

Rice, Andrew

From: Bertron, Cara
Sent: Friday, August 11, 2017 11:32 AM
To: Rice, Andrew
Subject: FW: Barton Springs Conservancy Grant Application -- Historic Barton Springs Bathhouse Rehabilitation
Attachments: Historic Barton Springs Bathhouse Entrance Photos.pdf; Barton Springs Master Plan (Bathhouse History excerpts).pdf; Barton_Creek_Bathhouse_Report_Final_(Bathhouse Rehab excerpts).pdf
Importance: High

Andrew, can you post the email from Mike Cannatti (appropriately redacted) and the attachments as backup to the HLC Grants Committee on Monday morning?

Thanks,
Cara

Cara Bertron
Senior Planner / Deputy Historic Preservation Officer
City of Austin Planning and Zoning Department
(512) 974-1446 [REDACTED]

From: Clarissa Perez [REDACTED]
Sent: Friday, August 11, 2017 11:24 AM
To: Bertron, Cara
Cc: Steve Genovesi; Sadowsky, Steve
Subject: FW: Barton Springs Conservancy Grant Application -- Historic Barton Springs Bathhouse Rehabilitation
Importance: High

Good Morning Cara,

Mike at Barton Spring Conservancy sent over the additional information that was requested of him in last week's meeting. Will you please share this with the HLC Grants Committee for their review?

Thanks,

CLARISSA PEREZ | Heritage and Diversity Marketing Specialist
V: (512) 583-7246 | [REDACTED] | visitaustin.org

From: Mike Cannatti [REDACTED]
Sent: Friday, August 11, 2017 11:04 AM
To: Clarissa Perez <[REDACTED]>; Steve Genovesi [REDACTED]
Cc: 'JJ Langston' [REDACTED]; McKnight, Kim [REDACTED]; 'Emily Little' [REDACTED]
Subject: FW: Barton Springs Conservancy Grant Application -- Historic Barton Springs Bathhouse Rehabilitation

Greetings all.

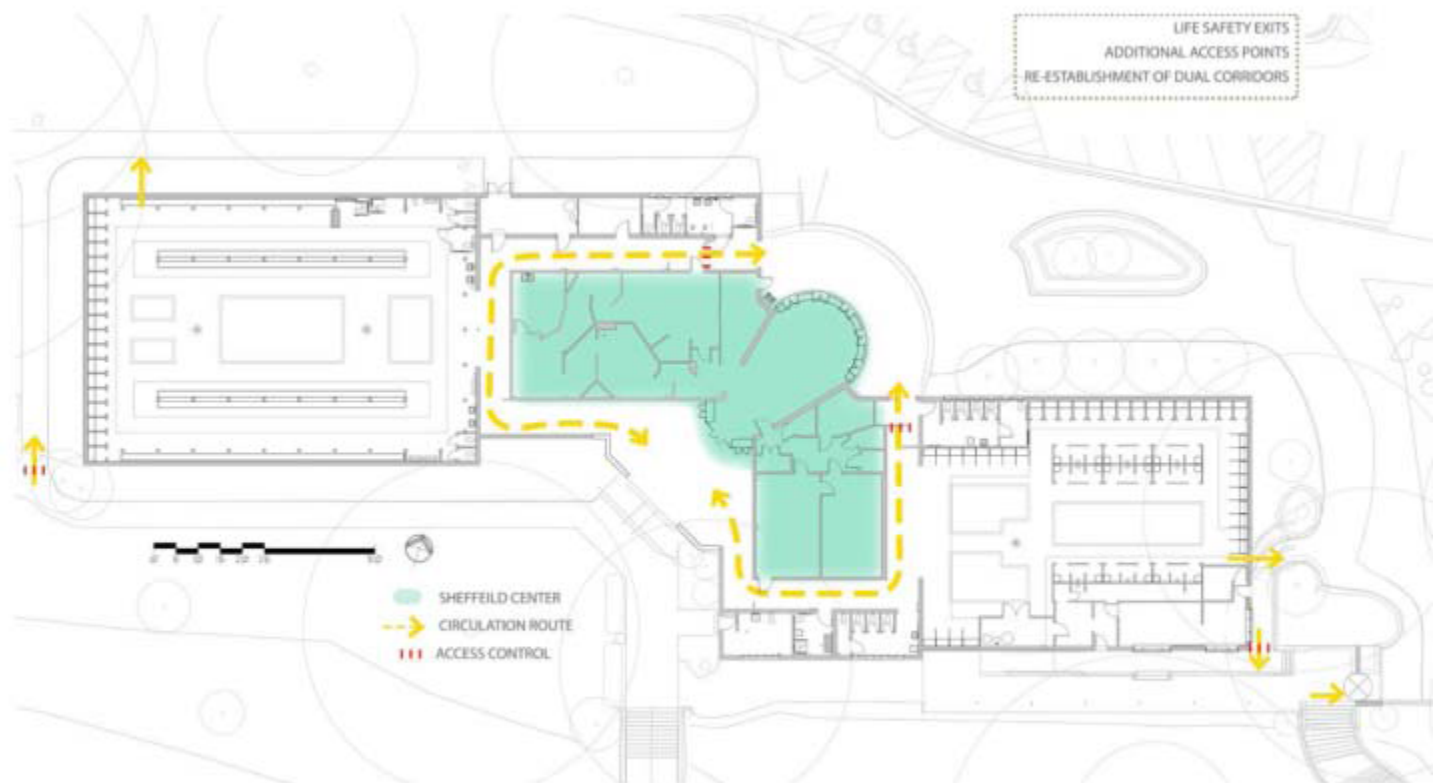
Here is the additional information you requested, including some attachments and embedded links to additional information. Please forward as appropriate.

