



— CONVENTION & VISITORS BUREAU —

GRANT APPLICATION

Austin Convention and Visitors Bureau
Attn: Steve Genovesi, Senior Vice President, Sales
111 Congress Avenue, Suite 700
Austin, Texas 78701
Phone: 512-583-7259 Email: sgenovesi@austintexas.org

DATE: March 29, 2017

HISTORIC PROPERTY AND ADDRESS: Barton Springs Pool Bathhouse
2201 Barton Springs Rd, Austin, Texas 78746

APPLICANT'S NAME: Barton Springs Conservancy

APPLICANT'S ADDRESS: 2100 Stamford Lane, Austin, Texas 78703

NAME AND ADDRESS OF OWNER, IF DIFFERENT FROM APPLICANT: Parks & Recreation
Department
City of Austin

TAX I.D. NUMBER/TAX STATUS: 47-2739802 (501(c)(3) Organization)

PERSON PRESENTING REQUEST/CONTACT PERSON: Will Wynn
ADDRESS: 805 West Johanna Street, Suite B, Austin, Texas 78704
TELEPHONE NO. 512-415-1594
E-MAIL: will@willwynn.com FAX NUMBER: _____

PERSON PRESENTING REQUEST/CONTACT PERSON: Mike Cannatti
ADDRESS: 2100 Stamford Lane, Austin, Texas 78703
TELEPHONE NO. 512-284-1784
E-MAIL: president@bartonspringsconeservancy.org FAX NUMBER: _____

PROJECT NAME: Historic Barton Springs Bathhouse Rehabilitation

DESCRIPTION OF PROJECT – PLEASE SUMMARIZE THE PROPOSED PROJECT. (IF DESIRED, APPLICANT MAY ALSO ATTACH AN ADDITIONAL SHEET MORE FULLY EXPLAINING THE PROJECT AND THE REASON FOR THE GRANT REQUEST.)

The Barton Springs Bathhouse is an historical and architectural treasure of our community. It is listed on the National Register of Historic Places and is a designated Historic Landmark by the City of Austin and State of Texas. The

Conservancy plans to rehabilitate the Historic Barton Springs Bathhouse to its original splendor, restore the rotunda and dressing areas, and make the facilities usable for modern needs as called for in the 2008 Barton Springs Master Plan and the 2016 Zilker Park Bathhouse Zone Feasibility Study and partially funded by the 2012 Bond Package. The rehabilitated Bathhouse will also be infused with environmental education and learning opportunities to complement and support the educational offerings in a new Visitor Education Center that is proposed for Zilker Park.

The Historic Barton Springs Bathhouse Rehabilitation Project will be implemented as a phased project to improve the user experience at Barton Springs by restoring the bathhouse to its original structure while simultaneously addressing the needs of increasing number of visitors and providing enhanced education to the visiting public about the endangered Barton Springs Salamander, water quality, conservation, and related environmental concerns as called for by the Barton Springs Pool Habitat Conservation Plan to educate the public and build community support for conservation measures for Barton Springs and the Barton Springs segment of the Edwards Aquifer.

The needs and timing of the Rehabilitation Project is critical for fulfillment of the 2008 Barton Springs Pool Master Plan which calls for the rehabilitation of the Historic Barton Springs Bathhouse. Partially funded from the 2012 Bond Package, the expectation is that the bathhouse rehabilitation bond funds will be allocated and spent by 2018-19, and the City has required a payment schedule under which funds are collected before construction begins, starting with a first payment of \$350,000 in the summer of 2017. In addition, the Rehabilitation Project will advance the bathhouse rehabilitation design recommendations set forth in the Zilker Park Bathhouse Zone Feasibility Study which recommends that the original bathhouse entrances be reopened and plumbing repairs and changing area improvements be made to improve pool access and enhance the visitor experience in a first stage when the existing Sheffield Education Center facilities will be left unchanged and intact until they can be relocated to a new Visitor Education Center. This staged approach for the Rehabilitation Project will meet the ongoing requirements under the Barton Springs Pool Habitat Conservation Plan which protects the Barton Springs Salamander and the Austin Blind Salamander as federally endangered species by specifying conservation measures and education requirements to be provided by the City of Austin.

The Feasibility Study includes detailed recommendations and concept plans for the Bathhouse District as a whole including a phased rehabilitation of the Bathhouse and a proposed Visitor Education Center, with estimated costs of \$3.2M-\$4.9 for the Bathhouse Rehabilitation.

PLEASE LIST HISTORIC DESIGNATIONS OF THE PROPERTY, AND IF LOCATED WITHIN A NATIONAL REGISTER OR LOCAL HISTORIC DISTRICT (PLEASE SPECIFY WHICH DISTRICT), AND IF THE PROPERTY IS CONTRIBUTING: The Barton Springs area has a long and rich history from Native American times through pioneer Texas settlement to Depression era

improvements into our modern times. This legacy is detailed in the Cultural Resources Report presented to PARD in 2012. The Barton Springs Bathhouse is listed on the National Register of Historic Places and is a designated Historic Landmark by the City of Austin and State of Texas. In addition, the area that comprises the Bathhouse Zone is included in the 1985 Barton Springs Archeological and Historic National Register District and the 1997 Zilker Park National Register Historic District. Furthermore, the Barton Springs Bathhouse was designated a State Antiquities Landmark in 1994 and designated as a City of Austin Historic Landmark in 1990.

AMOUNT OF FUNDING REQUESTED: \$238,000

AMOUNT OF MATCH OR VALUE OF IN-KIND MATCH: The Conservancy has received a challenge grant of \$100,000 from a generous private benefactor.

