and a half City blocks in the bustling heart of downtown Austin. In addition to working with project team members, Square One engages with the City of Austin, the general public, and other project stakeholders to ensure the safety of the traveling public and the buildings and grounds adjacent to the construction.

Square One Senior Project Manager Kevin Parks is in charge of the daily management of the Phase II project and understands the realities of building in the Capitol Complex. “The Phase II project is in the middle of a tourist destination, and we must be mindful of this. Every day, people pass the construction sites to get to their jobs or

visit the Capitol grounds, museums, and historic buildings within the Capitol Complex. Many factors we monitor concern safety, wayfinding, and protecting the historic buildings and surrounding area.”

*The pedestrian walkway on the east side of the project provides easy access for visitors traveling north and south in the Capitol Complex.*



Once a week, the core project team of [TFC](#), [Square One](#), [JE Dunn](#), and project architect [HOK](#) conduct a project walk and Owner Architect Contractor (OAC) meeting. During these meetings, the team members discuss the budget, the schedule, and project progress. Throughout this process, Square One is gathering information and documenting the project. Square One attends the [Texas Facilities Commissioners Meeting](#) each month to report on the project status and upcoming activities.

From start to completion, Square One is proactively managing the process to keep the project moving forward while maintaining a collaborative, *project-focused culture*.

Kevin Parks has built some very large projects but sees the Phase II project as one the most challenging and rewarding. “It is an amazing experience to work on a project of this size. We deal with the smallest to largest details on a daily basis. We have a talented army of people working to provide the best project experience to the Texas Facilities Commission and deliver these new, signature facilities to the State of Texas.”

## Using Technology to Gather, Track, and Communicate

The number of entities involved in Phase II and the many activities they are engaged in require several different technologies to progress the project. TFC employs a technology tool as a common platform where all team members can communicate, share documents, and collaborate on the project.





*Square One partnered with HOK and JE Dunn to showcase the Capital Complex Phase II project at the Urban Land Institute's 2023 Marketplace. From left to right: Katherine Sasser (Square One), Ben Crawford (HOK), Bruce Lowe (JE Dunn), Phil Emanuel (JE Dunn).*

Building Information Modeling (BIM) is the standard for all new and legacy facilities in the TFC portfolio. BIM on Phase II is based on project architect HOK's modeling. All of our partners are using the latest design and construction technology to analyze the model and document the project. JE Dunn is currently conducting 3D scanning of the excavation to model the project as-builts. Square One uses technology to track the majority of project information and build the monthly report. Technology allows the sharing of information across partners and stakeholders so everyone can work efficiently and make the best decisions.

## Something Special – A Prime HUB

Kevin Fleming, founder of Square One, is a Native American Cherokee. Square One has worked with Native American tribes on a variety of complex projects and is honored to carry the legacy of Native Americans into the future by being present and capable of providing professional services.

As a Native American-owned company in the State of Texas, Square One is a certified Historically Underutilized Business (HUB). The firm is also the prime project controls consultant on the Phase II project. Therefore, Square One has the unique distinction of being a prime HUB. As a prime, the firm's participation in the contract does not count toward the overall project goal. Square One provided opportunities to other certified HUBs to achieve the State-required goal for professional services. However, it is rare for HUBs to win prime contracts, so it is a cause to celebrate the HUB program.



“As a HUB company, it has been amazing to watch the passion and care that the TFC HUB Department puts into every aspect of the project. They challenge opportunities for involvement and enforce the State’s requirements. This has opened the door for us to work with many HUBs that we now see as partners,” said Fleming.

[Smith and Associates, LLC](#), a member of the Square One team, provides HUB Procurement and Contract Administration services for the Phase II project. Regina Adams, founder and CEO, appreciates the partnership with Square One. “It’s an honor to be a part of the Square One team. They are a joy to work with and I truly believe they care about every team member working on a contract, whether you are an employee of the company or a subcontractor. Working with Square One as a HUB subcontractor, my company has received the same opportunity as they give all HUB vendors.”

In 2023, Square One also served as a sponsor for TFC’s annual HUB Expo. Square One’s growth exemplifies the State of Texas HUB Program’s ultimate goal of giving people opportunities.



2023 Texas Facilities Commission HUB Expo. Pictured from left to right: Yolanda Strey, TFC HUB Director, Katherine Sasser (Square One), and Kevin Parks (Square One).

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# A Great Partnership

Square One has long aspired to work for the Texas Facilities Commission. As the firm continues to grow and expand, Square One considers the opportunity to serve as a member of the Phase II project team an honor and a major achievement.

Fleming added, "TFC is truly a great partner. Phase II of the Capitol Complex Project will provide modern buildings that will serve the citizens of the State of Texas for years to come. We feel fortunate to help deliver this project and are inspired to maximize the value of every dollar spent."



*Capitol Complex Phase II groundbreaking ceremony, pictured from left to right, Kevin Parks (Square One) and with Texas Facilities Commission leadership: Director of Government Relations and External Affairs Rick Glancey, Deputy Executive Director John Raff, Commissioner Eddy Betancourt, Commissioner Brian Bailey, Chairman Steven D. Alvis (retired), Commissioner C. Price Wagner, Executive Director Mike Novak, and Commissioner William Allensworth (retired), and Chuck Lipscomb (JE Dunn).*

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## Save the Date for HUB Events



### Meet the JOC—Streamlining Construction

Take a morning to learn about the new Job Order Contracting opportunities available through TFC. Meet the prime contractors and learn how to participate in millions of dollars in small—to medium-sized construction projects.