A. Scope of Work to be Performed

Short answer: The relevant scope of work for the Historic Barton Springs Bathhouse Rehabilitation project is to respect the historic design of the Barton Springs Bathhouse while making a phased plan of improvements to meet contemporary needs by:

- reopening and restoring the original men’s and women’s entrances and ticket purchasing at the original architectural rotunda entrance of the park’s most prominent building to better accommodate record pool visitor traffic and address life-safety concerns pertaining to the Bathhouse and pool area (Phase 1 improvements for life safety and access improvements),
- updating the changing areas by replacing plumbing systems and fixtures and introducing gender neutral changing rooms for improved comfort and accessibility while respecting their historic architectural heritage (Phase 2 improvements to changing areas),
- relocating the aquatics facilities to the former women’s basket area to more efficiently meet pool staff requirements for offices, operational, maintenance and storage facilities and to allow for subsequent restoration of the women’s dressing area (Phase 3 relocation of aquatics facilities), and
- restoring the rotunda and changing rooms to provide safe, stable, and flood-resistant replacements while preserving the character and quality of the originals (Phase 4 rehabilitation of the rotunda and changing areas).

Long answer: Guided by historical research and an assessment of current needs, requirements and code constraints, the Historic Barton Springs Bathhouse Rehabilitation project is defined by guidance from the 2008 [Barton Springs Pool Master Plan](#) and the 2016 [Zilker Park Bathhouse Zone Feasibility Study](#). In particular, the Barton Springs Pool Master Plan (adopted by the Austin City Council in 2008) suggests solutions that respect the historic design of the Bathhouse while demonstrating a way to meet contemporary needs in the historic bathhouse by returning the main entrance and ticket purchasing to the original location in the central rotunda, upgrading the rotunda gallery to create a central welcoming area and organizing experience with educational displays for the visitor, and updating the dressing areas and restrooms for improved comfort and accessibility while respecting their historic architectural heritage. *See*, Master Plan, pp. 159-175. The Master Plan recommendations have now been updated and refined through additional public input and analysis conducted as part of the [Zilker Park Improvement Study](#), resulting in the [Feasibility Study](#) which provides “detailed recommendations” for undertaking “a phased program of rehabilitation [for the Historic Bathhouse] consistent with the objectives of the 2008 Barton Springs Master Plan and in accordance with the Secretary of the Interior’s Standards for Rehabilitation of historic structures.” *See*, Feasibility Study, pp. 48-53. Pursuant to the Feasibility Study recommendations and projected schedule from the City, the phased rehabilitation of the historic Bathhouse will start in 2019 with construction to reopen and restore the original men’s and women’s entrances through the central rotunda area as part of life safety and access phase of improvements. The reopening of the historic original entrances is shown in the Feasibility Study graphic (below) with the dashed yellow lines.



