



# Zilker Café Renovation

## Barton Springs Pool

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# EXISTING CONDITIONS





# 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 and will bring the structure into compliance with current building codes and regulations.

The renovated building will serve as a food and beverage concession.

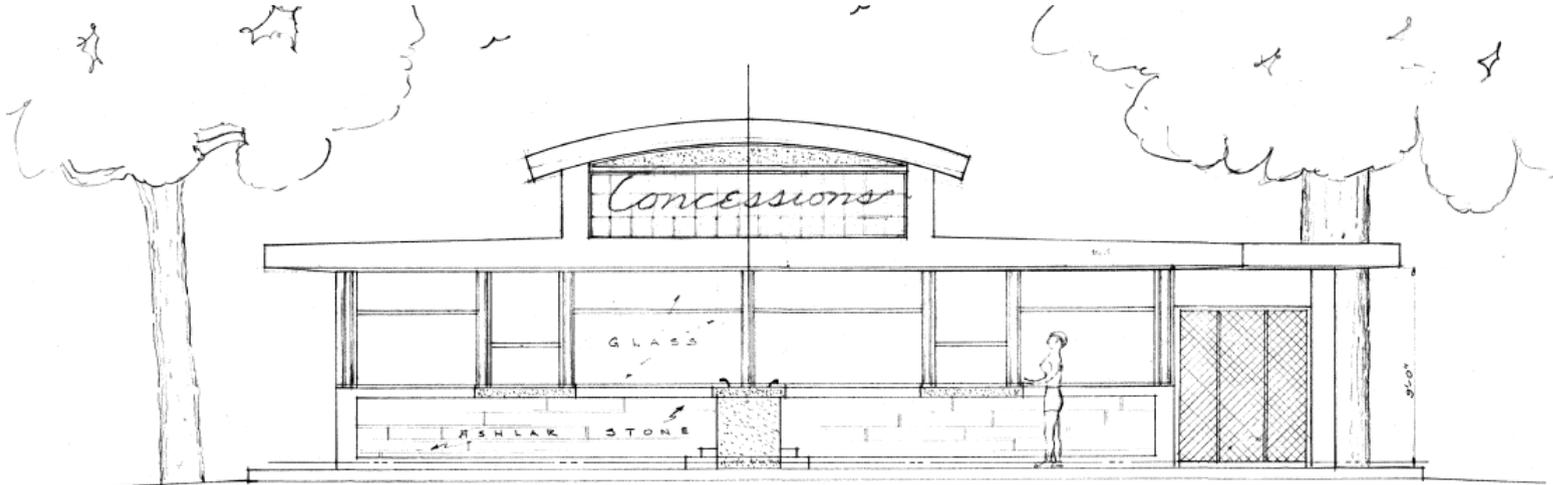
# FUNDING

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

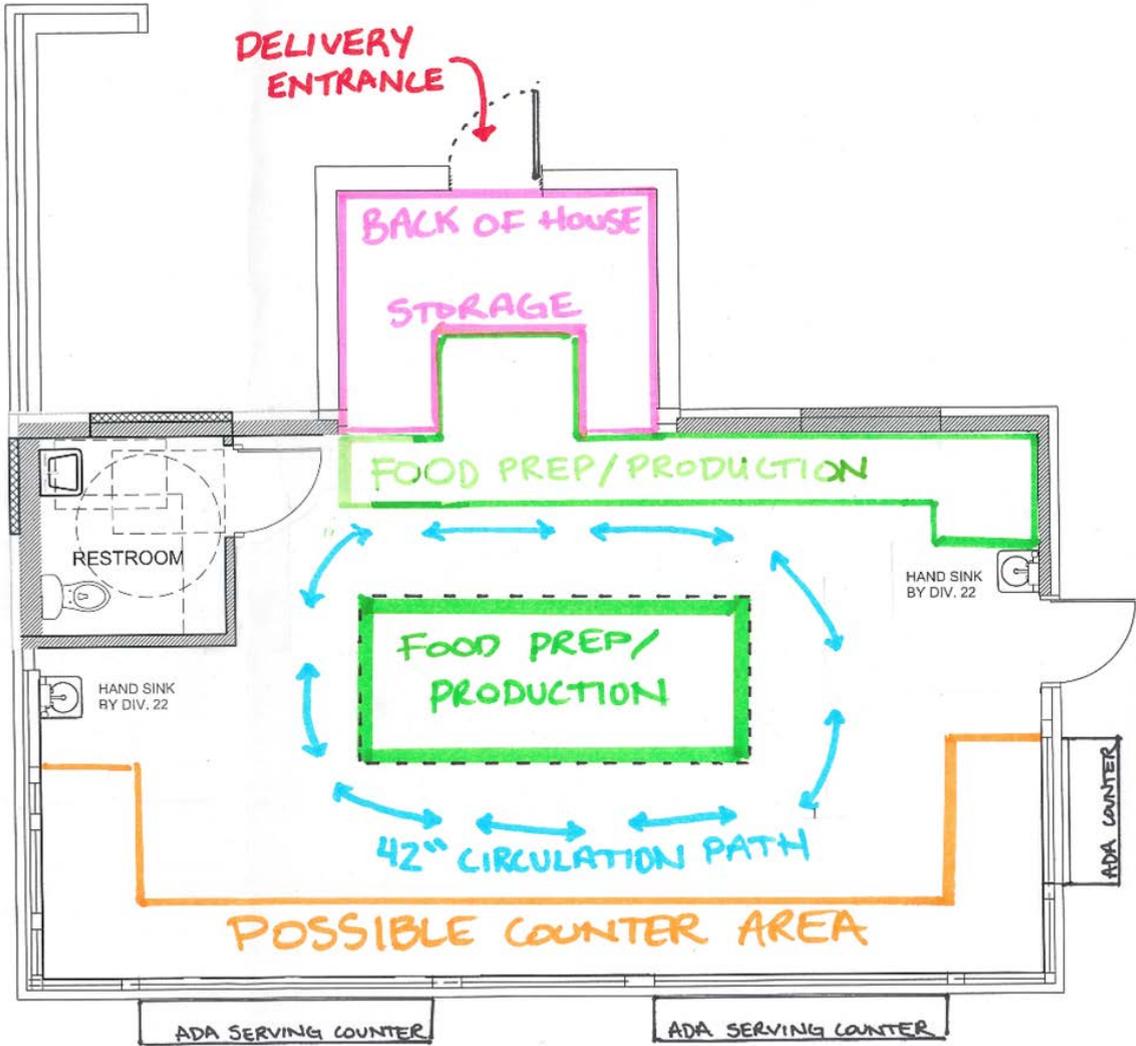
# SCOPE OF WORK

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

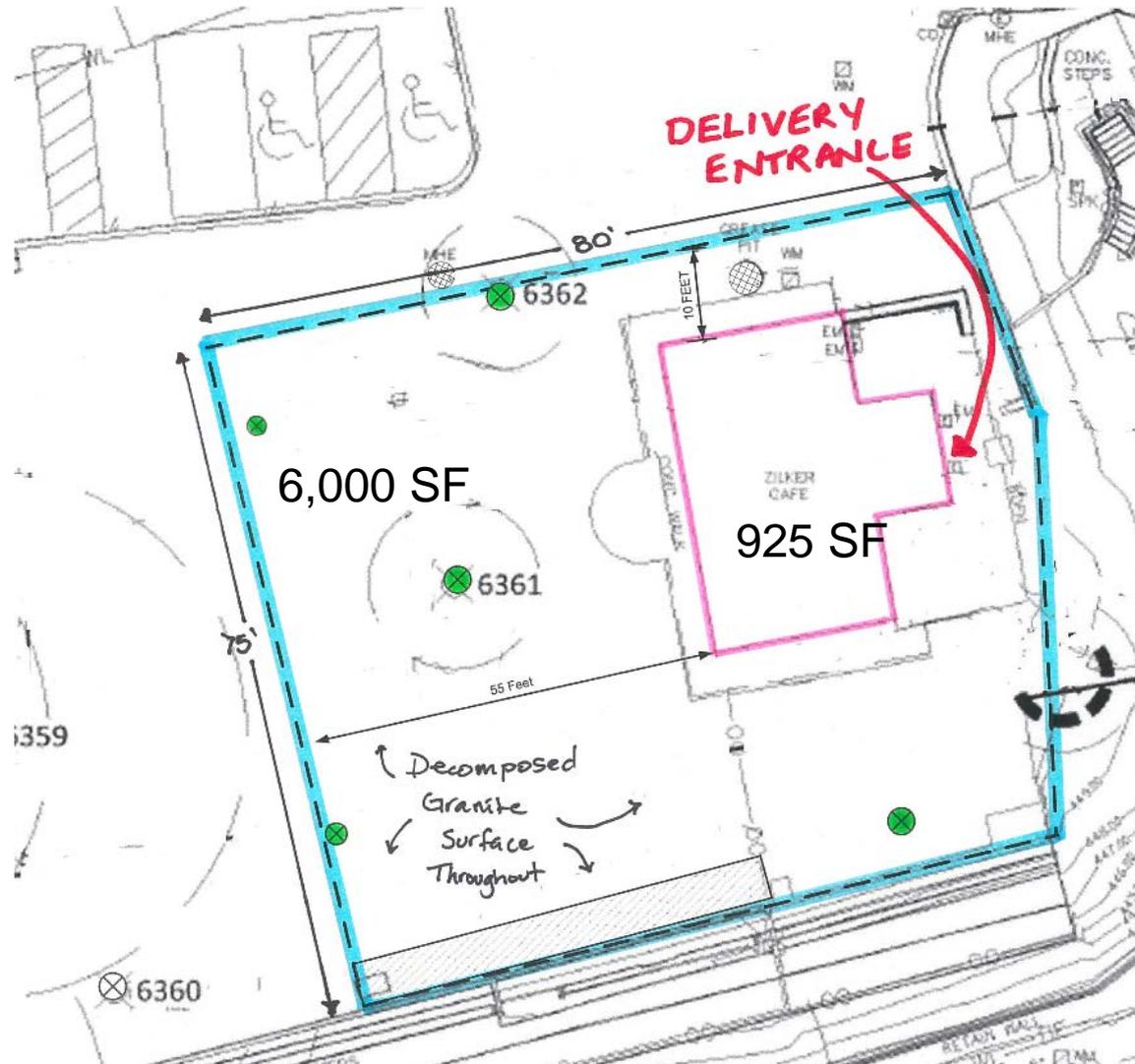
# ORIGINAL DESIGN & COMPLETION (1960)



# FLEXIBLE KITCHEN LAYOUT



# CONCESSION BOUNDARY



## Constraints:

- **building footprint expansion:** limited by impervious cover regulations (SOS), proximity to Eliza Springs, Landmark Commission approval and critical tree root zones
- **building height increase:** limited by structural capacity, economic feasibility and Landmark Commission approval
- **outdoor surface area:** due to impervious cover constraints, decking may not be installed. Decomposed granite allows for tables, chairs, benches, and umbrellas

# PROJECT SCHEDULE

## Timeline

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

## Vendor RFP

- Issued at completion of Design Development – Fall 2018



# Questions