

Long-Term Facilities

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TRS Building History

Where we have come from

TRS Building History

1937



200 East 10th Street

1939



608 Lavaca Street

1946



10th & Colorado
(Tribune Bldg)

1954



11th & San Jacinto
(First Federal Savings & Loan Bldg)

1959



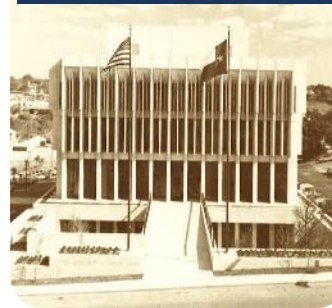
14th & San Jacinto
(Sam Houston Bldg)

1964



11th & Guadalupe
(Lowich Bldg)

1973



1001 Trinity Street; later
including 1000 Red River

FUTURE

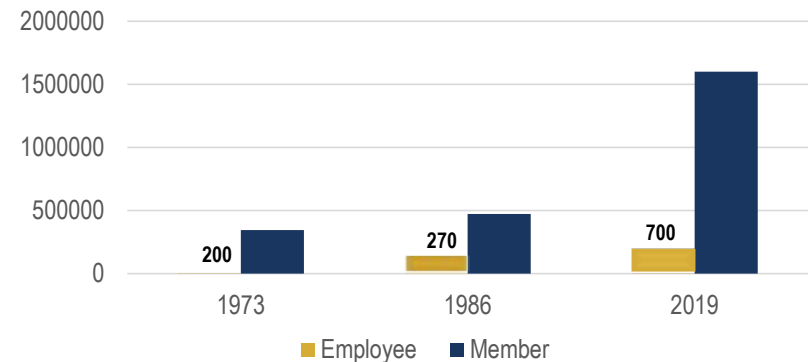


TRS Building History

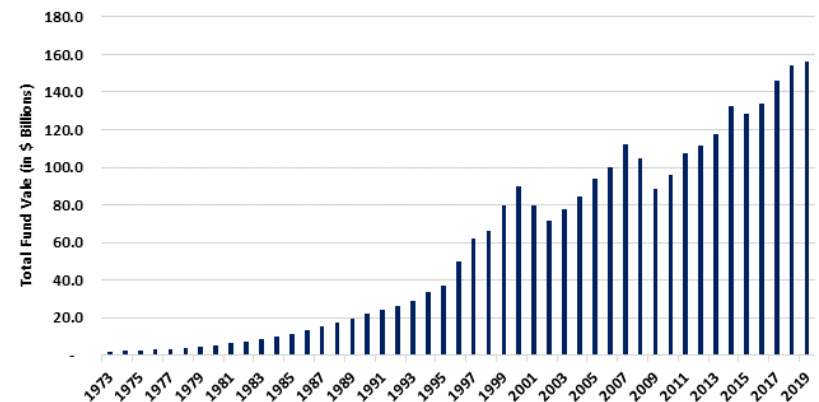
- Current headquarters originally located at 1001 Trinity Street in 1973. At the time, TRS employed approximately 200 people serving 345,000 members.
- In 1985, TRS Board authorized building expansion by two blocks to include 1000 Red River Street. By 1986, TRS employed approximately 270 people with a total membership of 472,000.
- Today, TRS has over 700 employees* serving nearly 1.6 million members.

*Currently budgeted for over 840

Employee to Member Ratio



TRS Total Fund Value





A Generational Solution

TRS Long-Term Facilities

TRS Long-Term Facilities: A Generational Solution

- TRS proposes a generational solution that will serve its growing membership and more efficiently accommodate the resulting staff growth.
- TRS is one of the few agencies with a constitutional requirement to prudently manage assets held in trust in accordance with applicable fiduciary principles. As stewards of a \$158 billion trust, TRS is held to the highest legal standards.
- The solution must produce favorable gains for the trust fund and its members if the Board decides to purchase a new location and sell or lease the current location.

TRS Long-Term Facilities: A Generational Solution

- After nearly fifty years in its current building, TRS is out of space. As TRS membership grows, additional staff (and space) are necessary to meet member demand and provide necessary services.
- TRS studied renovating the current building (an expensive option) or moving outside of downtown (considerably less expensive). Capitol view corridor restrictions prevent TRS from building up.
- Access to the building and parking are issues for our members.
- Increasing density and greater traffic make valuable downtown location better suited for investment purposes instead of serving as agency headquarters.