Bathhouse Projects, Phase One: Rehabilitation of the Bathhouse will necessitate a phased plan of improvements in order to minimize disruption during the construction period. The initial project phase should address life-safety concerns pertaining to the Bathhouse and the pool enclosure.

Insofar as “moving [the] ticket counter back to rotunda” is an explicit objective of the Master Plan, the Feasibility Study has given due consideration to the access implications of restoring the original entry corridors, noting that the historically restored entrance configuration would return the original entrance experience to the rotunda which “was specifically designed in order to provide supervision of the two original entry corridors.” Feasibility Study, p. 34.

B. Historical Component/Documentation of Historic Barton Springs Bathhouse Rehabilitation Project

Built in 1947 to serve Austin’s favorite swimming hole and Crown Jewel, the Barton Springs Bathhouse is an exemplar of WPA architecture. Its design is credited to Dan Driscoll, who designed Deep Eddy a decade earlier, and like Deep Eddy, its plan is organized around a central transaction area flanked by two open-air dressing areas. It is a one-story masonry building with design influences of the Streamline Moderne style, which explains its abstract “ocean liner” appearance. It is listed in the Barton Springs National Register Archaeological and Historical District of 1985 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.

The pictures below (and in the attached file) show the original Bathhouse entrance configuration.



Bathhouse in 1947 (photo from Austin History Center)

The pictures below show the current Bathhouse where the original entrances are closed off and used for equipment storage.



In addition to the attached pictures, there are additional historical details and pictures are described in the [Barton Springs Pool Master Plan](#) (pp. 47-51 and 159-167) and the [Zilker Park Cultural Landscape Report](#) (pp. 68-75). In addition, historical film footage of Barton Springs Pool is posted [here](#), and numerous additional Austin History Center photos of the Bathhouse are posted at ftp://ftp.ci.austin.tx.us/ANSC_TradeCounter/BS_photos/.

C. Description of bid process

In accordance with the recommendations of the Feasibility Study and in full compliance with city bid requirements, the Bathhouse Rehabilitation project is midway through the design and construction process. In particular, the city initiated a Request for Qualification solicitation in February, 2017 to select an architectural team experienced in historical rehabilitation to undertake a phased program of rehabilitation consistent with the objectives of the 2008 Barton Springs Master Plan and in accordance with the Secretary of the Interior's Standards for Rehabilitation of historic structures. In June, 2017, the City Council selected the design firm, Limbacher and Godfrey, to undertake the design development work and prepare construction documents for the Bathhouse Rehabilitation. In the RFQ documents, it was specifically noted that "given the building's historic designation on a local, state and federal level, rehabilitation will comply with the Secretary of the Interior's Standards for Rehabilitation." As detailed in the timeline below, actual construction phase of the Historic Barton Springs Bathhouse Rehabilitation project is expected to begin on July 1, 2019, after the design documents are completed and submitted for competitive bidding. Once the construction documents are completed, the City's Project Manager from the Public Works Department will solicit construction bids in compliance with city bid requirements by advertising or requesting construction bids, evaluating received bids to prepare a recommendation to City Council, obtaining Council approval for a construction bid, and then contracting with the approved firm. All required bid processes for the Historic Barton Springs Bathhouse Rehabilitation project are being managed by David Taylor, Project Manager with City of Austin Public Works Department. Any concerns about the legitimacy of the project should be addressed by the fact that the City is committed to managing the design and construction of the Bathhouse Rehabilitation project.

