



Subject: Approval of a resolution authorizing the Executive Director or their designee to negotiate and execute an agreement with WC 3rd and Congress, LP for administrative office space at 201 Colorado Street and 203 Colorado Street, Austin, Texas of approximately 54,000 square feet combined for a term of 48 months, in an amount not to exceed \$13,500,000, including all associated costs and fees.

Fiscal Impact: \$2,000,000 is available in the Fiscal Year 2026-27 Budget. Funding for the remaining contract term is contingent upon available funding in future budgets.

Executive Summary: ATP currently occupies administrative office space at 203 Colorado Street, Austin, Texas under a sublease arrangement the ATP Board of Directors originally approved in Resolution ATP-2021-017. The initial term of the sublease was 66 months and expires on December 31, 2026. ATP desires to enter into a new lease at 201 Colorado Street and 203 Colorado Street for 48 months, beginning March 1, 2027.

Staff has analyzed ATP's space needs for the next 4-5 years to support the next phase of the Austin Light Rail implementation project with the primary goal of continuing to successfully implement the project. As Austin Light Rail advances toward construction, ATP will require additional administrative office space to accommodate co-located workplace arrangements with its design and construction partners, its delivery partner, City and CapMetro staff, and other third parties supporting Austin Light Rail. Working in close coordination with ATP's delivery partner, AECOM, and space planning consultants, ATP developed search criteria to accommodate its specific needs for a future Program Office. In May of 2026, suitable administrative office space at 201 Colorado Street, Austin Texas, adjacent to ATP's current office became available, which when combined with the current office space, will comprise a total of 54,000 square feet and will accommodate ATP's growing needs.

The following table summarizes the proposed lease costs including, rent, operating expenses ("OPEX") and commission.

4-Year Rent (Less Tenant Improvement Credit and Commission Credit)	4-Year Estimated Operating Expenses (OPEX)	Rent and Estimated OPEX	Commission	Total	
\$ 8,554,284.80	\$ 4,359,379.60	\$ 12,913,664.40	\$ 562,615.20	\$ 13,476,279.60	
				\$ 13,500,000.00	Not to Exceed Amount

Procurement Summary: Does not apply.

Disadvantaged Business Enterprise Program Summary: Does not apply.



**Austin Transit
Partnership**

**RESOLUTION OF THE AUSTIN TRANSIT PARTNERSHIP
BOARD OF DIRECTORS**

STATE OF TEXAS
COUNTY OF TRAVIS

ATP-2026-025

WHEREAS, Austin Transit Partnership (“ATP”) currently occupies administrative office space at 203 Colorado Street, Austin, Texas (the “Current Program Office”) under a 66-month sublease arrangement originally approved by the ATP Board of Directors in Resolution ATP-2021-017 (the “Original Lease”); and

WHEREAS, the Original Lease will expire on December 31, 2026; and

WHEREAS, ATP has identified additional administrative office space needs to accommodate its expanding program office requirements as Austin Light Rail implementation continues to advance; and

WHEREAS, ATP’s Current Program Office is inadequate to accommodate these expanded office space requirements; and

WHEREAS, ATP has identified suitable administrative office space located at 201 Colorado Street, Austin, Texas, adjacent to its current office space at 203 Colorado Street, which can accommodate these expanding office space requirements in the future; and

WHEREAS, ATP has determined that entering into a new lease including both the Current Program Office location as well as 201 Colorado Street, for a term of 48 months, beginning March 1, 2027 will meet its Program Office needs and represents the best its financial and operational choice;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of ATP that the Executive Director or their designee is authorized to negotiate and execute an agreement with WC 3rd and Congress, LP for 54,000 square feet of administrative office space at 201 Colorado Street and 203 Colorado Street, Austin, Texas, for a term of 48 months, in an amount not to exceed \$13,500,000, including all associated costs and fees.

Signed by:

Lee Crawford

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Lee Crawford
Secretary of the Board

9/24/2026 | 1:01 PM CDT

Date