



STATE OF TEXAS CAPITOL COMPLEX PROJECT PHASE II



Texas Capitol Complex Update

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

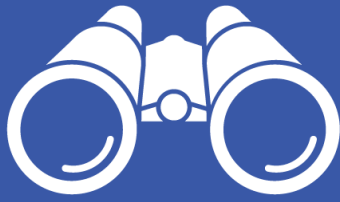


Construction camera view the Capitol Complex Project Phase II.

Construction Progress Update

Work on Phase II of the Capitol Complex Project is humming along. The excavation work is complete and the last major piece of digging equipment has left the site. The excavation reached a depth of sixty-seven feet over two city blocks. The work crews are now focused on completing the utility relocations and continuing concrete pours

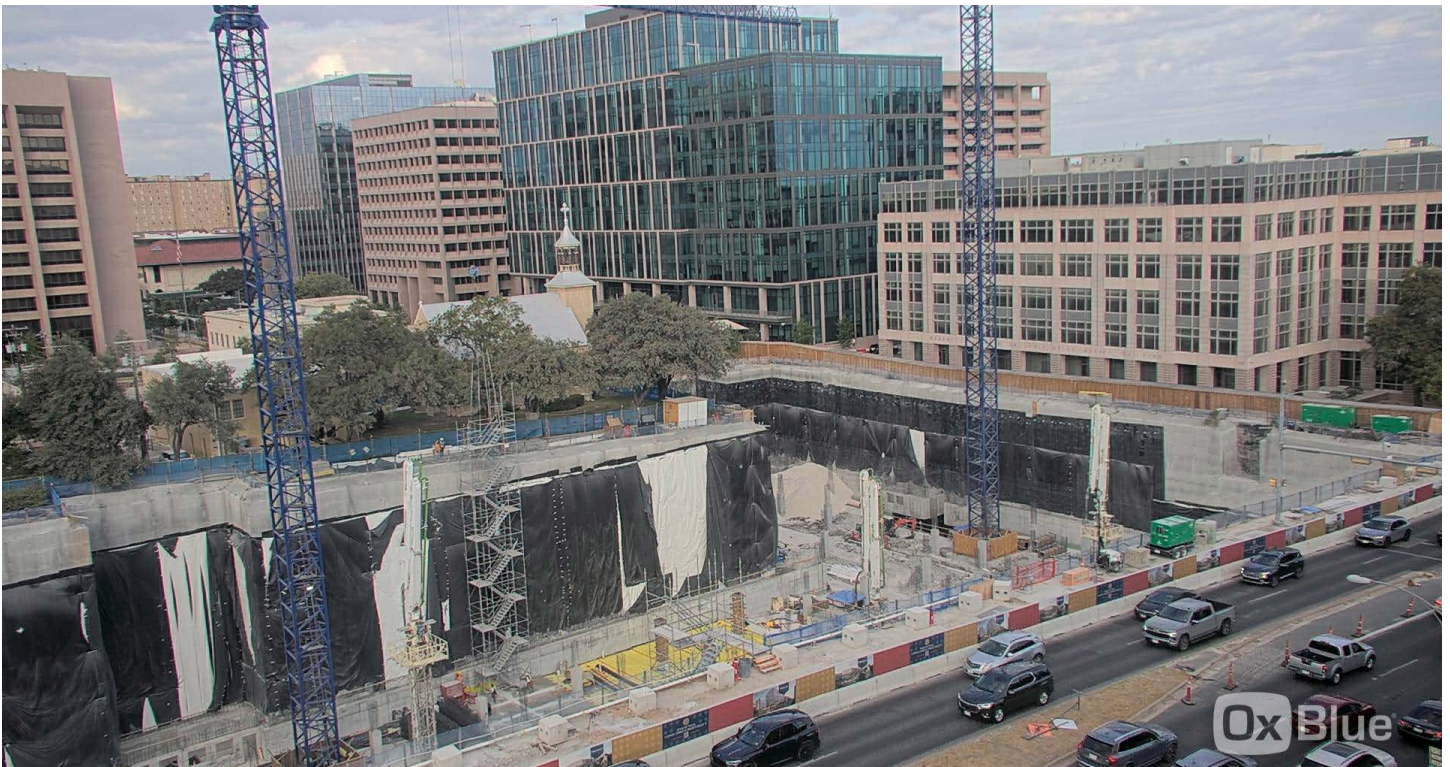
for the underground parking garages. One of the next major milestones is establishing temporary power to the site for all the upcoming building construction activities. The project team is collaborating closely with Austin Energy to achieve this milestone.



Would you like a bird's-eye view of the construction?
[Click here](#) to view the project construction cameras on the home page of the project website, www.TexasCapitolComplex.org. The cameras take photos twenty-four hours a day to record all the action.



1501 Lavaca - Since the first work activities on Phase II of the Capitol Complex project began on the Lavaca site, it is the farthest along in construction. Waterproofing and deck pours for the underground parking garage are ongoing and the construction is about halfway up the sixty-foot finished floor depth.



