

Waller Creek Boathouse
71 Trinity Blvd
Austin, TX 78701

Current Concessionaire
Austin Rowing Club



Facility History:

1986 - Robert Barnstone sold his land to Southland Corporation on the condition that Southland fund and build a rowing facility on the shores of Town Lake. This facility was called the Town Lake Rowing Center. The Austin Rowing Club, a local non-profit, operated out of the facility providing instruction and rowing services to the public and members.

2010 - The Town Lake Rowing Center was removed as part of the Waller Creek Tunnel Project. However, integral to this historic public works project was the construction of a new, city-owned Waller Creek Boathouse. The facility was substantially complete in 2012.

April, 2010 - The City of Austin issued a request for proposals for the management and operations of the Waller Creek Boathouse.

2012- Waller Creek Boathouse was substantially complete.

March 1, 2012 – Austin City Council authorized the execution of a revenue concession contract with Austin Rowing Club. The Management and Operation Agreement between the City of Austin and Austin Rowing Club (ARC) was executed.

March 1, 2017 – The extension option was exercised.

Management and Operation Agreement between the City of Austin and the Austin Rowing Club Relating to the Waller Creek Boathouse

Term – the initial term of this agreement began on March 1, 2012 and expired on February 28, 2017. The agreement was extended for one 24-month period through February 28, 2019.

Responsibilities of Austin Rowing Club-

- Use premises only for the purpose operating and maintaining the Boathouse for use by the public.

- Offer, conduct and operate non faith-based recreation rowing and on-the-water recreation opportunities, including such activities as kayak and stand-up paddle rental, recreation-related and other related uses.
- Must submit a Uses Exhibit annually which establishes the programs, program rates, facility fee for both members and non-members, and any access restrictions that might impact the public's use of the facility.
- Provide daily janitorial and custodial service for the Boathouse.
- Make all regular and ordinary nonstructural building maintenance and repairs, maintain landscaping and irrigation system.
- Negotiate, execute and perform all subcontracts, use agreements, licenses and other agreements.
- Contribute \$117,572 to maintenance fund. To date, the Austin Rowing Club has contributed \$79,739 to the fund.
- Austin Rowing Club will provide \$40,000 in programming per year for Underserved Youth. To date Austin Rowing Club has provided \$303,530.
- ARC will provide 10% of the value of rowing revenue per year to be dedicated to financial assistance for ARC memberships. To date Austin Rowing Club has provided \$285,184.
- Revenue Share-Guaranteed Percentage Payment – An annual amount for each calendar year (or portion thereof, in the case of a short year during the term equal to the following:
 - 3% of the first \$300,000 of Commercial Gross Revenue generated during such year;
 - 10.5% of the next \$900,000 of Commercial Gross Revenue generated during such year;
 - 15% of the Commercial Gross Revenue generated during such year.
- Per contract, estimated payments to City over contract term - \$1,238,307
- Total amount of revenue the City has received from the contract:
 - FY13 – \$9,377.22
 - FY14 - \$57,540.41
 - FY15 - \$77,126.33
 - FY16 - \$96,637.71
 - FY17 - \$110,089.81
 - FY18 – (Oct 2017 -May 2018) - \$62,266.70
 - **Total to date - \$413,038.18**

Anticipated Council Resolution

At the June 28, 2018, City Council meeting, it is anticipated that members will discuss a resolution to direct the Park's and Recreation Board's Contracts and Concessions Committee to solicit feedback on the appropriate process to use in this circumstance and potential contract terms. Pending those recommendations, the City Manager is directed to negotiate and execute a contract with Austin Rowing Club for the management and operation of the boathouse on Lady Bird Lake for an appropriate period.