

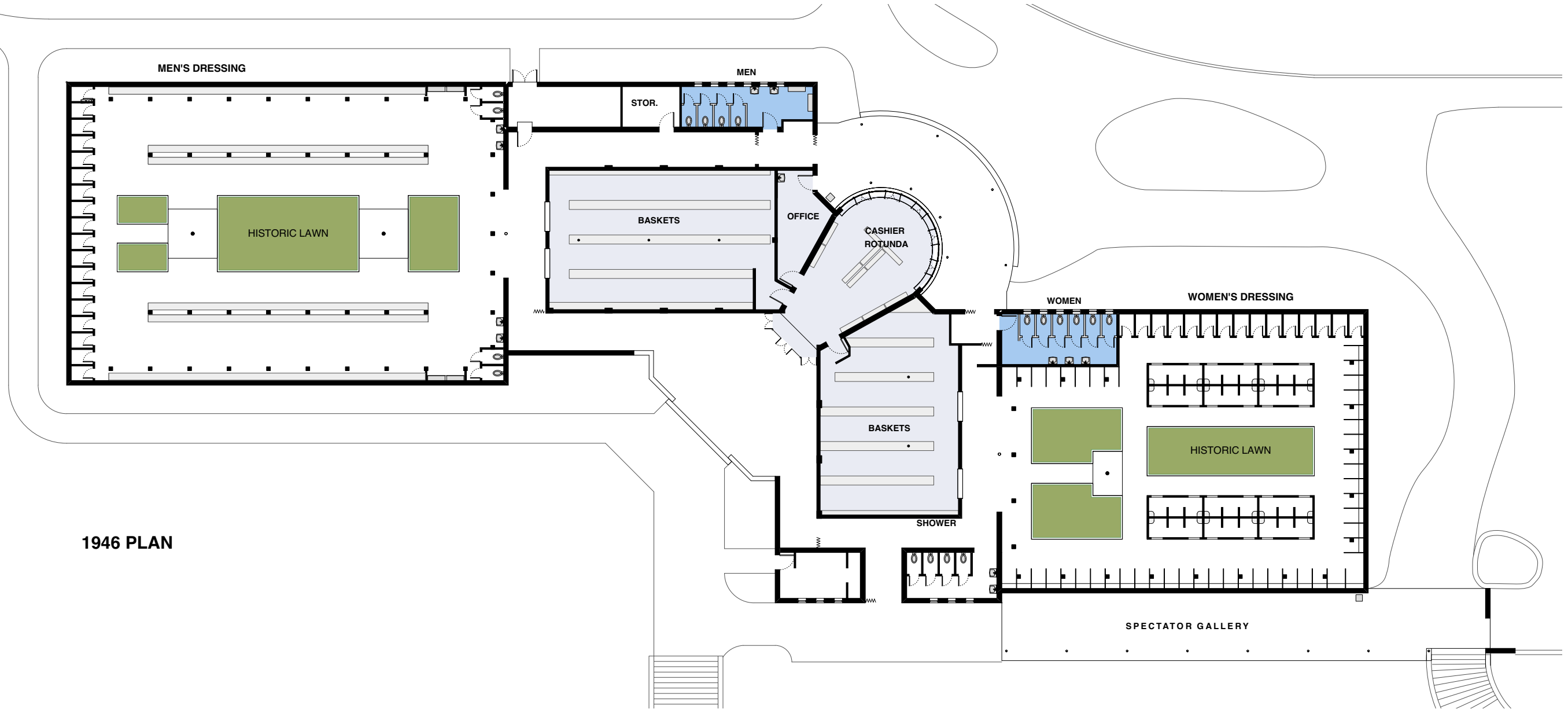


Historic Landmark Commission - ARC

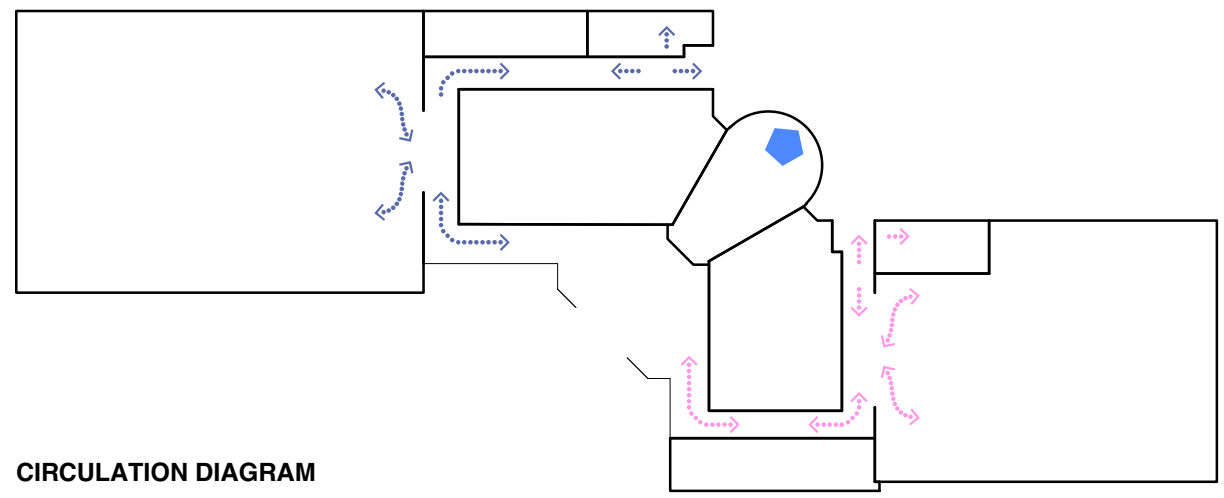
February 8, 2023






1946 PLAN

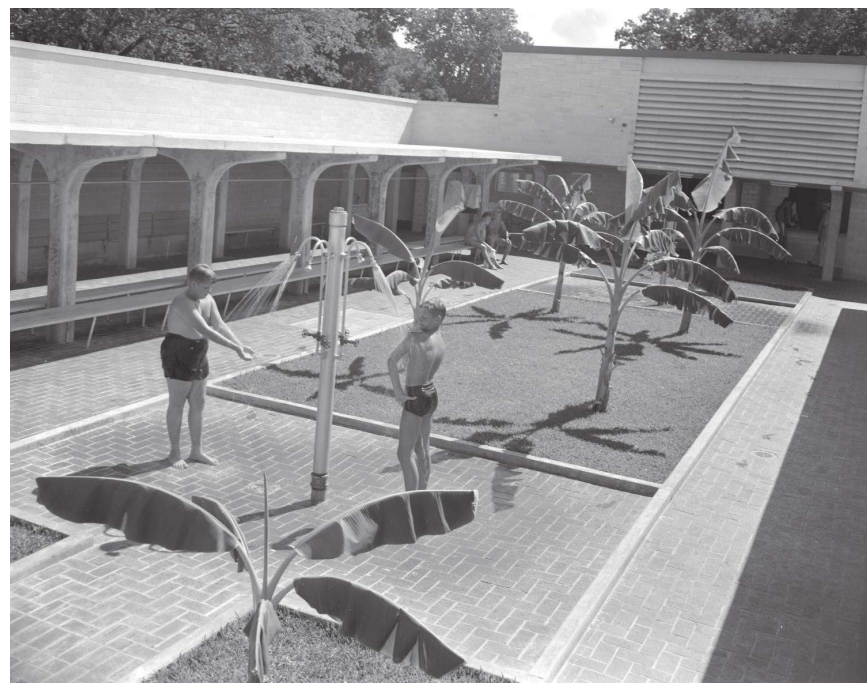
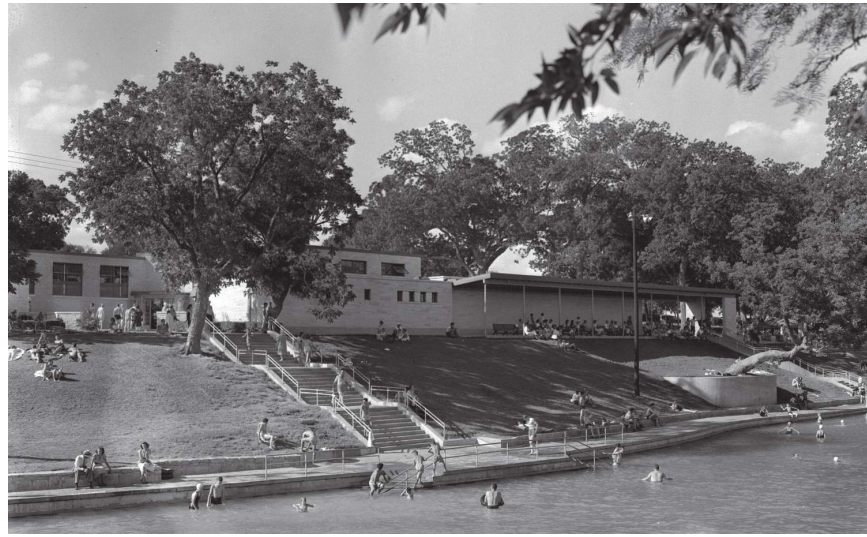
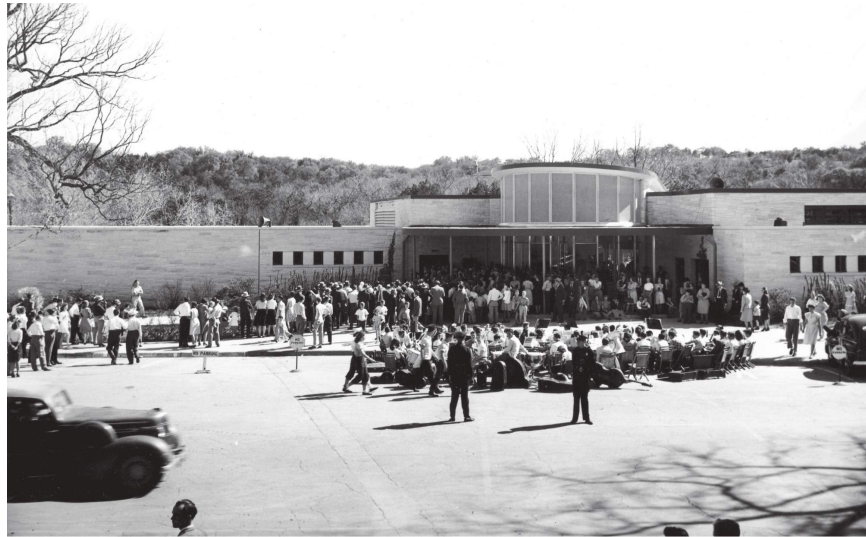