1500 Congress - Ongoing activities on 1500 Congress include waterproofing, slab-on-grade pours, and the installation of underground utilities. Waterproofing at this stage is extremely important and one of the hidden construction activities that will protect the building for its 100-year life span.



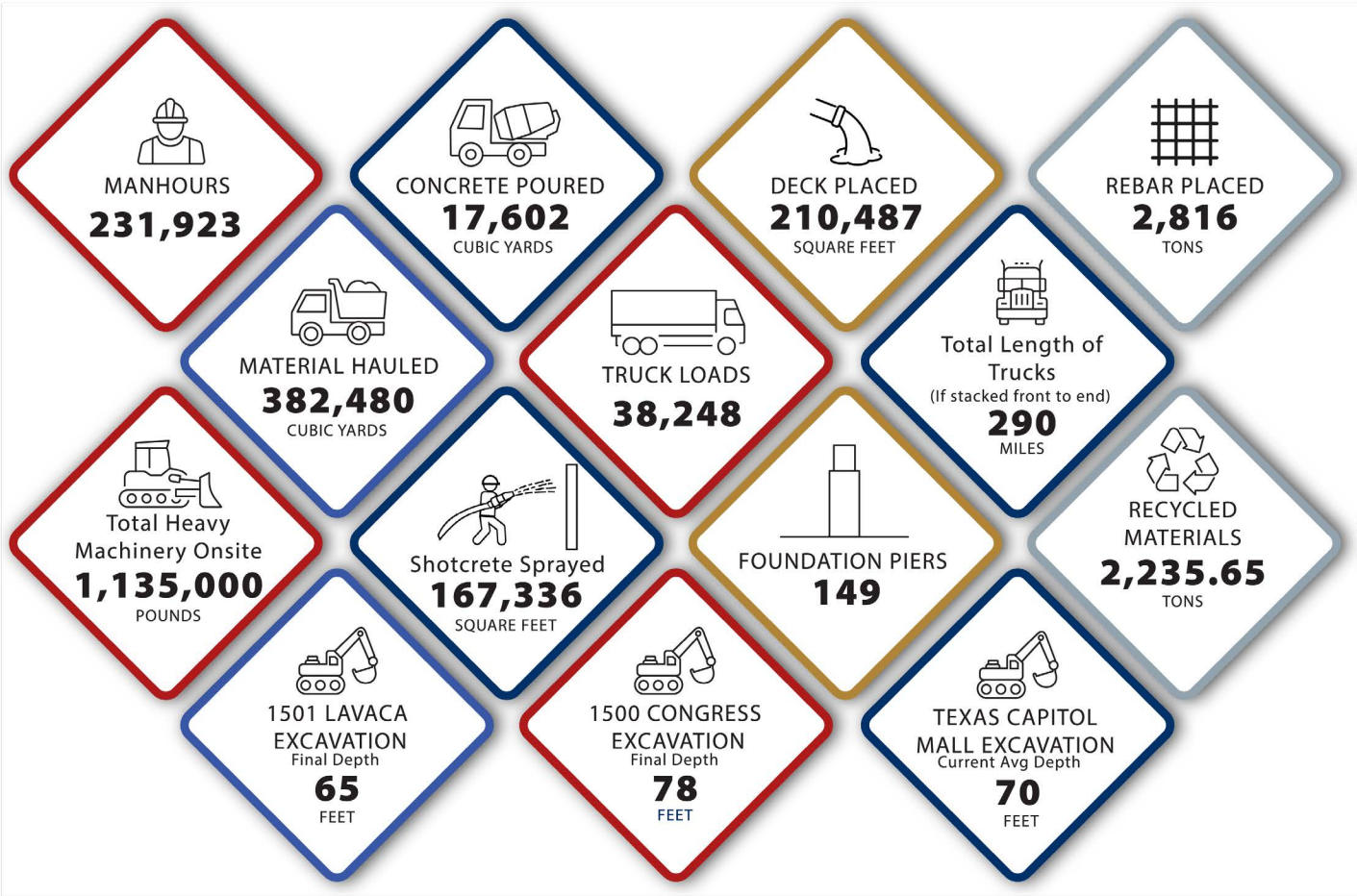
Texas Capitol Mall - Construction on Phase II of the Capitol Complex has progressed eastward beginning with the 1500 Lavaca site then the 1500 Congress site, and finally the last block of the Texas Capitol Mall. As the buildings

on the first two sites rise from the ground, construction watchers will also see the formation of this landmark gateway to the Texas State Capitol. Ongoing work on the Texas Capitol Mall includes stone placement for the foundation and waterproofing.

Below are photos of Crane 3 and a temporary assist crane on the Texas Capitol Mall site, removing the last piece of excavation equipment from the hole. Photos courtesy of JE Dunn Superintendent Mike Hamline.



Project Statistics



Construction Traffic Updates



Traffic barriers for temporary lane closures on 15th Street.

TRAFFIC SAFETY ALERT:
Drive defensively and slow down on 15th Street.