RSVP here: [TFC - Meet the JOC event 7/2/24 9a \(texas.gov\)](https://texas.gov/tfc-meet-the-joc-event-7-2-24-9a)

July 2, 2024 – 8 a.m. - noon | Barbara Jordan Building (1601 Congress Blvd., Austin, TX 78701)

### HUB Business EXPO

Spend a day meeting the prime contractors and project managers for millions of dollars in construction projects through the Texas Facilities Commission. More details coming soon on the HUB webpage: [HUB – Texas Facilities Commission](#)

August (TBD), 2024 – 8 a.m. - 5 p.m. | Barbara Jordan Building (1601 Congress Blvd., Austin, TX 78701)

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# Neighborhood News

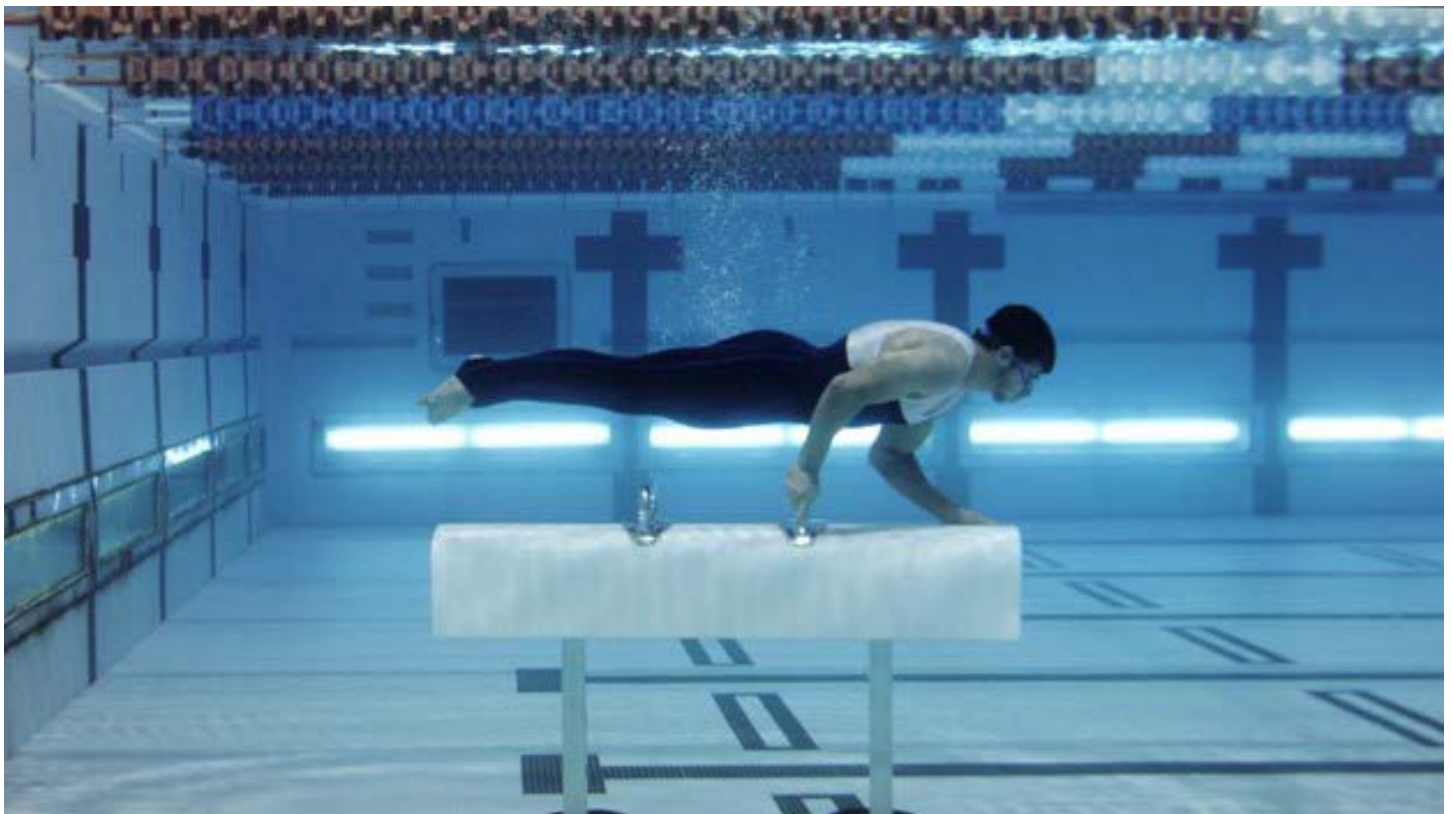
## Bullock Texas State History Museum



**CARROS Y CULTURA – Lowriding Legacies in Texas | May 11 – 9/2/2024 | Bullock Museum**

Community, creativity, and culture — these are the legacies of the lowrider. Visit this exhibit and learn how this car-owner community has nurtured a cultural phenomenon into a worldwide creative art form. [The Bullock Texas State History Museum \(thestoryoftexas.com\)](https://www.thestoryoftexas.com)

## Blanton Museum of Art



**R. Eric McMaster: Compressions | March 2 – August 25, 2024 | Blanton Museum**

Film & Video Gallery – McMaster's work explores the protocols governing various sports by manipulating, isolating, or restricting the rules and conditions determining athlete's movements. Visit this exhibition to see a range of emotions in sports, from humorous to awe-inspiring. [Home - Blanton Museum of Art](https://www.blantonmuseum.org)

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Please share and encourage co-workers and friends to sign up for this newsletter at [www.TexasCapitolComplex.org](http://www.TexasCapitolComplex.org).

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Visit the project website at  
[www.TexasCapitolComplex.org](http://www.TexasCapitolComplex.org)

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