DO LIENS EXIST AGAINST THE HISTORIC PROPERTY? () YES (X) NO

IF YES, DESCRIBE THE LIENS AND AMOUNTS: N/A

(OWNER OR AUTHORIZED AGENT, AND TENANT IF APPLICABLE)

REQUIRED ATTACHMENTS:

1) TOURISM JUSTIFICATION: Include substantiation of contribution to the tourism industry in Austin (i.e., annual summary of out of town visitation, copies of promotional material, list of promotional activities, hours of operations, tours provided, etc.).

Barton Springs Pool is always at or near the top lists of things to do in Austin. According to the Austin Convention and Visitor's Bureau website, Barton Springs Pool is "one of the crown jewels of Austin.... Over the years, Barton Springs Pool has drawn people from all walks of life, from legislators who have concocted state laws there to free-spirited, topless sunbathers who turned heads in the 1970s. Robert Redford learned to swim at the pool when he was five years old while visiting family in Austin. Today, Barton Springs still attracts a diverse crowd of people and has seen record setting numbers of visitors nearing 800,000 in recent years." <https://www.austintexas.org/listings/barton-springs-pool/4687/>

By conservative estimates from the City's Parks and Recreation Department, "more than 80,000 non-residents visited Barton Springs Pool in 2016 based on point of sale data." More generally, there are well over 1.5M annual visitors to the Zilker Park/Barton Springs area, with 450,000 annual visitors to the ACL Music Festival including over 325,000 tourist visitors.

2) HISTORIC DOCUMENTATION: Historic photograph(s) or other documentation (especially those showing the elevation(s) of the historic property where restoration, alterations, changes,

and/or improvements are planned).

[Historic photos of the Barton Springs Bathhouse from the Barton Springs Pool Master Plan's "Brief History of the Site" \(pp. 25-53\) are set forth below:](#)



[Additional photos and historical information from the Master Plan is posted at www.austintexas.gov/sites/default/files/files/Parks/Barton_Springs_Master_Plan/BSPMP-04of16.pdf](http://www.austintexas.gov/sites/default/files/files/Parks/Barton_Springs_Master_Plan/BSPMP-04of16.pdf)

3) CERTIFICATE OF APPROPRIATENESS FOR CITY DESIGNATED LANDMARKS AND LETTER OF APPROVAL FOR STATE DESIGNATED LANDMARKS: Proof of approval for historic property alterations, if required. *NOTE: If an approval is required, the Preservation Agreement with ACVB will not be executed until such documentation has been issued and provided to ACVB.*

Once funding is secured but before a Preservation Agreement with ACVB is executed the required certification will be obtained.

4) PROJECT BUDGET: Applicant must include a budget, specifying the major components of the restoration/preservation project with associated costs. Also include evidence of other sources of funding, i.e. your own or others' match, and the corresponding work to be performed with these funds.

The 2016 Zilker Park Bathhouse Zone Feasibility Study provides an estimated budget of \$3.2M-\$4.9M for the Bathhouse Rehabilitation project on the basis of cost data from recent City of Austin projects of comparable scope and complexity. Costs quoted are total project costs, including estimated costs of construction, design costs, fees, and project management.

More recently, city staff with Public Works provided the following budget estimate:

<u>-Construction (materials, labor, equipment and furnishings, Art in Public Spaces, contingency)</u>	<u>\$2,865,000</u>
<u>-Professional Services (architecture and engineering, project management, surveys, testing, inspection, miscellaneous)</u>	<u>\$ 995,000</u>
<u>BATHHOUSE REHABILITATION TOTAL: (Dec 2016 CoA Class 4 estimate)</u>	<u>\$3,860,000</u>

To fund this project, the Conservancy has entered into a Funds Donation Agreement with the City of Austin which sets forth a payment schedule totaling \$3M in donations from the Barton Springs Conservancy, with the first payment of \$350,000 being due in the summer of 2017. Additional details on payment schedule and accompanying donor recognition benefits are available upon request.

5) THREE COMPETITIVE BIDS for the proposed work (in excess of \$5,000) must accompany the application.

We are asking that our application be exempt from the requirement to have three

competitive bids in view of the funds donation schedule required by the City of Austin to collect funds before construction begins. In addition, Applicant requests that this competitive bid requirement be waived for purposes of the present application since this heritage grant process is not constrained to meet the usual requirements.

6) PROJECT SCHEDULE: Phasing schedule and amount of funding required for each phase, if applicable.

Under the funding schedule set forth in the Funds Donation Agreement between the Barton Springs Conservancy and the City of Austin, the phasing schedule requires a first payment of \$350,000 to be paid in the summer of 2017.

Additional details on payment schedule and accompanying donor recognition benefits are available upon request. In addition, the Bathhouse Rehabilitation project is the subject of a pending Request for Qualifications to select a design team for preparing construction drawings for the project. Additional details on RFQ process are available upon request.

7) PROOF OF OWNERSHIP/LEASE/AUTHORIZATION: Copy of the Deed or Will (if applicant is the owner) or documentation showing authorization from owner and any existing lease between owner and applicant.

Proof of ownership is set forth at pages 36-38 of the Barton Springs Pool Master Plan. Additional documentation available upon request.

8) INSURANCE: Proof of casualty, fire and federal flood insurance, if applicable.

N/A

9) PLANS AND SPECIFICATIONS OF PROPOSED WORK.

Current plans and specifications are set forth in the Zilker Park Bathhouse Zone Feasibility Study, posted at https://austintexas.gov/sites/default/files/files/Parks/Planning_and_Development/Barton_Creek_Bathhouse_Report_Final_Reduced.pdf

10) INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

In view of the unique circumstances attending the ACVB's consideration of grant requests to meet the one-time set-aside of \$500,000 for the current year and noted desire to fully allocate the set-aside funds, Applicant requests that any technical incompleteness be waived for purposes of the present application since this heritage grant process is not constrained to meet the usual requirements.