CIRCULATION DIAGRAM



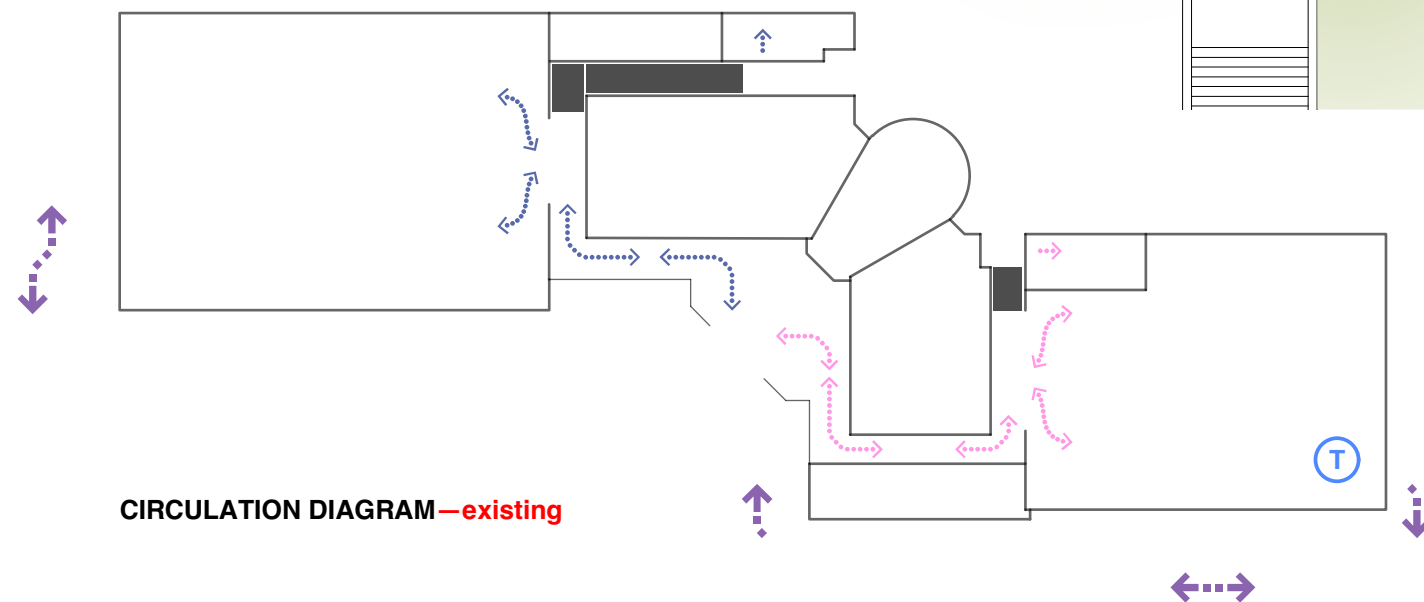
LEGEND

-  MEN'S AREA ONLY CIRCULATION
-  WOMEN'S AREA ONLY CIRCULATION
-  CASHIER





EXISTING PLAN



CIRCULATION DIAGRAM—existing

Goal

Rehabilitate and upgrade the historic bathhouse to provide a renovated structure that will meet the needs of the COA and users for 50-70 years

Scope

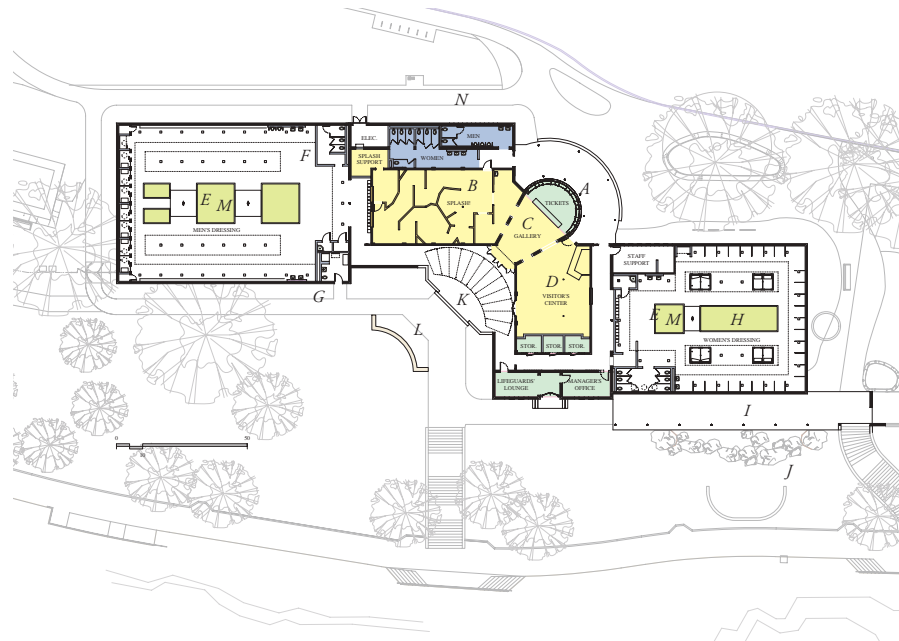
- Address deteriorated building materials and systems
- Address space program and operator use issues
and bring non-conforming accessibility, building code/life safety issues into conformance with current code requirements.
- Work in coordination with other ongoing projects in the vicinity
including new park trails and restroom buildings.
- Consider future projects
including a new visitor center.
- Develop in accord with the goals of the Barton Springs Pool Master Plan, 2008, and with the recommendations of the Zilker Bathhouse Zone Feasibility Study, 2016