15th Street Temporary Lane Closures, October 30-December 9, 2024

Beginning Wednesday, October 30, eastbound traffic on 15th Street between Guadalupe and San Jacinto Streets will be reduced to one lane from 9 a.m. and 4 p.m. All eastbound lanes will be open at 4 p.m. and remain open until 9 a.m. to support peak commuting hours. This traffic change will be in effect through December 9. The closure is necessary to upgrade the City of Austin storm drain lines for the Capitol Complex Project.

Need a Map?

Click the image below to download a map to help plan your travel to the Capitol Complex.

Phase II Travel Map, Temporary 15th Street Lane Closures (October 30, 2024 through December 9, 2024)



Other Lane Closures

15th Street & Congress Lane Closures: The westbound lane of 15th Street from Brazos Street to Lavaca Street (adjacent to the construction site) is closed for the duration of the Capitol Complex construction project. This lane is a construction loading zone only. Watch out for heavy equipment and construction vehicles entering and exiting the loading zone at Brazos and exiting at Lavaca.

Colorado Street is Closed. Colorado Street is closed between 15th Street and 16th Street for the duration of the project.

Lavaca Street Closures: The bus lane of Lavaca Street between 15th Street and 16th Street is closed for the duration of the project. This lane is a construction loading zone. Please watch for heavy equipment and vehicles entering the Lavaca loading zone at the intersection of 15th and Lavaca and exiting at 16th Street.

Please drive carefully in this area. Follow us on X (formerly known as Twitter) for specific details on lane closures. [@TFCTx](#)



Team Spotlight – Tumlinson Electric, LLC

Project Role – Electrical Trade Partner

Our Team Spotlight series highlights the contributions of the project team members completing the historic Capitol Complex Project Phase II.

Pictured Above: Tumlinson Electric team on Phase II of the Capitol Complex Project. Photo courtesy of Tumlinson Electric, LLC

Every day, we switch on lights, turn on computers, make meals, cool and heat our homes and offices, and engage in other big and small tasks that require power. It's a good bet that most of us never spend a lot of time thinking about how power gets to the particular light switch we turn on, but for [Tumlinson Electric, LLC](#), thinking through the complexities of how power gets from point A to point B is a full-time job.

Tumlinson, a leading provider of electrical contracting services in the State of Texas, is the electrical trade partner for the [JE Dunn Construction](#) team on the Capitol Complex Phase II project. The company is also providing electrical contracting services to expand the Capitol Complex Central Utility Plant, which will serve the Phase II improvements.

A Family and A Team

Suanna and Kenneth Tumlinson bring over twenty years of experience and operating successful electrical contracting businesses. Together, they were managing partners for KST Electric, one of the largest electrical contractors in the State of Texas. During their years of management at KST, Suanna managed the company's financial operations with \$80 million in annual revenue, and Kenneth oversaw the daily operations of the nearly 750 employees. KST Electric completed thousands of projects, and in 2010, Suanna and Kenneth sold their successful family business.

After selling KST, Suanna and Kenneth received many requests to start a new business. In 2016, they joined with five other partners to establish Tumlinson Electric. The name speaks to years of quality electrical contracting services, and the partnership provides a vast history of leadership focused on teamwork and successful growth.

The company has grown quickly in a relatively short time, now having 350 field employees and 75 project management and administrative employees. Even at this size, there is still a family atmosphere at the company where everyone knows each other.

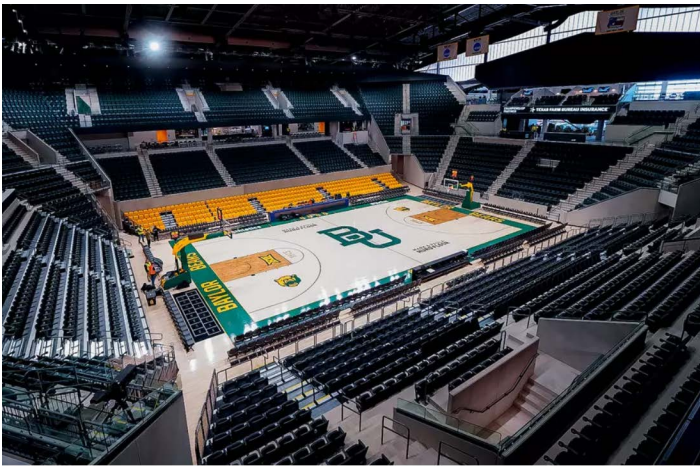
“Our people are what makes Tumlinson Electric the company that it is,” said Suanna. “We are a real team, and our people get credit for their efforts.”

Many Projects, Many Market Sectors

Tumlinson works across market sectors, on core and shell and tenant finish-out projects for public and private clients.

“We are experienced in commercial office, K-12 education, and central utility plants. We can scale our operations from small tenant finish-out projects to large, complex projects like Phase II of the Capitol Complex Project.”