Current Red River Headquarters

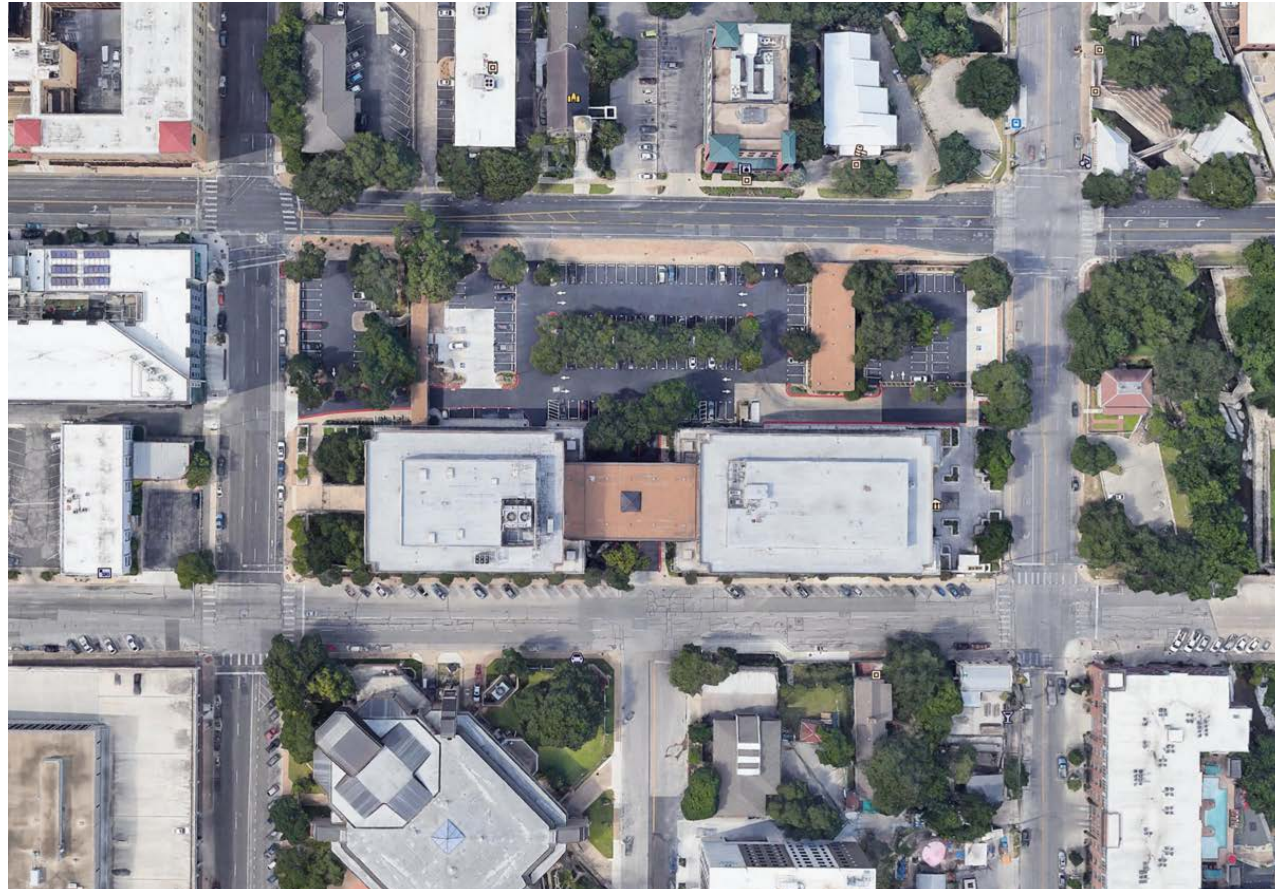
Building 1: 78,125 sf

Building 2: 129,500 sf

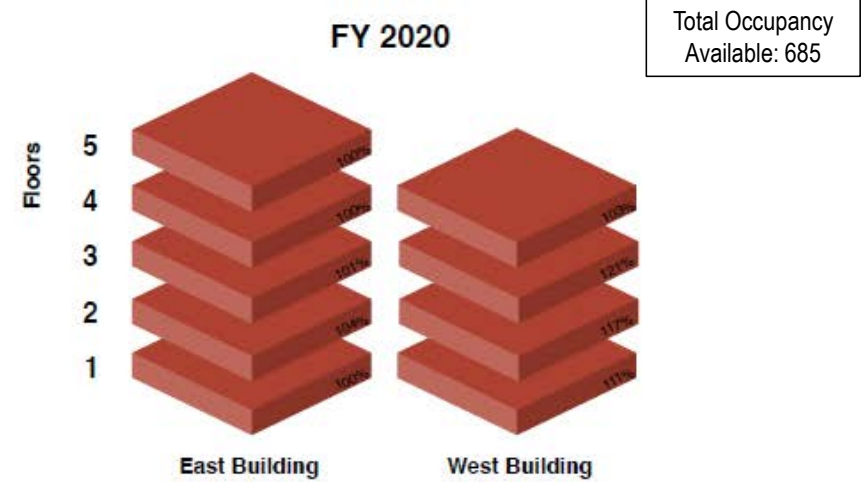
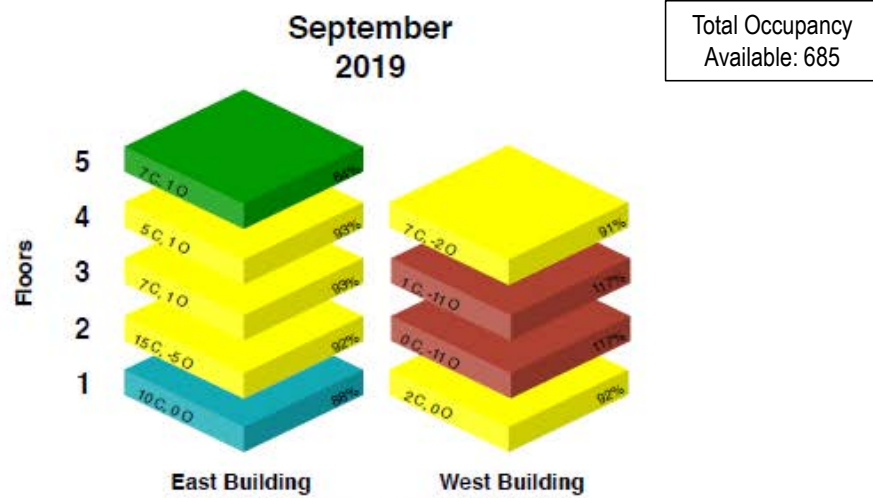
Link: 8,611 sf

TOTAL: 207,625 sf

Perkins&Will



Red River Headquarters Space Utilization



TRS Long-Term Facilities: Scenarios and Options

April Board Meeting

- CBRE reported on status of 4 potential scenarios for TRS

September Board Meeting

- CBRE and Perkins Will architects reported on 5 renovation options for the Red River site

TRS Long-Term Facilities Vision

- A new headquarters located outside of downtown Austin to better serve members and accommodate a growing team.
- Explore opening regional offices to reach more members closer to where they live.
- New lease acquired for Investment Management Division (IMD) to attract and retain top talent to grow the trust for members and their beneficiaries.
- Current desirable headquarters could be used as an investment for the trust fund.

Current Red River Headquarters

Improve the customer service experience for members and employers by exploring the feasibility of regional offices.



TRS IMD Facilities: 816 Congress and Indeed Tower

- In March of 2009, the IMD signed a lease at 816 Congress due to insufficient space at TRS Headquarters. Current lease expires in March 2021. Due to staff growth to reduce costly external asset managers, IMD is out of space at 816 Congress.
- The IMD took an opportunity to relocate to the “Indeed Tower” with a 10-year lease starting in 2021. TRS negotiated favorable rates early in the construction process. TRS arrived at the decision to lease space at the “Indeed Tower” after conducting thorough due diligence.
- The IMD will keep proximity to other state investment funds and financial groups in the Central Business District, in order to recruit and retain top investment talent in a dynamic, professional workplace.

TRS Long-Term Facilities: Timeline

- If the Board moves forward with a proposed finalist developer, negotiations will take approximately 6-9 months.
- Concurrent with negotiations, TRS will submit a proposal to the market for the current Red River site to obtain the most financially advantageous transaction.
- Pending successful completion of negotiations, construction is anticipated to start in spring of 2021.
- Completion of construction and certificate of occupancy is anticipated by early 2023. Within the next five years, TRS will conduct an assessment for the optimal location for IMD.