2008 Master Plan

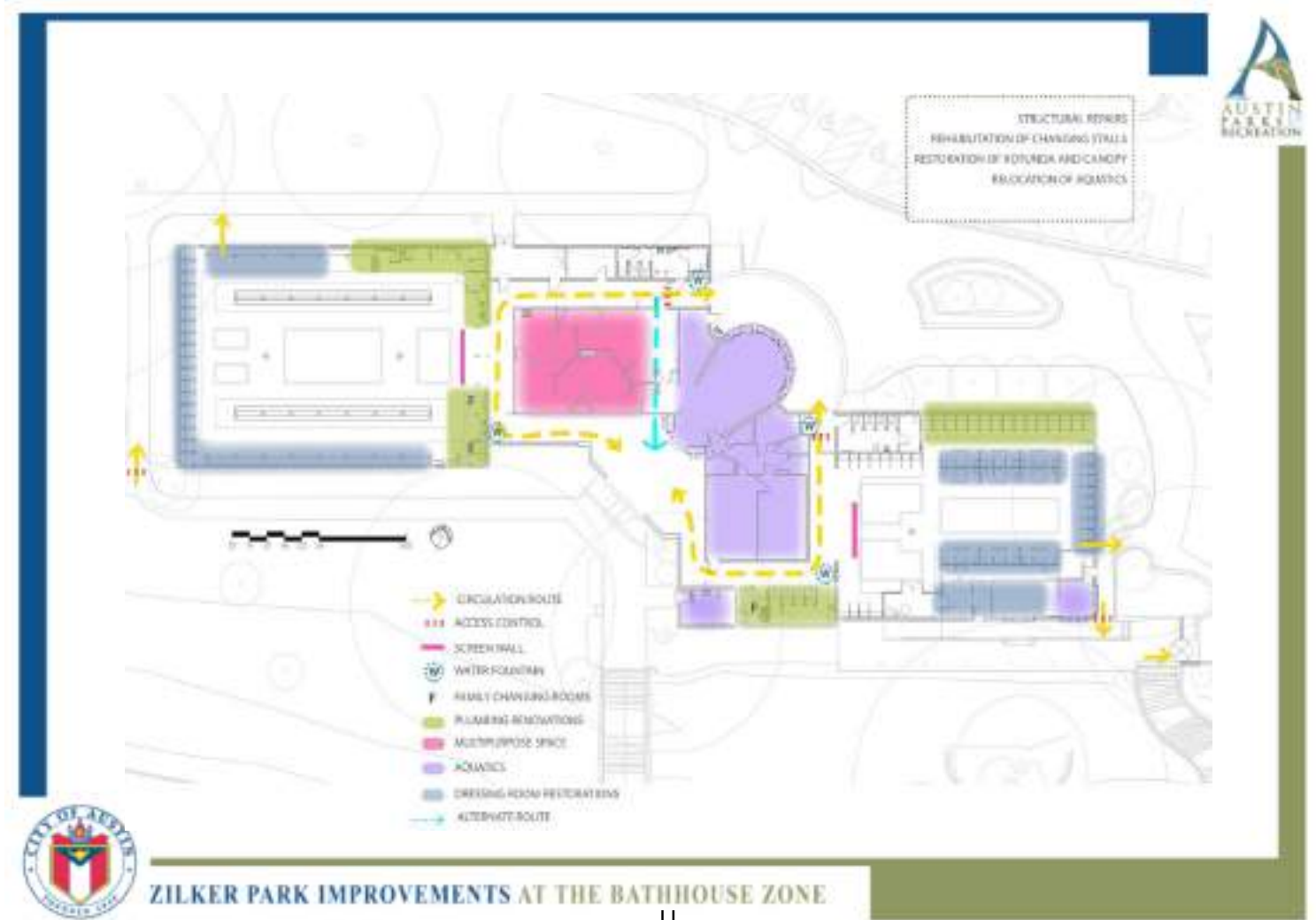
2016 Feasibility Study

Proposed Bathhouse

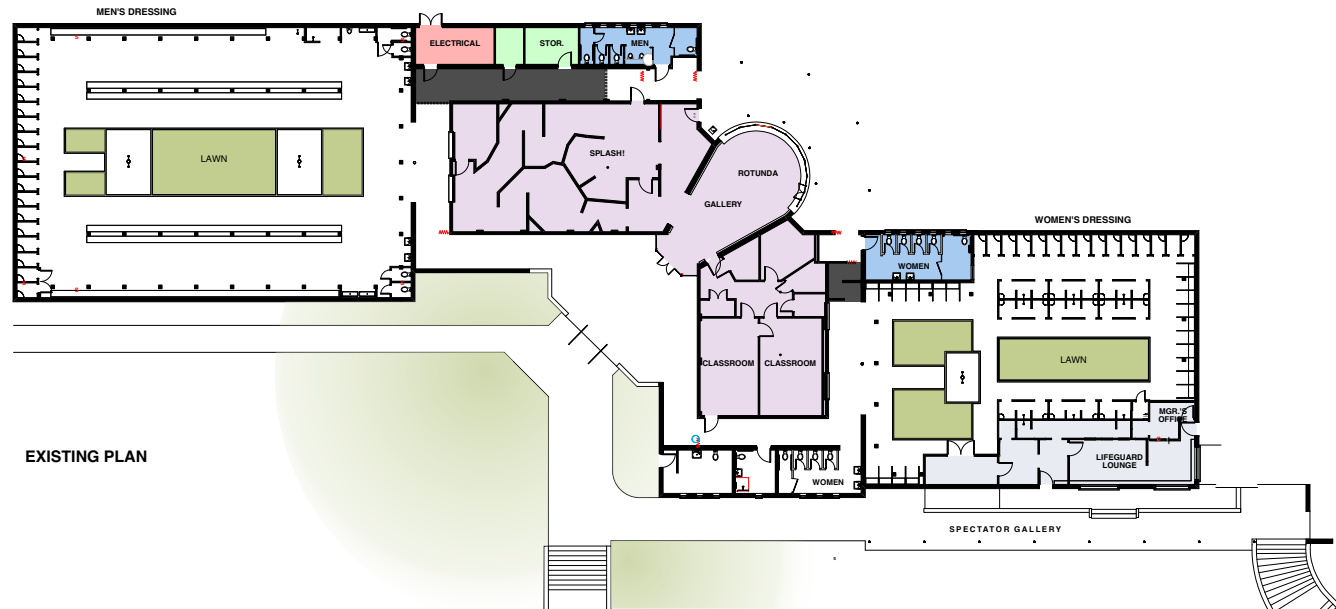
- A. Return ticket sales to their original location.
- B. Splash! exhibit remains in its current location.
- C. New Visitor Center function offers park history and information, while serving as "lobby" for the Splash! exhibit.
- D. New Gallery to display real-time technical data, such as flow rates and water chemistry, about springs and aquifer.
- E. Outdoor showers. No umbrellas, no canopies.
- F. New water closet space for greater privacy.
- G. New Unisex Restrooms for family convenience.
- H. Women's Dressing area redesigned for more open feel, while still offering a range of privacy options.
- I. Remove non-original construction to recreate full-depth "Spectator's Gallery".
- J. New Boulder Garden.
- K. New overhead shade canopy.
- L. Widen intersection with a low stone wall, and wider walk.
- M. Solar hot water for men's and women's showers.
- N. Consolidate public restrooms in this location.



Returning the ticket-taking operation (A) to the central rotunda improves service during "peak" hours, and gives the building a much-needed human face. And without the level-change apparatus, the Spectator's Gallery (I) is once again a social space. The new importance of the Entry Forecourt as a gathering and dispersal space is acknowledged with the addition of the shade canopy (K) and the widened intersection (L).



Initial Scope Issues:



BUILDING

- Rehabilitate the historic Rotunda and dressing areas
- Replace plumbing and drainage systems
- Stabilize structure and make flood load enhancements
- Upgrade building infrastructure and deteriorated materials

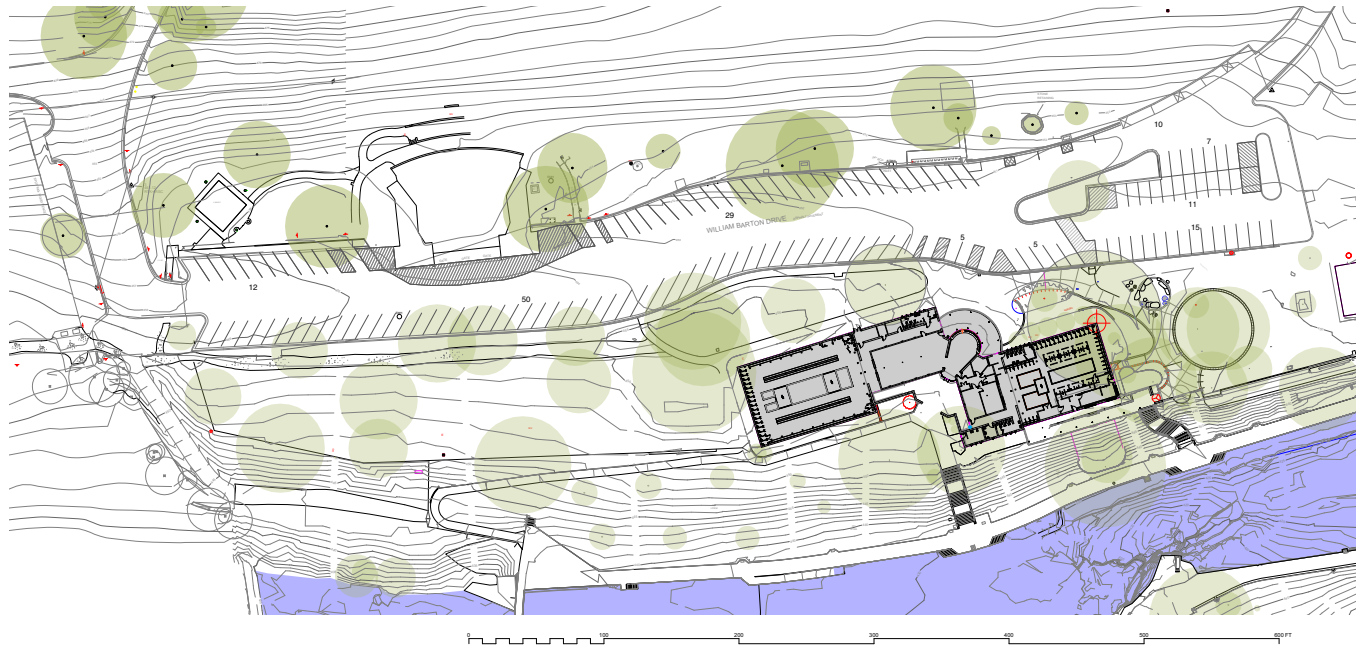
SPACE PROGRAM

- Relocate and enlarge Aquatics staff facilities
- Study relocation options for Sheffield and SPLASH!
Reimagine the vacated areas of the bathhouse to reinforce commitment to public education and public stewardship
- Study options for improved dressing room experience
Privacy options for women, Family Rooms
- Study storage needs
WPD salamander biologist equipment storage
Bathhouse maintenance
Zilker maintenance

SAFETY, USER EXPERIENCE

- Modify existing egress and access ways
 - Address life safety, handicapped accessibility
 - Automated entry improvements to building and site

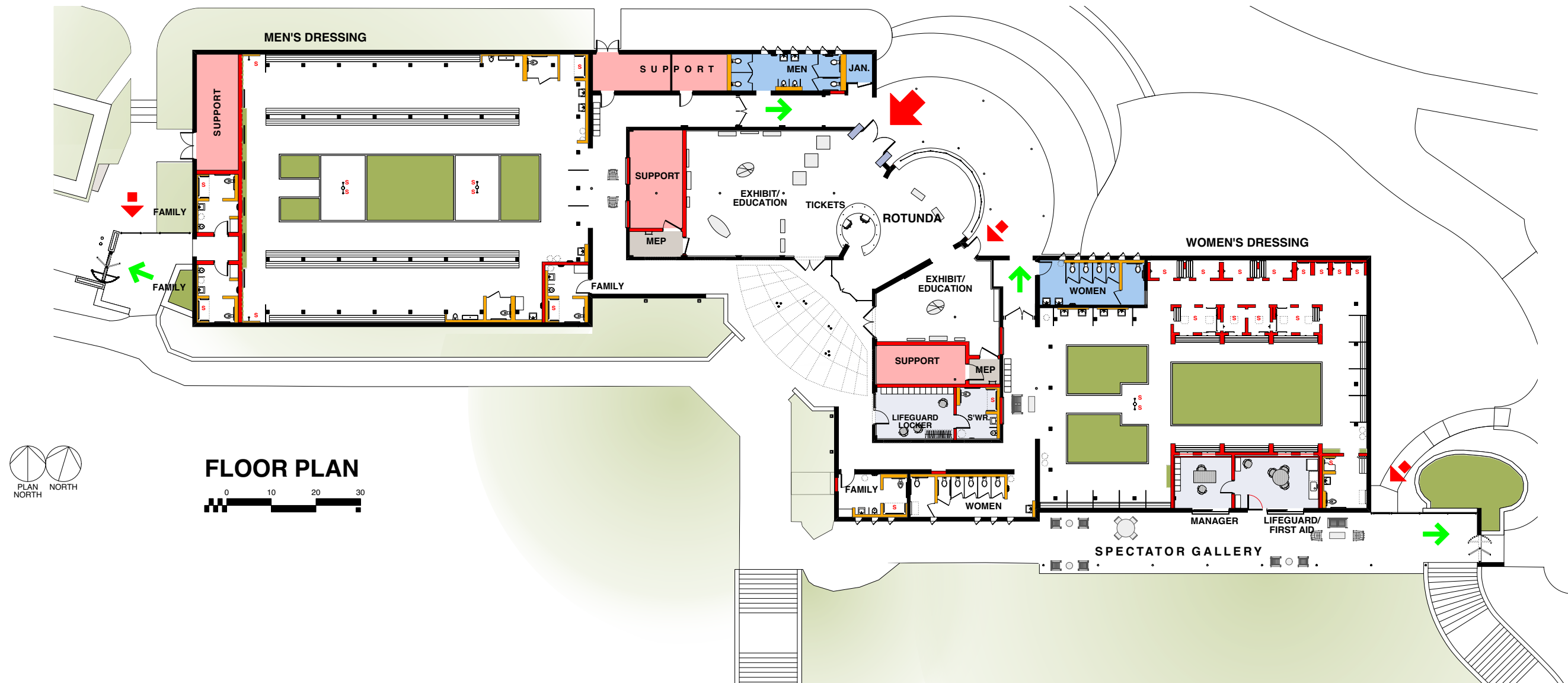
Initial Scope Issues:



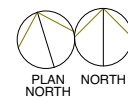
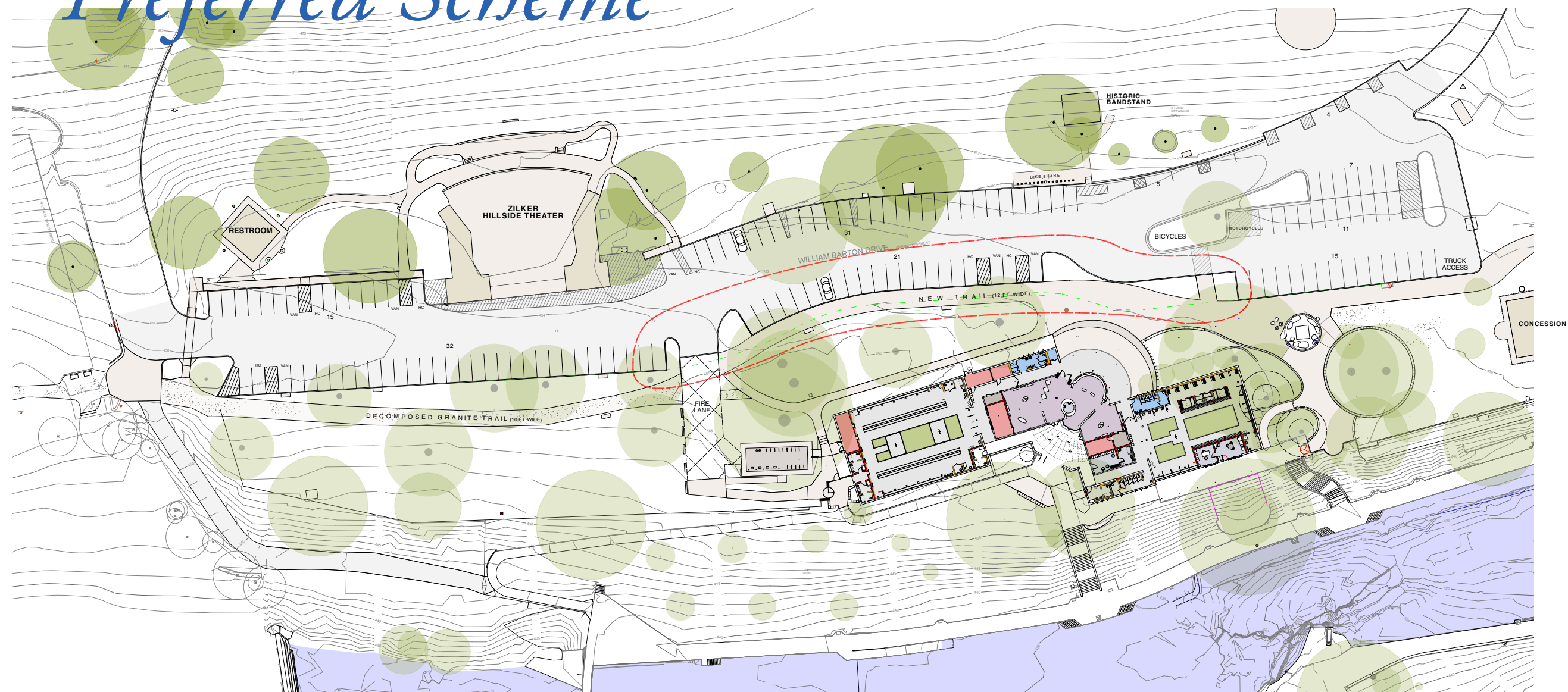
SITE

- ~~Reconfigure existing parking lot~~
to reduce impervious cover and provide related site enhancements (including a new fire loop)
- Provide trail connection between the Barton Creek Greenbelt and the Butler Hike and Bike Trail

Preferred Scheme



Preferred Scheme

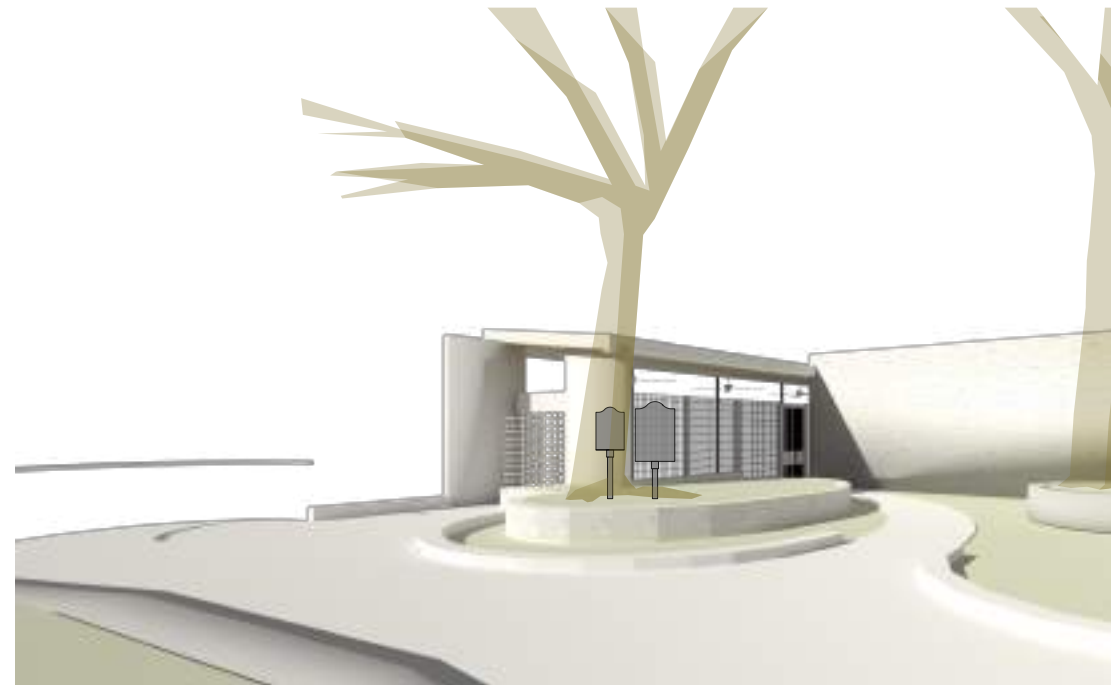
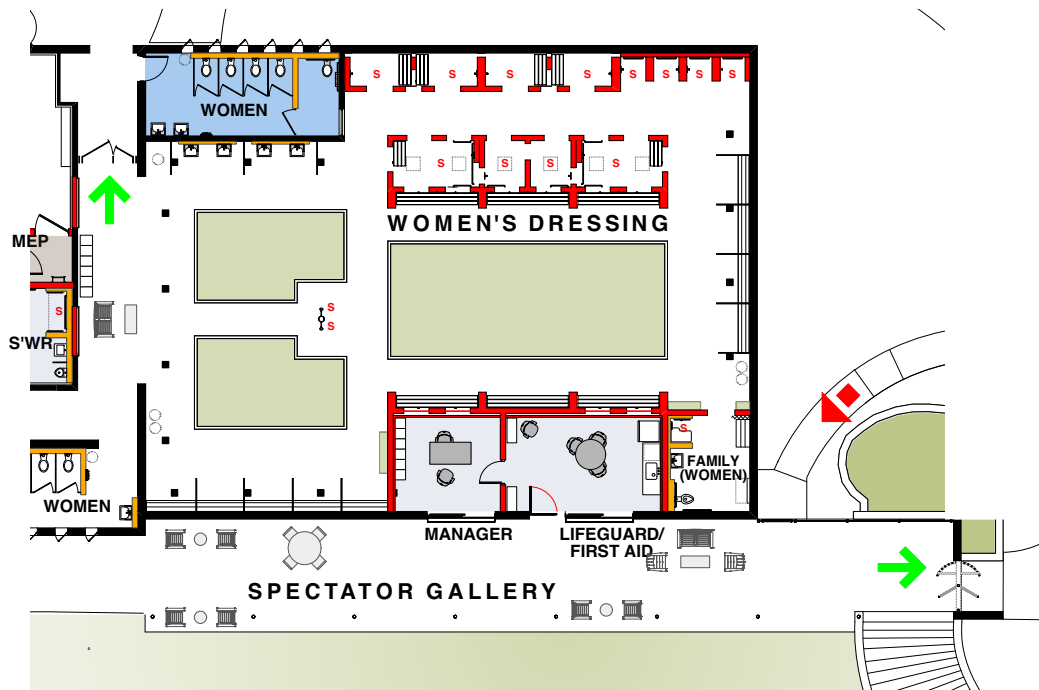