The company’s public work encompasses a broad spectrum of projects. Their university work includes multiple projects on the University of Texas at Austin, Texas State University, and Texas A&M campuses. They recently completed [The Paul and Alejandra Foster Pavilion](#), Baylor University’s new basketball arena. The complex project was fast-paced with a large team, similar to the Capitol Complex Phase II project. Current projects for the University of Texas at Austin include renovations to the [Micro-Engineering Research Facility](#) at the J. J. Pickle Research Campus (PRC), the new seven-story, 210,000-square-foot [Engineering Discovery Building](#), and upgrades at DKR-Texas Memorial Stadium.



Tumlinson Electric provided electrical contracting services for the Paul and Alejandra Foster Pavilion, Baylor University's new 223,547-square-foot arena for men's and women's basketball. – Photo courtesy of Baylor University and SIDEARM Sports.



A rendering of the Engineering Discovery Building at the University of Texas at Austin – Photo Courtesy of the University of Texas at Austin.

Tumlinson is also providing electrical contracting services for the City of Austin’s [Waller Creek Project](#), a chain of urban parks with a mixture of public and private projects around a restored Waller Creek. The Waller Creek District is close to the Capitol Complex Phase II project. Run-off water from the Capitol Complex feeds into Waller Creek. Events at Waterloo Greenway use the Capitol Complex parking lots for overflow parking.

Capitol Complex Project Phase II

Many of the trade companies working on Phase II perform services with specific start and end times based on the project's overall schedule of activities. However, since Tumlinson Electric is responsible for powering the project, they started at the very beginning of the project and will remain onsite through completion. Tumlinson is overseeing the electrical infrastructure with subcontractor [Beckwith Electronic Systems, LLC](#) supporting life safety systems.



Tumlinson working on Phase II of the Capitol Complex Project. Photo courtesy of JE Dunn Superintendent Mike Hamline.

Generator Power

Tumlinson has worked closely with the construction manager at risk, JE Dunn, to plan the sequence for powering the three construction sites: 1501 Lavaca, 1500 Congress, and the final block of the Texas Capitol Mall.

The first part of the electrical plan is establishing generator power for the site equipment, including the three tower cranes. JE Dunn has provided several generators for the sites. Tumlinson's electricians are working hard to power all the equipment using the generators. This step requires close coordination with JE Dunn and the trade partners working onsite. Throughout the project, Tumlinson will coordinate power needs with every trade partner working on the sites.

A generator providing power on Phase II of the Capitol Complex Project.



Temporary Power

The next step is establishing temporary power. Austin Energy will provide two 2000 kilovolt-ampere (kVA) industrial transformers to bring temporary power to the project. Once the transformers are installed, power will be transferred from the generators to the transformers.

As the buildings take shape, more trades will arrive onsite. Tumlinson will also set up temporary power to spider boxes. Spider boxes are portable power sources set at intervals on each building level during construction for trade partners to plug in tools and equipment.

Spider boxes are portable power sources that construction sites use to power smaller hand tools and equipment.



Permanent Power

Once the main equipment room is built and the distribution equipment moved onsite, the final step is establishing permanent power. Tumlinson will run connections from the main distribution panels to branch panels directly connected to power sources throughout the buildings.

Each state office building will also have backup generators that can be switched from Austin Energy to emergency standalone power with one switch.

Big Buildings Require Big Electrical Equipment

Electrical gear and emergency generators are exceptionally large for buildings the size of the new state office buildings. The equipment can weigh up to 20,000 pounds and must be transported to the construction sites on 18-wheelers. Some equipment is transported in pieces and assembled onsite. Rigging companies use cranes to install the equipment.

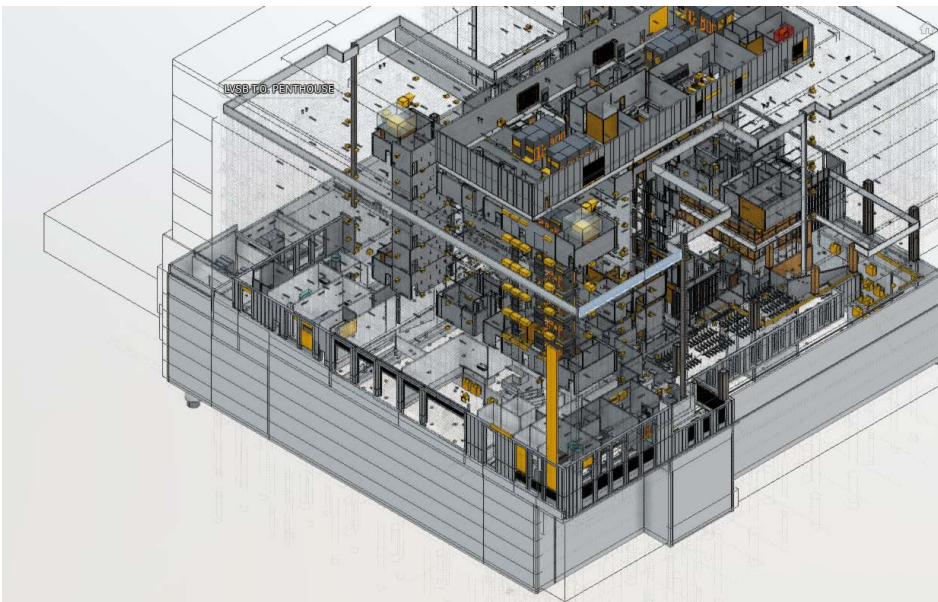
The electrical equipment can take up to a year to manufacture, so buildings are often designed with walls left out to allow construction to progress while waiting for the delivery of the equipment.

