



Recommendation for Action

File #: 21-2436, **Agenda Item #:** 59.

7/29/2021

Posting Language

Approve an amendment to the Parkland Improvement, Management and Operations Agreement with the Norwood Park Foundation, Inc. to amend the scope of work and the parties' responsibilities for work to be completed at the Norwood House, extend the term to March 10, 2023, and fund the Norwood House work in the maximum amount of \$2,950,000.

Lead Department

Parks and Recreation Department.

Fiscal Note

Funding is available in the Fiscal Year 2020-2021 Capital Budget of the Parks and Recreation Department.

Prior Council Action:

June 14, 2012 - Council approved Resolution No. 20120614-022 supporting the efforts of the Norwood Park Foundation to fund and restore the Norwood House, supporting the use of the Norwood House as a community meeting space and potential revenue-generating event facility for use by the Austin community, and directing staff to negotiate and execute a park improvement agreement for the Norwood House with the Norwood Park Foundation on consent on Mayor Pro Tem Cole's motion, Council Member Spelman's second on a 7-0 vote.

December 13, 2012 - Council approved the negotiation and execution of a parkland improvement management and operations agreement with the Norwood Park Foundation on consent on Council Member Spelman's motion, Council Member Morrison's second on a 7-0 vote.

For More Information:

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Additional Backup Information:

In 2011, the Parks and Recreation Department completed a feasibility study to assess the condition of the Norwood House, an Arts and Crafts wood frame bungalow house dating to 1922 and located on approximately 9 acres of the Norwood Tract at Town Lake Metropolitan Park, at 1012 Edgecliff Terrace. This area of parkland lies along the south shore of Lady Bird Lake just west of IH-35 and north of Riverside Drive. At the conclusion of the assessment and public engagement process, Council approved the staff-recommended option to rehabilitate the house and grounds. The Norwood Park Foundation, Inc. entered into an agreement with the City in 2013 to undertake rehabilitation of the house and grounds and to operate and maintain them as a park amenity.

The agreement included two phases. Phase 1, which the Foundation completed in 2015, included environmental remediation, lifting and moving the house back to its historic location, replacing rafters and roof decking, sealing windows to provide a weather tight interior, providing security fencing, and pruning and mulching the heritage trees around the house to restore tree health.

The original Phase 2 included design, permitting, and construction related to the rehabilitation of the house and historic ornamental gardens, including a new terrace or deck behind the house, a parking area, sidewalks and pathways, and all utilities and connections. The Amended Phase 2 Scope of Work is limited to rehabilitation of the exterior of the Norwood House and construction of a parking area and sidewalks.

The project has experienced several delays since 2013, including permitting delays, delays related to the Foundation's inability to raise sufficient funds to complete the work, and, most recently, delays resulting from the COVID-19 pandemic. The Foundation raised sufficient funds to complete Phase 1 and the design and permitting of Phase 2. The amendment to the Agreement provides that City will pay a maximum of \$2,950,000 to fund the Amended Phase 2 Scope of Work, consisting of \$1,950,000 from the Parks and Recreation Department through the 2018 G.O. bond program and \$1 million from Hotel Occupancy Tax funds, which support projects promoting the growth of tourism, the Convention Center, and the hotel industry.

Strategic Outcome(s):

Health & Environment; Culture & Lifelong Learning.