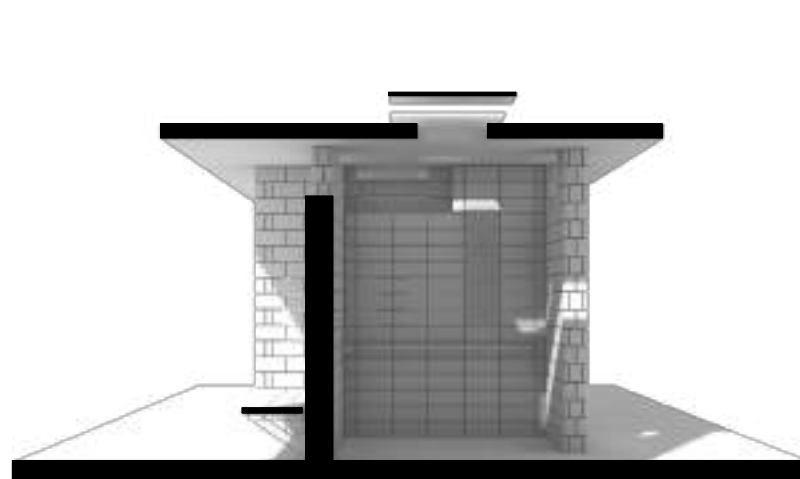
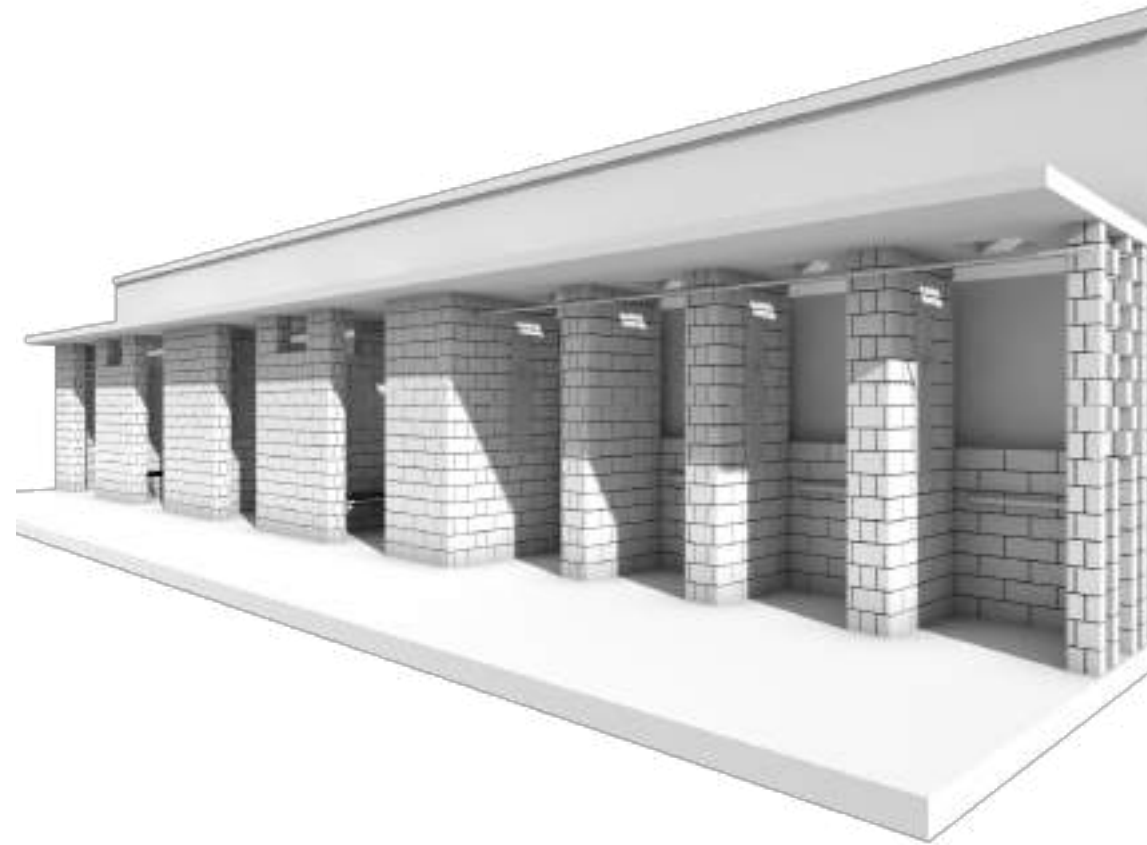
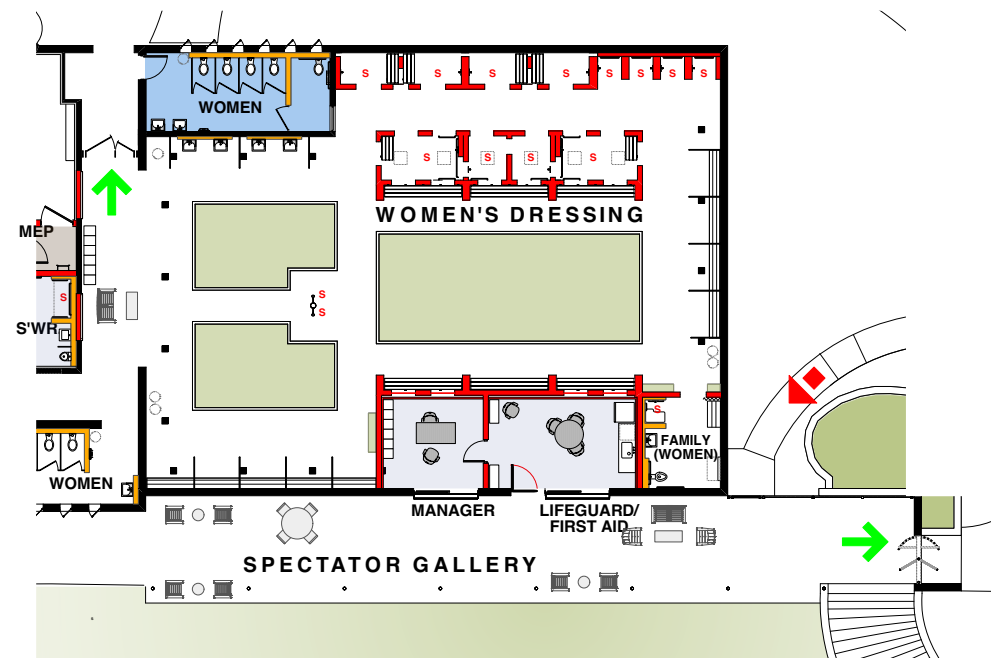
PREFERRED SITE PLAN

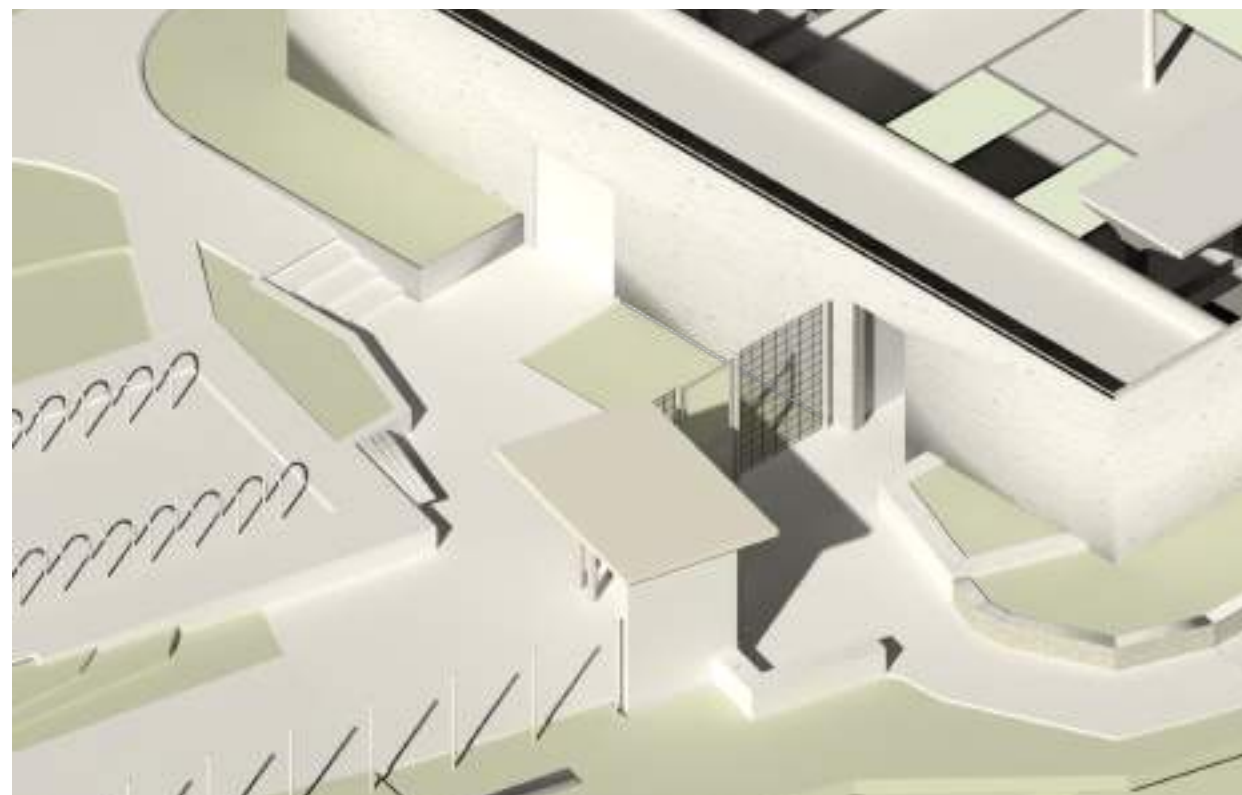
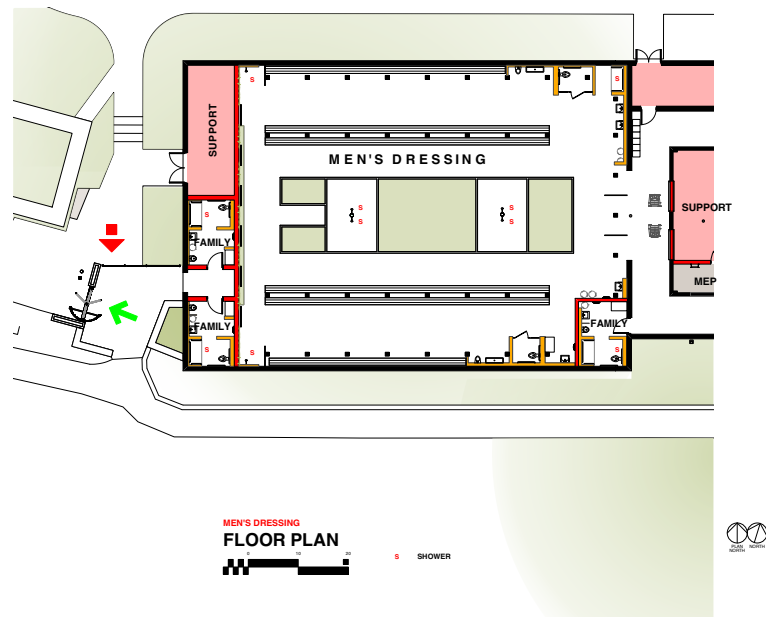
0 100 200 300 FT