Using BIM in Design for Accurate Construction

State buildings are designed in 3D using building information modeling (BIM) software. This process allows the team to view the finished building or peel back layers to reveal each building process. TFC, the design team, JE Dunn, and the trade partners meet twice weekly to discuss the BIM model. One meeting is to discuss 1501 Lavaca, and the other is to discuss 1500 Congress and the final block of the Texas Capitol Mall.

The BIM model allows the team members building the project the opportunity to look at the design based on their role and determine if there are any potential construction issues before the actual work begins. If any issues are detected, the project team members work together to find a solution. Working out issues in the model prevents time-consuming corrections in the field and allows construction to move faster.

BIM modeling also allows designers to size equipment rooms accurately based on the equipment they will house. Once the project is complete, facility maintenance teams will use the final BIM models to pinpoint system lines and connections.



Electrical system BIM model.

Safety in Design, Safety in Construction

JE Dunn has collaborated with TFC project managers to establish a safety plan that all trade partners follow on the construction sites. Tumlinson has a full-time safety manager who oversees all company safety practices, including employee training and project safety.

Each day begins with a morning huddle focused on safety. The team uses this time to discuss what activities will occur during the day and safety hazards that workers should guard against.



The Tumlinson Electric team with other trade partners attends a daily safety huddle on the Capitol Complex Project Phase II construction site.

Tumlinson Electric has a zero-energized safety policy, which means they do not work on energized systems. This process protects everyone working on or near the electrical systems. Tumlinson also follows all OSHA requirements for locking and tagging energized electrical equipment. This process provides safety warnings and prevents anyone working near the equipment from accessing the energized systems.

Logan explains that safety is an ever-constant topic of conversation at Tumlinson. “Our goal is to eliminate risk wherever possible. If we can’t eliminate it, we communicate and take all measures possible to ensure the risk is known and controlled.

In addition to the safety precautions during construction, the two new state office buildings are designed for safety. The 1501 Lavaca and 1500 Congress buildings will be equipped with the Emergency Responder Communication Enhancement System (ERCES). The system casts a signal that allows emergency personnel to communicate in the stairwells without using cell phones.

The ERCES is managed by the Capitol Complex Central Fire Command Station located in the George H.W. Bush Building. The new building system tie-ins will require close collaboration between the trades and TFC.



Image of an ERCES system.

Powering Up the System

As the new facilities are built out, Tumlinson will work with TFC and Austin Energy, and the project will switch to permanent power that will power the building for the next one hundred years.

Energizing a building's equipment is a major project milestone and requires thorough planning and pre-work. Tumlinson will work through extensive checklists to review every part of the system. Manufacturer representatives will come to the sites to check the equipment and confirm that it has been installed correctly. TFC and the commissioning crew will oversee the start-up and verify that all equipment functions properly.

Central Utility Plant Phase II

Concurrently with their Capitol Complex Project II work, Tumlinson also has a team working on Phase II of the Central Utility Plant (CUP Ph. II). During the Phase I improvements, extra bays were built for both Phase II and Phase III. On Phase II, Tumlinson will lead the installation of electrical equipment, including two additional chillers on the roof. The CUP Ph. II improvements will support the 1501 Lavaca and 1500 Congress State Office Buildings coming online in 2027.

Recently, the team held a safety meeting with TFC to plan the installation. Tumlinson is preparing a mockup of all actions with start and finish times and steps for Tumlinson, JE Dunn, and TFC. One of these steps will be an investigatory shutdown of the existing equipment so Tumlinson can safely access internal components of the gear to take photos and document current conditions. Next year, another shutdown will take place to complete the Phase II electrical infrastructure integration.

Other TFC Work

In addition to their work on Phase II of the Capitol Complex Project and the CUP, Tumlinson's other work for TFC includes leading the electrical contracting services for the North Austin Complex, renovation work at the School for the Deaf, and four renovation contracts at the Lyndon B. Johnson State Office Building.

Tumlinson has also completed multiple tenant build-outs at the George H.W. Bush State Office Building. The George H.W. State Office Building reached an estimated occupancy of eighty percent at the end of the Capitol Complex Project Phase I. As the remaining spaces are assigned, TFC releases tenant build-out packages to complete them for intended use. Tumlinson has provided electrical contracting services for tenants on multiple floors and is beginning a new tenant build-out at the building.

"We have hired several people who worked on Phase I of the Capitol Complex Project. It has been tremendously helpful to reference the Phase I lessons for Phase II from people who understand the installations," explains Logan.