While the "3-bid" requirement was not raised as a concern at the HLC Grant Review Committee meeting, we respectfully submit that the 3-bid requirement should not apply to the current heritage grant program which was created with a \$500K set-aside from the 2017 budget. First, the 3-bid requirement was identified during the Visitor Impact Task Force meetings as being one of the barriers to getting heritage grants issued, so it seemed logical to remove this onerous requirement for the current grant cycle. Second, the 3-bid requirement is something that was created as city policy, but is not required by either city code or state law. Third, ACVB's representative (Mr. Noonan) strongly encouraged folks to submit heritage grant applications during the Visitor Impact Task Force meetings, expressing the desire to make sure the funds were all disbursed without suggesting that the 3-bid requirement would apply. Fourth, it is our understanding that the projects approved under the PARD Spending Plan for an additional \$1M in HOT funds did not have to comply with the 3-bid requirement. Finally, we would request a waiver from the 3-bid requirement due to the special circumstances of the Bathhouse Rehabilitation project whereby we (the Barton Springs Conservancy) are required to contribute funds to the project before any competitive bids are even possible. In particular, the "Agreement for Contribution of Funds to the Bathhouse Rehabilitation Project at Barton Springs Pool" executed between the City of Austin and the Barton Springs Conservancy requires, under the currently projected schedule, that we make first payment of contributed funds on November 2, 2017, and that we make the second payment of contributed funds on or about August 1, 2018. In addition, the Agreement specifies that grant funding for the Bathhouse Rehabilitation project are deposited in a segregated account or accounts for donations to the Project maintained by the Conservancy, and each payment of Contributed Funds is deposited in an account designated with the notation "Bathhouse Rehabilitation Project at Barton Springs Pool."

D. Current project timeline

According to the latest information from the City of Austin Public Works Department, the projected major milestones for the Historic Barton Springs Bathhouse Rehabilitation project are set forth below:

10/2/2017	Consultant Notice To Proceed (contract execution with Limbacher & Godfrey)
1/1/2018	Completion of Preliminary Design, investigations and initial public engagement
4/1/2018	Completion of Schematic Design (30%)
8/1/2018	Completion of Design Development (60%)
2/1/2019	Completion of Construction Documents (100%)

3/14/2019 Bid Date
7/1/2019 Phase 1 Construction start date

As seen from this schedule, the July 1, 2019 "Phase 1 Construction start date" will begin construction work on restoring the original entrances to the Barton Spring Bathhouse. Of course, if there are any adjustments to the projected schedule, we will keep you advised.

I hope this information meets your requirements, but please let me know if any additional information or explanation is needed.

Thank you for your support!
Mike Cannatti

From: Clarissa Perez [REDACTED]
Sent: Tuesday, August 08, 2017 10:36 AM
To: Mike Cannatti; Steve Genovesi
Cc: 'JJ Langston'; McKnight, Kim; [REDACTED]
Subject: RE: Monday's Meeting

Good Morning Mike,

We reached out to Jonessa Munoz in Kim McKnight's absence and talked her through yesterday's meeting and the documentation the HLC Grant Commission is requesting. Will you please work with Jonessa and Randy to provide us with the following by **Friday, August 11?**

- More information on the scope of work to be performed
- Provide historical component of project or historical documentation related to the project
- Explanation of how the bid process will work
- Current project timeline

I have included a link to the [Heritage Grants Guideline](#) for your records. Should you have any questions, please do not hesitate to contact me.