Overview Design Elements









State Antiquities Landmark Status



- **SAL status applies to both the building and the site**
- **Ongoing review by THC preservation architects and archeologists**
- **Antiquities Permit requirements and any associated archeological investigations will depend on the final project design**

Community Engagement

MEETINGS

- **DESIGN KICK-OFF**
April 3, 2018
- **VALUES WORKSHOP**
August 14, 2018
- **DESIGN CONCEPTS WORKSHOP**
October 18, 2018
- **DESIGN CONCEPTS OPEN HOUSE**
October 30, 2018
- **DESIGN UPDATE**
October 30, 2019

FEEDBACK

- **CURRENT CONDITIONS SURVEY**
- **FEEDBACK ON VALUES**
- **PRELIMINARY CONCEPTS SURVEY**
- **FINAL CONCEPT SURVEY**

CITY of AUSTIN

C I P I D # 6066.035

CSP# CLM Bxxx



BID DOCUMENTS FIRST ADVERTISEMENT DATE: XXX

ZILKER METRO-BARTON SPRINGS BATHHOUSE REHABILITATION

2 1 3 1 W I L L I A M B A R T O N D R I V E A U S T I N , T E X A S 7 8 7 4 6

Consultants

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email: pat@sparksengineering.com

MEP ENGINEER
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CIVIL ENGINEER
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Asakura Robinson
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email: croberts@fd2s.com

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email: ckt@archillum.com

Owner

CITY of AUSTIN
SPONSORING DEPARTMENT
Parks and Recreation Department
Kimberly McNeeley, Director

MANAGING DEPARTMENT
Public Works Department
Richard Mendoza, Director

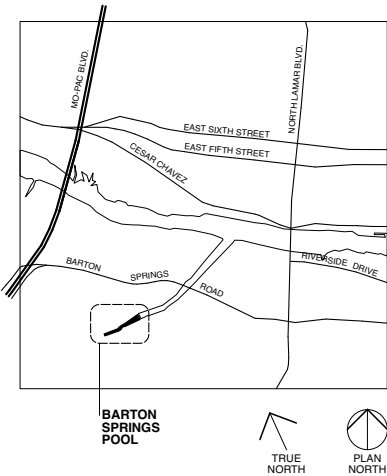
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Project Management Division
Riley Triggs
Public Works Department
PWD/ APMD Bldg. #312
P.O. Box 1088
Austin, Texas 78704 (78767)
Ph: 512-974.7747
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email: riley.triggs@austintexas.gov

CITY COUNCIL
Mayor Steve Adler
Council Member Natasha Harper-Madison
Council Member Vanessa Fuentes
Council Member Sabino Renteria
Council Member Jose "Chito" Vela
Council Member Ann Kitchen
Council Member Mackenzie Kelly
Council Member Leslie Pool
Council Member Paige Ellis
Council Member Kathie Tovo
Council Member Alison Alter

City Manager Spencer Cronk

"It is the policy of the City of Austin to involve certified Minority Owned Business Enterprises (MBEs) and Women Owned Business Enterprises (WBEs) in City contracting. MBE and WBE goals for this solicitation are contained in Volume II M/WBE Participation for construction projects."

Location Map



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T1.05	Mobilization and Phasing Concept—Building

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A5.03	Interior Elevations
A5.04	Interior Elevations
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M3.05	BAS - Control - FCU-4.5 - VRF Type
M3.06	BAS - Control - FCU-6, 7 - VRF HPU Type
M3.07	BAS - Control - WMU-1 Wall Mounted VRF Type, Misc. Systems & Network Work Requirements
M4.01	Mechanical Schedules
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E D1.03	Partial Electrical First Floor Demolition Plan
E D1.04	Partial Electrical First Floor Demolition Plan
E D1.05	Electrical Second Floor Demolition Plan
E1.00	Electrical Site Plan
E 1.02	Partial Electrical First Floor Power Plan
E 1.03	Partial Electrical First Floor Power Plan
E 1.04	Partial Electrical First Floor Power Plan
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E 2.02	Partial Electrical First Floor Lighting Plan
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E 2.04	Partial Electrical First Floor Lighting Plan
E 2.05	Electrical Second Floor Lighting Plan
E 3.01	Electrical Details
E 3.02	Electrical Schedules
P D0.02	Partial Plumbing Underfloor Demolition Plan
P D0.03	Partial Plumbing Underfloor Demolition Plan
P D0.04	Partial Plumbing Underfloor Demolition Plan
P D1.02	Partial Plumbing First Floor Demolition Plan
P D1.03	Partial Plumbing First Floor Demolition Plan
P D1.04	Partial Plumbing First Floor Demolition Plan
P D1.05	Partial Plumbing Second Floor Demolition Plan
P D1.06	Partial Plumbing Roof Demolition Plan
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P4.01	Plumbing Details

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LP 3.01b	Lighting Plan
LP 3.01c	Lighting Plan

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MEP 1.02	Proposed Overall MEP Roof Plan
MEP D1.02	Overall MEP Demo Roof Plan
M D1.03	Partial Mechanical First Floor Demolition Plan
M D1.04	Partial Mechanical First Floor Demolition Plan
M D1.05	Mechanical Second Floor Demolition Plan
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M2.02	Mechanical Details

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P D1.04	Partial Plumbing First Floor Demolition Plan
P D1.05	Partial Plumbing Second Floor Demolition Plan
P D1.06	Partial Plumbing Roof Demolition Plan
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P 0.04	Partial Plumbing Underfloor Plan
P 1.02	Partial Plumbing First Floor Plan
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P 3.06	Partial Plumbing Underfloor Plan
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1	Cover
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3	Floor Plan
4	Elevations
5	Structural
6	Details
7	Details
8	Details
9	Electrical
10	Floor & Roof Drainage

LIMBACHER & GODFREY
ARCHITECTS
2124 East 6th Street, #102 Austin, Texas 78702
512-450-1518

PRELIMINARY
Not for regulatory approval,
permitting or construction
ALFRED GODFREY,
ARCHITECT
September 6, 2022

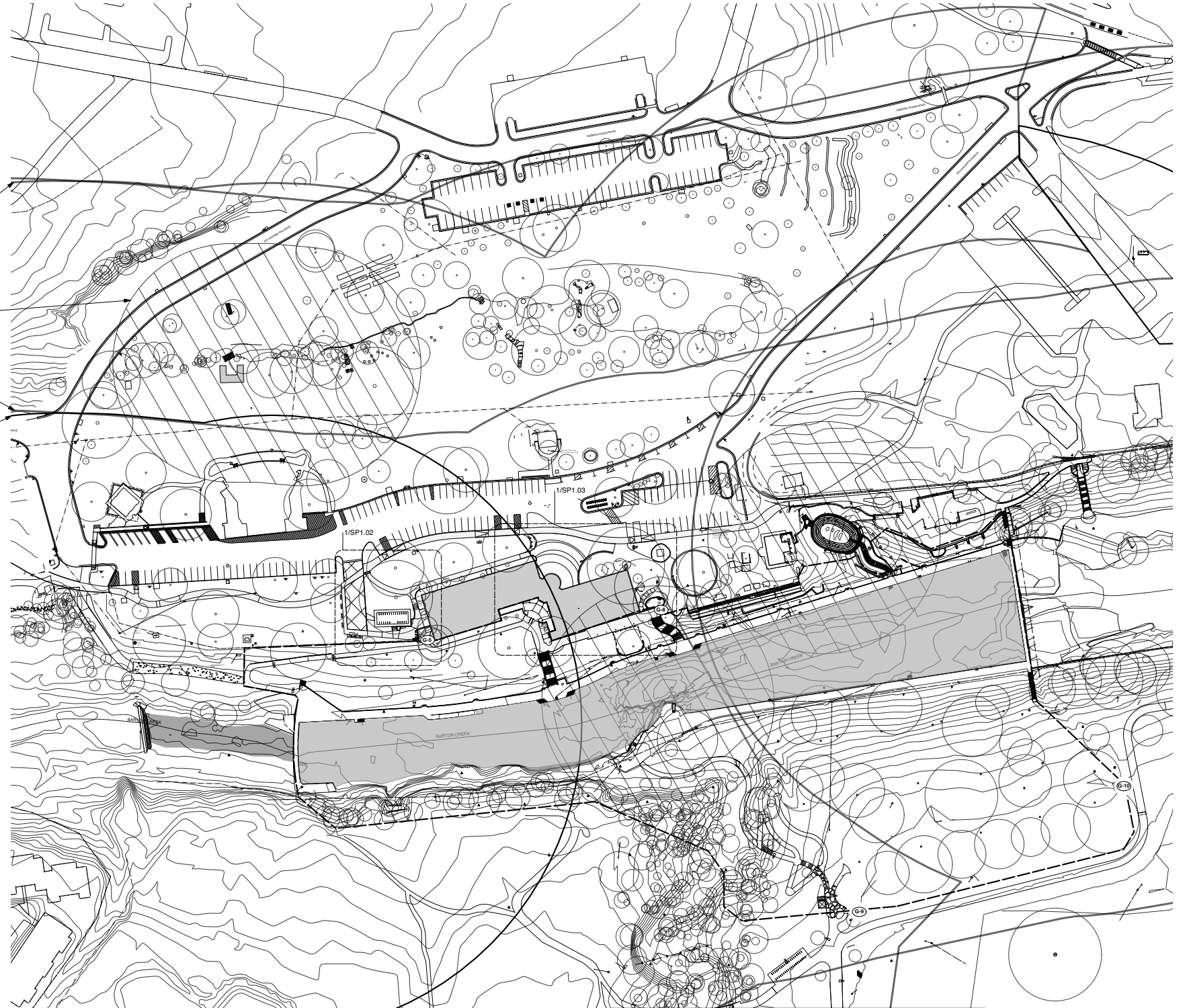
ZILKER METRO-BARTON SPRINGS BATHHOUSE
2131 William Barton Drive
AUSTIN, TEXAS 78746