Working in an occupied building requires working closely with facility management and building security to mitigate disruptions to building tenants. Tumlinson has to work in the ceilings above existing tenants in the George H.W. Bush State Office Building. Since much of the work requires drilling and removing parts of the ceiling, Tumlinson does a lot of work at night when the building is empty. After State employees leave for the day, Tumlinson covers the existing tenant space in plastic and then removes the ceiling above. Once the work is complete, Tumlinson reconstructs the ceiling, removes the plastic, and leaves before the State employees arrive for work the next morning.



Renovation work at the Lyndon B. Johnson State Office Building.

Renovation Versus Tenant Build-Out

State office buildings are designed and constructed based on a 100-year life. However, even with regular maintenance, buildings require renovations based on normal wear, technology changes, and the evolution of how people work. Unlike tenant build-out, where work is completed next to and sometimes in occupied areas, renovation work requires temporarily relocating building tenants to other State-managed facilities.

TFC uses facility condition assessments to schedule annual renovation projects for State properties as part of the Maintenance and Renewal Program (MRP). This program helps modernize workspaces, finishes, and fixtures to create attractive, functional work environments for conducting State business.

TFC renovation projects usually include a couple of building floors at a time. This schedule keeps the work manageable and reduces the relocation time for State employees. The renovation work varies but typically includes demolition and repair or replacement activities.

Tumlinson Electric is very experienced in renovation projects and has provided electrical contracting services for the refurbishment of multiple floors of the Lyndon B. Johnson State Office Building in the past two years.

The projects are designed to leave no trace of anyone ever being there. Tenants are around construction daily; therefore, safety and security are of utmost importance. Any materials for the evening work are staged in the early morning hours before State employees arrive to prevent moving materials during the building's regular operating hours.

Working for TFC

TFC is their own Authority Having Jurisdiction (AHJ), which means they have their own design and construction standards and oversee every aspect of the projects, from material and equipment purchases to construction progress. For Tumlinson, this is a unique and beneficial way to work with an owner.

"Working with TFC is very streamlined," said Logan. "There is no third-party coordination. If there is a project issue, we can jump on a call and get to the solution faster. We get feedback from TFC's facility maintenance and the entire project team throughout the project. Involving the end users in the design and construction really improves the process."

We thank Tumlinson Electric, LLC for providing their expertise on TFC projects. The efforts of our talented partners help TFC deliver modern facilities for the State of Texas.

Pedestrian Updates

All sidewalks and crosswalks adjacent to the construction zone are closed.



Crosswalk barriers are in place with arrows pointing to safe sidewalk crossings.

Please heed all safety warnings and follow the alternative safe sidewalk routes around the construction zone.

Closed Crosswalks and Sidewalks

CLOSED: North Side of 15th Street (next to the construction site). Use the crosswalks and sidewalk on the State Capitol side (south side of 15th Street).

CLOSED: East Side of Lavaca (next to the construction site). Use the crosswalk and sidewalk on the William P. Clements Jr. (WPC) Building side (west side of Lavaca).

CLOSED: South Side of 16th Street (next to the construction site). Use the crosswalk and sidewalk on the Garage E side (north side of 16th Street).

CLOSED: Colorado Street between 15th and 16th Streets. The street, sidewalks, and crosswalks, including the crosswalks across 15th and 16th Streets, are closed for the duration of the construction. To travel north and south, use the sidewalks on the west side of Lavaca Street or the covered sidewalk next to the Robert E. Johnson Building (REJ) building.

CLOSED: Congress Avenue between 15th and 16th Streets. Use the covered sidewalk next to the Robert E. Johnson Building (REJ) building. Cross 15th Street at Brazos Street.

Safe Sidewalks Pedestrian Routes

Need a map? Visit the [Travel Page](#) on the www.TexasCapitolComplex.org website to download the special sidewalk routes maps developed for this project.

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



Neighborhood News

Bullock Texas State History Museum



A Better Life for Their Children

Julius Rosenwald, Booker T. Washington, and the 4,978 Schools that Changed America

Exhibit | Closes February 23, 2025

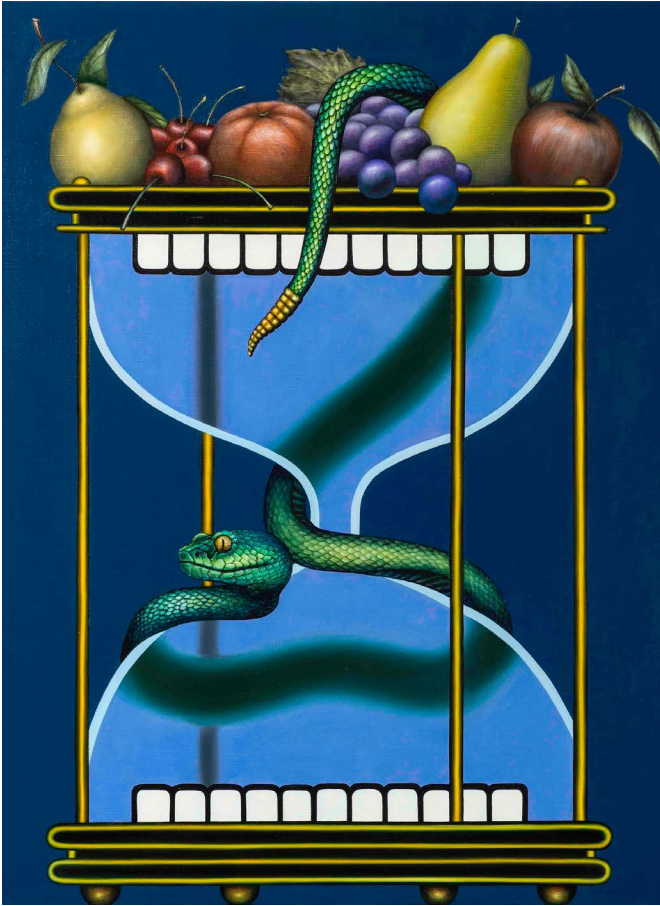
Discover how Rosenwald schools built and uplifted communities, even in the most difficult circumstances.