Thanks,

CLARISSA PEREZ | Heritage and Diversity Marketing Specialist
V: (512) 583-7246 | [REDACTED] | visitaustin.org

From: Mike Cannatti [REDACTED]
Sent: Tuesday, August 8, 2017 8:14 AM
To: Clarissa Perez <[REDACTED]>; Steve Genovesi [REDACTED]
Cc: 'JJ Langston' [REDACTED]
Subject: RE: Monday's Meeting

Hi Clarissa and Steve,

Thanks again for your time yesterday. To make sure I'm collecting the required information, could I ask you to specify what we need to provide? Since I'm not an architect, I'm not sure of the terminology here, and would appreciate any additional details on what we should be providing to convey the status of the bathhouse rehab project.

Thanks!
Mike Cannatti
Barton Springs Conservancy

From: Clarissa Perez [REDACTED]
Sent: Friday, August 04, 2017 9:24 AM
To: Michael R. Cannatti; 'JJ Langston'
Cc: Steve Genovesi
Subject: RE: Monday's Meeting

Good Morning,

We have an update on location. Monday's meeting will be held in Room 500 at the One Texas Center. See you soon.

Thanks,

CLARISSA PEREZ | Heritage and Diversity Marketing Specialist
V: (512) 583-7246 | [REDACTED] | visitaustin.org

From: Clarissa Perez
Sent: Friday, August 4, 2017 8:12 AM
To: Michael R. Cannatti [REDACTED]; JJ Langston [REDACTED] >
Cc: Steve Genovesi <[REDACTED]>
Subject: RE: Monday's Meeting

Good Morning JJ and Michael,

The purpose of the Heritage Grants Fund is to promote tourism through the preservation, restoration, or rehabilitation of historic buildings, structures, objects, monuments, sites or districts (historic property or historic properties). In Monday's meeting the HLC Committee will review your application and ask any questions relating to the historic nature of the project, in order to determine if the project is an appropriate use of grant funds. The requirement is three bids, but the Committee can make exceptions on a case by case basis. Please be prepared to speak to this in the meeting.

I should know the room # by this afternoon and will send an email follow-up with that info. Should you have any additional questions, please do not hesitate to contact me.

Thanks,

CLARISSA PEREZ | Heritage and Diversity Marketing Specialist
V: (512) 583-7246 | [REDACTED] | visitaustin.org

From: Michael R. Cannatti [REDACTED]
Sent: Friday, August 4, 2017 7:47 AM
To: JJ Langston [REDACTED] >
Cc: Clarissa Perez <[REDACTED]>
Subject: Re: Monday's Meeting

One specific question we have is whether the three-bid requirement applies or must be addressed at the HLC grant review meeting.

Sent from my iPhone

On Aug 4, 2017, at 6:08 AM, JJ Langston [REDACTED] wrote:

Clarissa,

I'm writing in regards to the HLC Grant Review Committee Monday meeting and specifically in regards to Barton Springs Conservancy. What information should we have available for that meeting/review?

Many thanks

JJ Langston

From: Clarissa Perez [REDACTED]

Sent: Thursday, August 03, 2017 4:49 PM

To: [REDACTED]

Cc: Steve Genovesi

Subject: Fall 2017 Heritage Grant Cycle

Good Afternoon,

Thank you for submitting your application for the 2017 Fall Heritage Grants. Visit Austin's Tourism Group reviewed your application request for rehabilitation of historic bathhouse and approved it for the below amount:

	Requested Amount	Approved Amount
Barton Springs Conservancy	\$238,000	\$45,000

As a next step of the decision process, the HLC Grant Review Committee will review your application. The HLC Grant Review Committee will meet [at 4 p.m. on Monday, August 7, 2017](#) at the One Texas Center, Room # TBD. We highly recommend a representative from your organization be present during this meeting to answer any questions the committee may have. I will follow up with you as soon as I know the room number. Should you have any questions regarding this process, please do not hesitate to contact me.

Thanks,

CLARISSA PEREZ | Heritage and Diversity Marketing Specialist

VISIT AUSTIN

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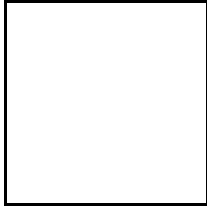
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-

JJ Langston
Executive Director

BartonSpringsConservancy.org

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