90% CD
DATE: SEPT. 6, 2022
REVISIONS:
1
2
3
4
5
6
7
8
9
10

COVER
T1.01

Date: Wednesday, September 14, 2022
Time: 1:22:42 PM
Filename: /Volumes/LG_STO/MAG001-Activat7-390 Barton Springs Bathhouse2 Barton Springs BH - SD DD CDD Drawings/Active File/BSBH Site.vwx

CRITICAL WATER QUALITY ZONE (COA)
CRITICAL ENVIRONMENTAL FEATURE
CRITICAL WATER QUALITY ZONE (COA)
CRITICAL WATER QUALITY ZONE (GIS)

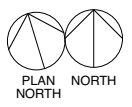


1 OVERALL
SITE PLAN
Scale: 1:800

G-3 GATE LOCATION



SITE DATA	
EXISTING FENCED AREA (including pool)	336,760 SQ. FT.
WATER SURFACE AREA	90,159 SQ. FT.
NET FENCED AREA	246,602 SQ. FT.
SITE OCCUPANT LOADS	
POOL:	90,159 SQ. FT. @ 1:50 = 1,803 OCCUPANTS
DECK:	246,601 SQ. FT. @ 1:15 = 16,440 OCCUPANTS
TOTAL:	18,243 OCCUPANTS



LIMBACHER & GODFREY
ARCHITECTS
2124 East 6th Street, #102 Austin, Texas 78702
512.455.1518

PRELIMINARY
Not for regulatory approval,
permitting or construction
ALFRED GODFREY,
ARCHITECT
September 6, 2022



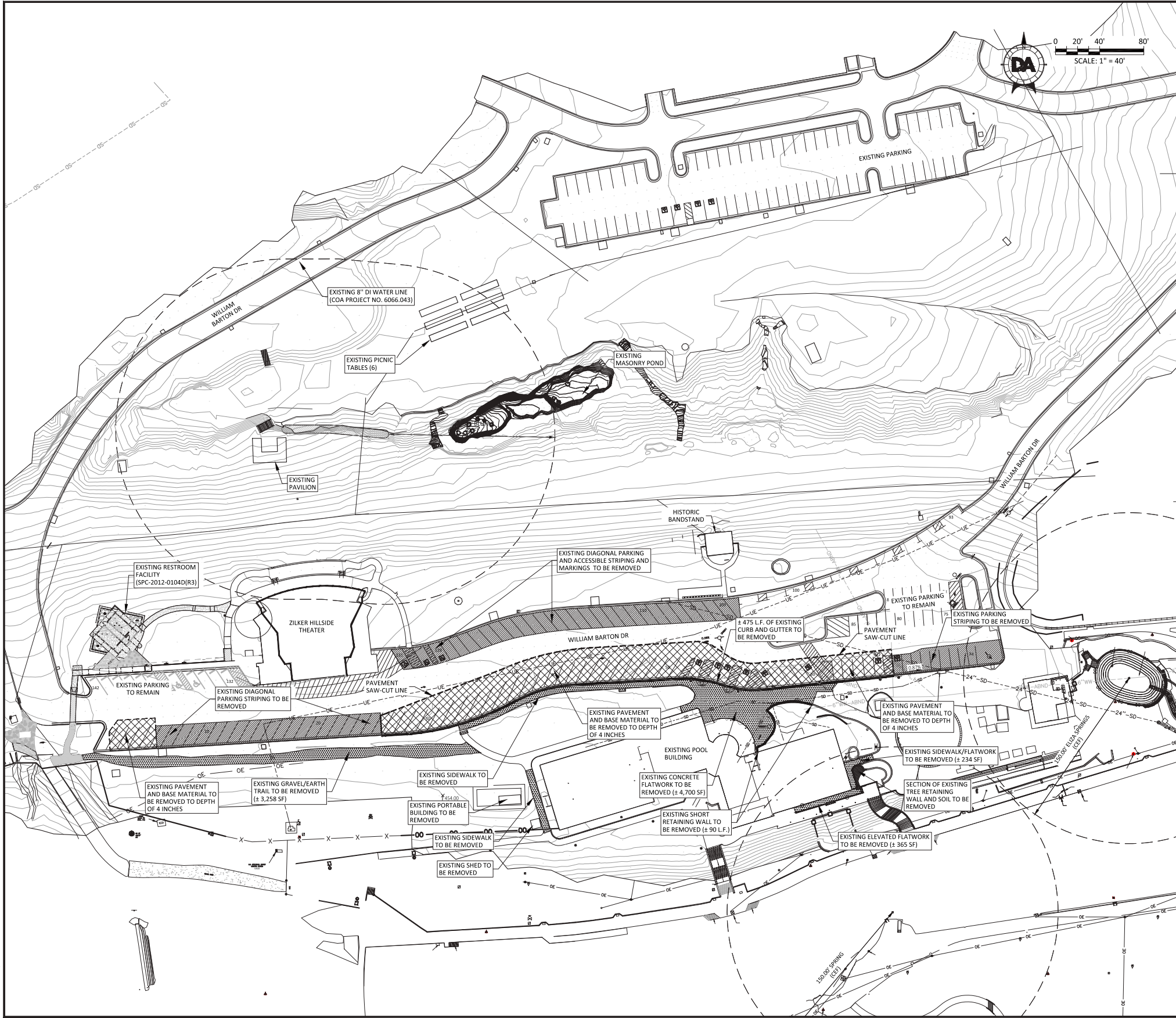
ZILKER METRO-BARTON SPRINGS BATHHOUSE
2131 William Barton Drive
AUSTIN, TEXAS 78746

90% CD
DATE: SEPT. 6, 2022
REVISIONS:

SITE PLAN—Overall

SP1.01

Drawing: P:\15101-000\15101-000\15101-000\15101-000.dwg
Last Modified: Sat, 29, 21, 12:36
Plot Date/Time: Dec, 15, 21, 11:14:44



CONTRACTOR NOTES:
EXISTING UNDERGROUND & OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO CALL 811 FOR UTILITY LOCATES PRIOR TO EXCAVATION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTH PRIOR TO BEGINNING CONSTRUCTION.
CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

LEGEND			
EXISTING SITE			
---	EXISTING R.O.W./PROPERTY LINE		
---	EXISTING EASEMENT LINE		
---	EXISTING PAVEMENT		
493	EX. CONTOURS	TMH	EX. TELEPHONE MANHOLE
W	EX. WATER LINE	TO	EX. TELEPHONE MARKER
WW	EX. WASTEWATER	TO	EX. FIBER OPTICS MARKER
SD	EX. STORM DRAIN	TMH	EX. TELEPHONE BOX
OHU	EX. OVERHEAD UTILITIES	TS	EX. TRAFFIC SIGNAL POLE
OHE	EX. OVERHEAD ELECTRIC	GVO	EX. GAS VALVE
UE	EX. UNDERGROUND ELECTRIC	GM	EX. GAS METER
TS	EX. UNDERGROUND TRAFFIC SIGNAL	GM	EX. GAS MARKER
UT	EX. UNDERGROUND TELEPHONE	MB	EX. MAIL BOX
FO	EX. UNDERGROUND FIBEROPTICS	PM	EX. PARKING METER
G	EX. GAS LINE	S	EX. SIGN
OO	EX. CHAINLINK FENCE	P	EX. POWER POLE
X	EX. WIRE FENCE	EW	EX. ELEV. WIRE
//	EX. WOOD FENCE	LP	EX. LIGHT POLE
GR	EX. GUARD RAIL	EMH	EX. ELECTRIC MANHOLE
100-YF	CITY OF AUSTIN FULLY DEVELOPED 100-YR FLOODPLAIN	EB	EX. ELECTRIC BOX
100Y-FEMA	100-YR FEMA FLOODPLAIN	EM	EX. ELECTRIC MARKER
WQZ	CRITICAL WATER QUALITY ZONE	SV	EX. SPRINKLER VALVE
WQZ	WATER QUALITY TRANSITION ZONE	WV	EX. WATER VALVE
---	EXISTING TREE (TO REMAIN)	WH	EX. FIRE HYDRANT
---	EXISTING TREE (TO BE REMOVED)	WM	EX. WATER METER
---	EXISTING BUILDING	SDM	EX. STORM DRAIN INLET WITH LATERAL
---	LOC	SDM	EX. STORM DRAIN MANHOLE
TP	LIMITS OF CONSTRUCTION	WMH	EX. WASTEWATER MANHOLE
TP	TREE PROTECTION	CP	CONTROL POINT

DEMOLITION LEGEND	
---	AREA(S) TO BE DEMOLISHED PER PLAN VIEW CALLOUT
---	OR
---	---

- DEMOLITION NOTES:**
1. INSTALL ES CONTROLS AND TREE PROTECTION FOR ANY DEMOLITION TO OCCUR. SEE SHEET FOR ES CONTROLS AND TREE PROTECTION MEASURES.
 2. A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR AT-GRADE UTILITIES AND APPURTENANCES.
 3. HEAVY EQUIPMENT WITHIN THE 1/2 CRITICAL ROOT ZONE IS PROHIBITED AND ANY WORK REQUIRED WITHIN THIS ZONE SHALL BE HAND EXCAVATED. WHEN WORKING WITHIN THE FULL CRITICAL ROOT ZONE, WEIGHT DISTRIBUTION MATS OR OTHER SOIL COMPACTION PROTECTION SHALL BE PROVIDED.
 4. DEMOLITION WORK THAT IS TO BE DONE WITHIN THE 1/2 CRZ OF EXISTING TREE WHICH REQUIRES MOVING THE TREE PROTECTION FENCING IN ORDER TO DO WORK, THE FENCE MUST BE REINSTALLED IMMEDIATELY AFTER WORK IS CONCLUDED PER COA STANDARD SPECIFICATIONS.