Born to Jewish immigrants, Julius Rosenwald rose to lead Sears, Roebuck & Company and turned it into the world's largest retailer of its time. Born into slavery, Booker T. Washington became the founding principal of the Tuskegee Institute. In 1912 these two men launched an ambitious program to partner with Black communities across the segregated South to build public schools for African American children. This watershed moment in the history of philanthropy drove dramatic improvement in African American educational achievement and fostered the generation who became leaders of the Civil Rights Movement.

Of the original 4,978 Rosenwald schools built between 1912 and 1937 across 15 southern and border states, only about 500 survive. The exhibition features 23 black and white photographs of Rosenwald Schools across the country as they exist today. Brief narratives written by Feiler accompany each photograph, telling the stories of Rosenwald schools' connections to the Trail of Tears, the Great Migration, the Tuskegee Airmen, Brown v. Board of Education, and more. Together, photographs and narratives from cities and towns from Texas and throughout the South show the schoolhouses and the people for whom they meant so much.

For more information, visit: [A Better Life for Their Children | Bullock Texas State History Museum](#)

Blanton Museum of Art



Long Live Surrealism! 1924 – Today

Paper Vault | Closes January 12, 2025

The international Surrealist movement emphasized dreams, chance, and the unconscious. Such sources of inspiration had the potential for both artistic and personal liberation. Not solely a style or movement, Surrealism is also a worldview or politics that believes in transforming daily life by challenging a viewer's sense of reality.

100 years after Surrealism's inception, explore its revolutionary contributions to art across mediums, geography, and time.

Drawn from the Blanton's collection with select loans, the exhibition includes famed Surrealists such as Hans Bellmer, Leonora Carrington, Max Ernst, Wifredo Lam, and Man Ray, alongside artists inspired by its innovations, including Yayoi Kusama and Dorothy Hood, and contemporary artists working within its vocabulary. Long Live Surrealism! expands our understanding of one of the twentieth century's most enduring ideas—and its continued relevance today.

Curated by Claire Howard, Associate Curator, Collections and Exhibitions, Blanton Museum of Art.

For more information, visit: [Long Live Surrealism! 1924–Today - Blanton Museum of Art](#)

Members get free admission.

Waterloo Greenway



Creek Show 2024

Waterloo Park

November 8-16, 2024

6:00 p.m. - 10:00 p.m.

Creek Show is Waterloo Greenway's most defining signature program and aims to raise awareness and public support for the transformation of Waller Creek into a series of restored urban parks and trails.

Since 2014, Waterloo Greenway and AIA Austin have commissioned site-specific work by Austin-based architects, landscape architects, artists, and designers. As part of its 10th anniversary celebration, Waterloo Greenway is reimagining the format of Creek Show to honor a decade of high spectacle creativity, innovation, and community.

Creek Show will open nightly November 8-16 from 6:00 p.m. – 10:00 p.m. and will require an online reservation to attend. Visit creekshow.com to see which nights offer free entry and which carry a low-cost entry fee. Tickets go on sale September 19 at 10:00 a.m. All proceeds from Creek Show benefit Waterloo Greenway, whose mission is to create and maintain a new 35-acre urban park system in partnership with the City of Austin.

For more information, visit: [WATERLOO GREENWAY ANNOUNCES CREEK SHOW 10TH ANNIVERSARY EXHIBITION - Waterloo Greenway Conservancy](#)

Capitol Gift Shop



Art of Texas

Collect historic and unique works of art from the Lone Star State.

The assortment of paintings, historical art of Texas, maps, photography, and portraits has been specially curated for the Texas Capitol Gift Shop. Each work of art is customizable to fit your home or office. Choose your size, material, and the option for framing with matting. Select works that hold historical significance in Texas, such as a conceptual drawing by E. E. Meyers - the architect of the Texas State Capitol, letters from the Alamo, paintings & photographs of the Capitol, maps dating back to 1804, and stunning landscapes of our great state. Showcase replicas of historic Texas artwork in your home.

