



Zilker Café Renovation

Barton Springs Pool

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Jaime Beaman, Casabella Architects, Architect of Record

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PURPOSE

The Zilker Café renovation will utilize the structure's original 1960 design by architect Paul Roesle as the basis for the rehabilitation of the building shell. The renovation will include much needed repairs and bring the structure into compliance with current building codes and regulations.

The renovated building, a contributing structure to the Zilker National Historic District, will serve as a food and beverage concession stand.

FUNDING

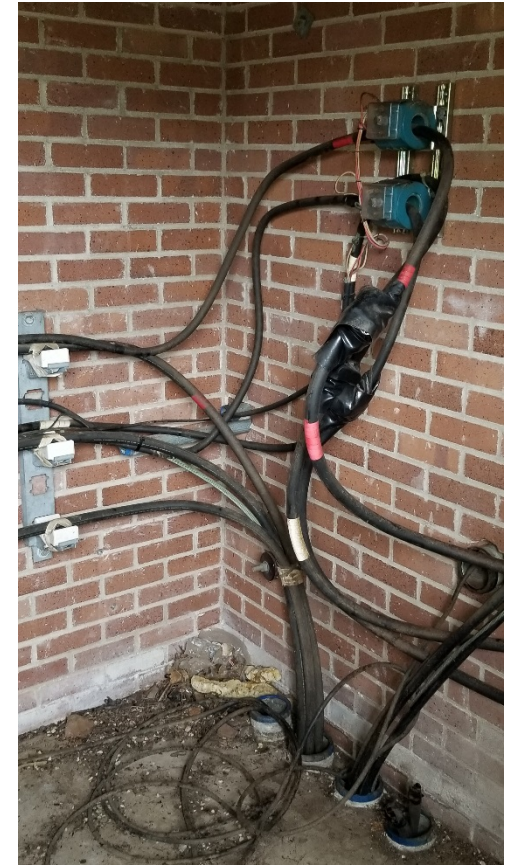
- 2012 G.O. Bonds
- Hotel Occupancy Tax (HOT) funding (anticipated)



EXISTING CONDITIONS



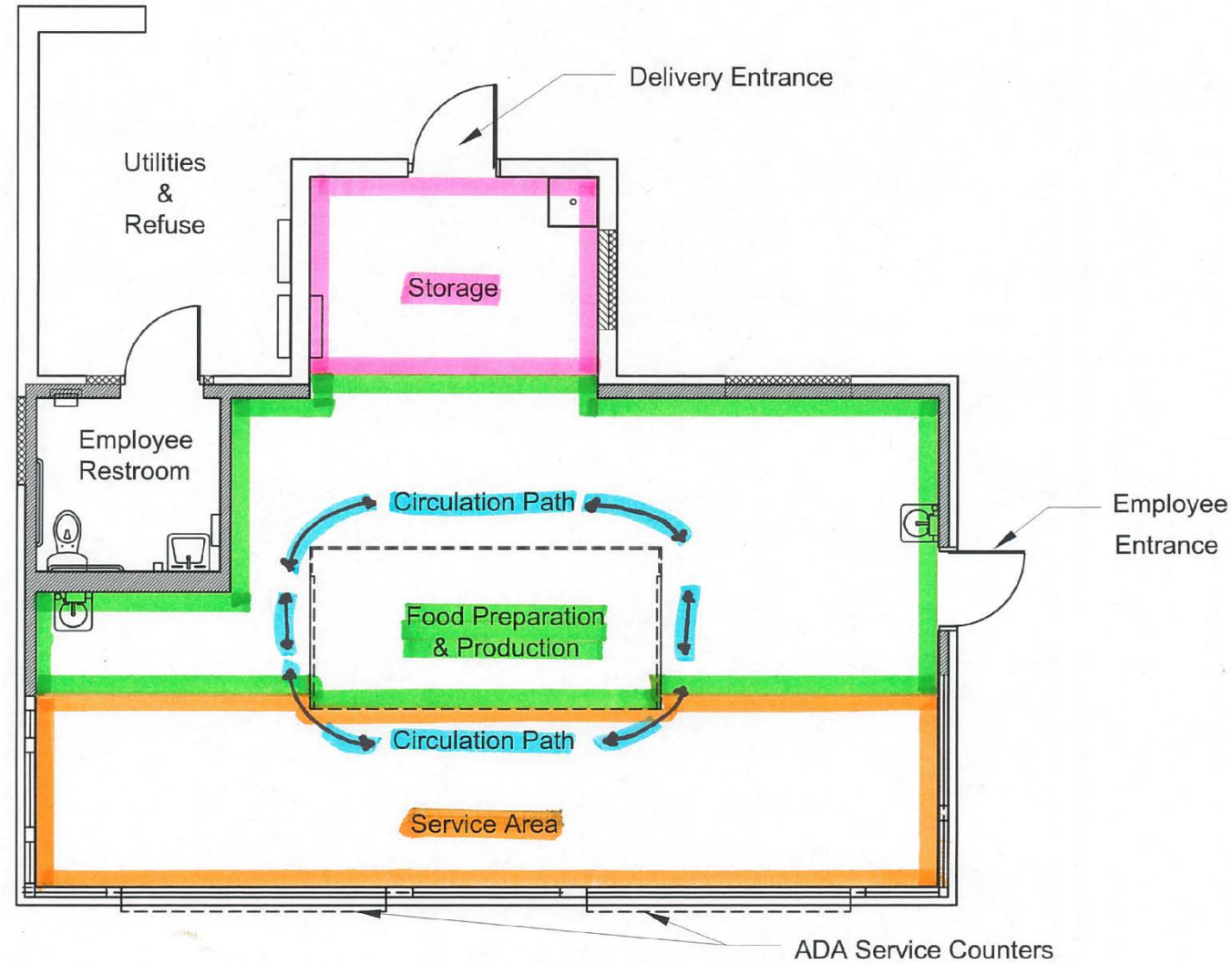
EXISTING CONDITIONS – MAJOR ISSUES



BUILDING IMPROVEMENTS

- Hazardous Material Abatement
- Demolition & Masonry Shoring
- Exterior Improvements
 - roof replacement
 - refurbish stone face
 - ADA accessible serving counters
 - new utility connections & grease trap
 - energy efficient lighting system
 - thermally efficient storefront windows
- New Structural Framing
- Interior Improvements
 - updated plumbing, mechanical and electrical systems
 - new walls & flooring
 - new fire alarm & suppression system
 - ADA compliant employee restroom
 - energy efficient lighting system

FLEXIBLE KITCHEN LAYOUT



CONCESSION BOUNDARY



The building footprint, roof overhang and area of use remains unchanged. The food vendor may place picnic tables, benches and umbrellas throughout the designated area.

ESTIMATED PROJECT SCHEDULE

Design & Construction Timeline – PARD Park Development

- Design Development – Late Summer 2018
- Construction Drawings Complete – Fall 2018
- Permitting – Early Winter 2019
- Construction Start – Spring 2019 (Job Order Contract)
- Construction Completion – Early Fall 2019

Vendor Request For Proposals (RFP) – PARD Contracts

- Scope of Work Development – In Progress
- Issue RFP at completion of Design Development – Fall 2018
- Vendor Selection – Spring 2019
- RCA & Concession Award – Late Summer 2019
- Contract Negotiation – Early Fall 2019





Questions

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