NEW SHEET

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET OF 271
FILE NUMBER: SPC-2012-0104D(R6) APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-54), LDC: _____ CASE MANAGER: _____
PROJECT EXPIRATION DATE (ORD-9970905): _____ DWTS: _____

Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SPC-2012-0104D (R6)

DA DOUCET & ASSOCIATES
Civil Engineering - Environments - Surveying/Mapping
7401 B. Highway 71 W. Suite 160
Austin, Texas 78735. Phone: (512) 583-2600
www.doucetengineers.com
Firm Registration Number: 3937

ZILKER METRO - BARTON SPRINGS
BATHHOUSE REHABILITATION IMPROVEMENTS

EXISTING SITE CONDITIONS AND DEMOLITION PLAN

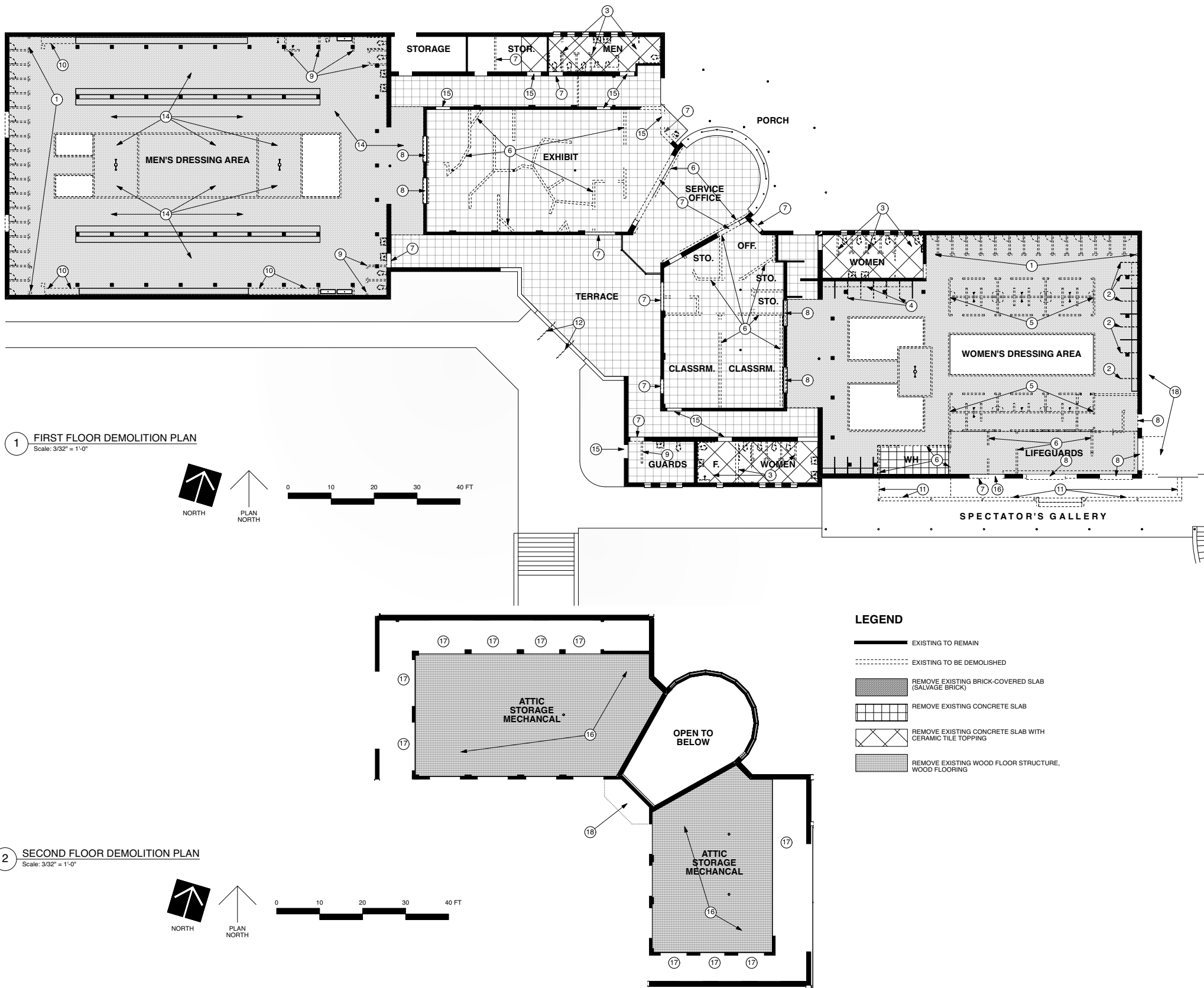
12/15/2021

Designed: TFC
Drawn: ZD RT
Reviewed: TFC
Date: 12/15/2021

SHEET 242 OF 271

Project No.: (P) 1563-004

Date: Wednesday, September 14, 2022
Time: 1:28:07 PM
File name: /Volumes/LG_STORAGE/01-Active/17-090 Barton Springs Bathhouse/2 Barton Springs BH - SD DD CD/Drawings/Active Files/BSBH Building.vwx



DEMOLITION GENERAL NOTES

- Building has lead-containing paints and coatings. Contractor to refer to included lead-containing materials report prior to conducting any work. Coordinate all demolition with report. Follow all local, state and federal regulations when removing any lead-containing materials.
- Architect has no knowledge of any asbestos or other hazardous materials on jobsite. Contractor shall immediately isolate the affected area if asbestos or other hazardous materials are discovered during construction. Notify Owner for further instruction before proceeding with other work.
- Demolition plans are provided to give a general indication of the scope of the work. Confirm exact extent of the demolition on site.
- Items to be removed, relocated or salvaged are shown with dashed line and are as listed in the keyed demolition notes. All other items are intended to remain in place. Do not damage items, surfaces, finishes and building elements to remain.
- Remove only non-load bearing construction and partitions. Contractor to verify, prior to removal, that no structural components, i.e. bearing walls, beams, headers, etc. supporting floor, roof or ceiling joists are designated for removal. Contact the Architect prior to removal of any construction in question or deviating from the design intent.
- All service locations to be confirmed prior to the commencement of work. Maintain existing utilities to remain in service and protect against damage during demolition operations.
- Protect all existing finishes shown to remain during demolition to prevent damage. Any damage sustained during demolition shall be repaired or replaced by Contractor to match existing conditions.
- Protect all finishes uncovered beneath demolished wall coverings, or other removed elements. Do not damage finishes uncovered in the demolition work.
- All demolition activities shall be performed so as to produce minimal disturbance to existing facility and occupants. Maintain separation between areas undergoing demolition work and surrounding occupied areas by providing temporary barriers to prevent dust migration. Minimize excessive and prolonged noise levels and dust.
- Comply with local jurisdiction requirements for demolition work.
- Where Contractor is designated to make removals, disposition of materials is the sole responsibility of the Contractor. All removed and demolished items/materials to be included in Waste Management Plan. (Re: Spec Section 01505-Construction and Demolition Waste Management.)
- Carefully remove items identified for salvage and reinstallation. Store and protect until reinstallation.
- Carefully remove items identified for salvage and conveyance to Owner. Coordinate delivery to Owner's storage facility, location to be identified. Assume location is within 10 miles of project site.
- Refer to Structural, Mechanical and Electrical drawings for specific demolition notes regarding those disciplines.
- Upon completion of demolition activities, clean the entire area of demolition to a tidy, uniform condition, removing all debris, dust partitions and associated materials used during the demolition. Clean all areas impacted by the demolition, including but not limited to, adjacent occupied areas and areas not within the scope of work.

DEMOLITION KEYED NOTES

- Carefully remove existing structural glazed clay tile dressing partition. Remove associated metal door frames and doors. Remove existing concrete roof.
- Carefully remove existing terrazzo sheet dressing partition.
- Carefully remove existing structural glazed clay tile toilet partition. Remove associated doors and toilet accessories. Remove associated plumbing fixtures.
- Carefully remove existing terrazzo sheet partition. Remove associated wood bench and hardware.
- Carefully remove existing structural clay tile shower partitions. Remove associated terrazzo sheet corner benches. Remove associated plumbing fixtures. Remove existing concrete roof.
- Carefully remove existing wood framed wall partitions. Remove associated wood door frames and doors.
- Carefully remove portions of structural clay tile wall for new door opening. Remove existing drinking fountain.
- Carefully remove existing infill service windows. Trim concrete counters flush with inside face of existing wall.
- Carefully remove existing terrazzo sheet toilet partition. Remove associated doors and toilet accessories. Remove associated plumbing fixtures.
- Carefully remove portion of existing wood dressing bench.
- Carefully remove existing raised walkway and associated steps and ramp. Remove associated metal handrails.
- Carefully remove existing metal handrails.
- Carefully remove existing concrete curbs at dressing area paving.
- Carefully remove existing floor tile.
- Carefully remove existing door and frame. Salvage.
- Carefully remove existing suspended ceiling and ceiling grid. Carefully remove existing attic level floor and associated wood framing.
- Carefully remove existing woven wire mesh and frames, and plywood and horizontal siding infill.
- Remove existing metal roof, trim and framing.
- Carefully remove existing folding metal gate.

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ZILKER METRO-BARTON SPRINGS BATHHOUSE

90% CD

DATE: SEPT. 6, 2022
REVISIONS:

DEMOLITION PLANS

D1.01