The Texas Capitol Gift Shop offers a wide variety of Texas-themed souvenirs and unique gift items. The shops carry books on Texas history and culture, maps, jewelry, items for the home, children's toys, apparel, bags, and accessories featuring state-inspired themes and the Texas state seal. The Capitol's collectible ornament program, now in its 28th year, is a much-loved tradition at holiday time. The Capitol Gift Shop strives to carry Texas-made items and feature artists from the Austin area.

Capitol Extension

1400 N. Congress Avenue

Austin, TX 78701

(512) 475-2167

Monday - Friday - 8:30 a.m. to 5:00 p.m.

Saturday - 10:00 a.m. to 5:00 p.m.

Sunday - 12:00 p.m. to 5:00 p.m.

Capitol Visitors Center

112 E. 11th Street

Austin, TX 78701

(512) 305-8408

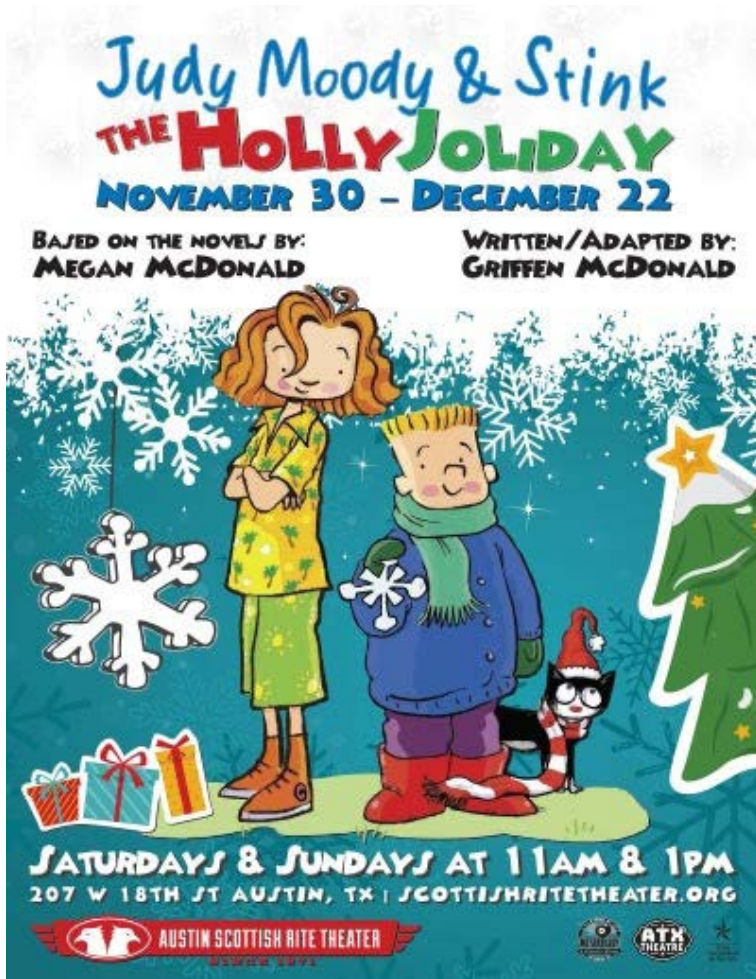
Monday - Friday - 9:00 a.m. to 5:00 p.m.

Saturday - 12:00 p.m. to 5:00 p.m.

Sunday - 12:00 p.m. to 5:00 p.m.

For more information, visit: [The Texas Capitol Gift Shop](#)

Austin Scottish Rite Theater



Judy Moody & Stink: The Holly Joliday

Showtimes | November 30 – December 22, 2024

Judy Moody & Stink: The Holly Joliday is adapted hilariously for the stage by Griffen McDonald from the classic children's chapter book by Megan McDonald (no relation). The story follows the adventures of Judy Moody and her younger brother, Stink, during the holiday season. Stink is determined that this year, the only present he truly wants is snow – but Judy says that can't possibly happen where they live!

About The Austin Scottish Rite Theater

The Austin Scottish Rite Community and Children's Theater (SRT) is an Austin gem – a fully operational modern theater thriving within a stunning historic landmark. SRT is Austin's oldest theater, erected in 1871, the same year Austin became the capitol of Texas. For forty years it was a German opera house. In 2004, the Masons created the non-profit theater organization that exists today nestled amid the State Capitol, The University of Texas at Austin, and Austin's museum district. SRT is dedicated to building community through the arts, providing quality shows for all ages, with enriching programming for children. For almost a century and a half, innumerable artists and events of all kinds have graced the venue, from the operas and circus trapeze acts that wowed crowds during the 19th Century to the live world music and multimedia children's programming that delight Austinites today.

SRT The excellent programming is created by experienced professionals and purposefully designed to meet the needs of diverse cultural communities in Austin.

For more information, visit: [Austin Scottish Rite Theater – Austin's oldest and dearest theater](https://www.scottishriteatheatr.org/)

Please share and encourage co-workers and friends to sign up for this newsletter at www.TexasCapitolComplex.org.

Visit the project website at
www.TexasCapitolComplex.org

*Copyright © 2024
TFC Capitol Complex Project, All rights reserved.*