



Design Update October 30, 2019



Meeting Purpose

This meeting will provide an update on the final proposed schematic design and initial design development documents to the community, in order to assist in understanding the process, unique challenges and the solutions identified for these challenges.

An opportunity to ask questions for clarification or additional information will take place at the display boards after the presentation.

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

FEEDBACK

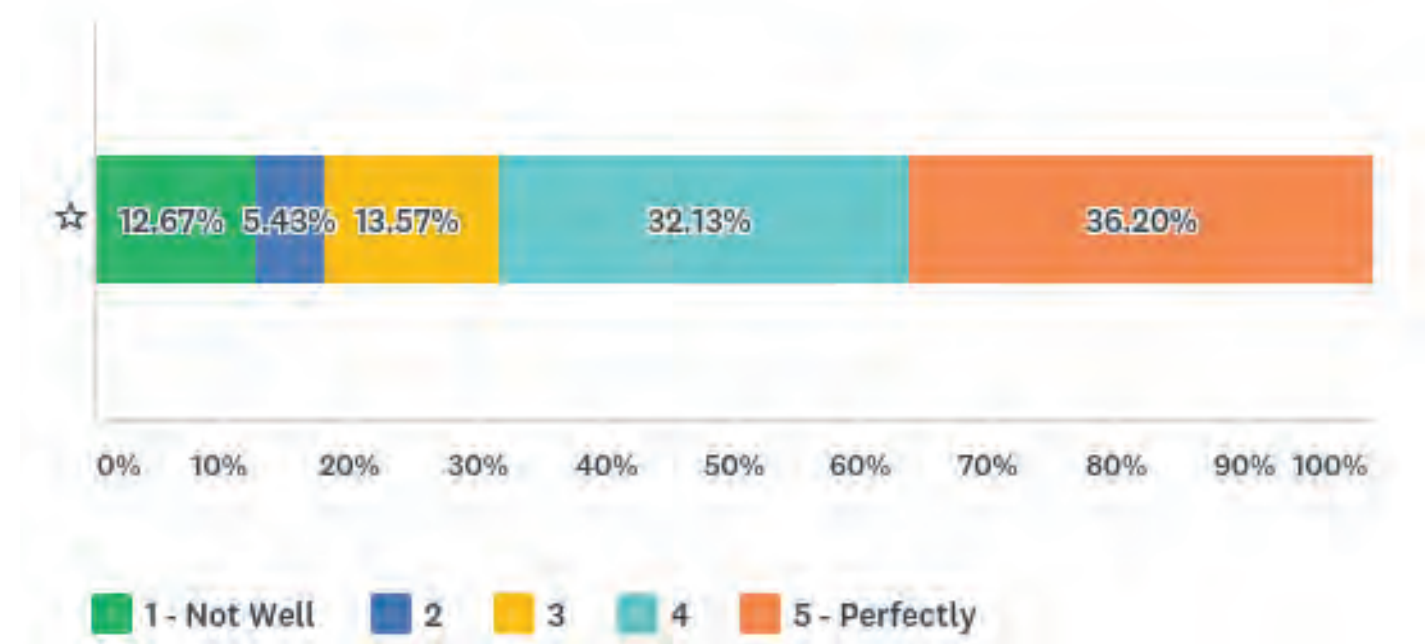
- **CURRENT CONDITIONS SURVEY**
- **FEEDBACK ON VALUES**
- **PRELIMINARY CONCEPTS SURVEY**
- **FINAL CONCEPT SURVEY**

How We Got Here

ESTABLISHED VALUES

- CLARIFY THE MISSION - Simplify
- IMPROVE USER EXPERIENCE
- PROVIDE EDUCATION
- PROTECT HISTORIC ARCHITECTURE
- INCORPORATE GREEN PRACTICES
- LIMIT IMPACT ON ONGOING FACILITY OPERATION

Q1. How well does the preferred concept achieve the Barton Springs Bathhouse Values?





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

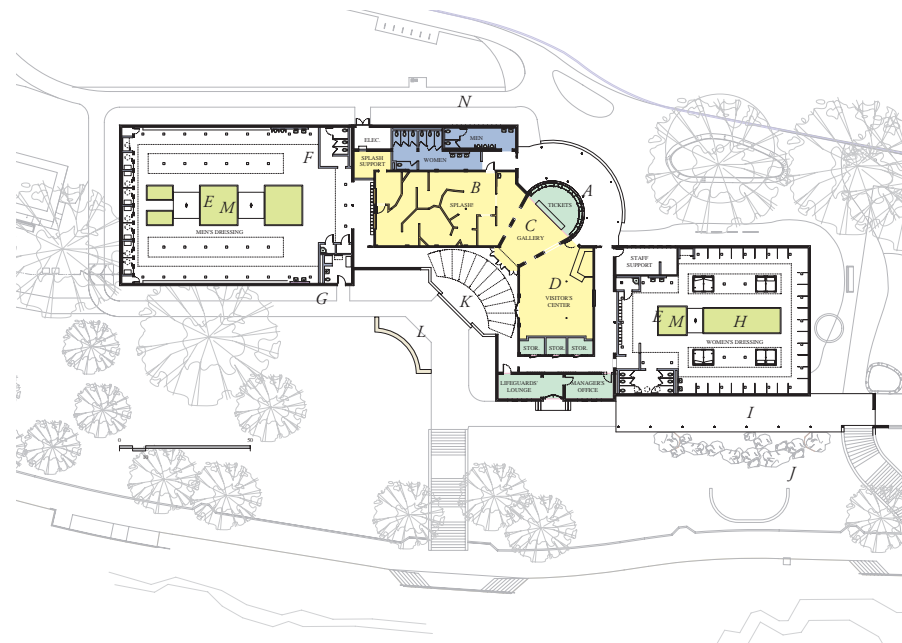
- **Address deteriorated building materials and systems**
- **Address space program and operator use issues**
and bring non-conforming accessibility, building code/life safety issues into conformance with current code requirements.
- **Work in coordination with other ongoing projects in the vicinity**
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

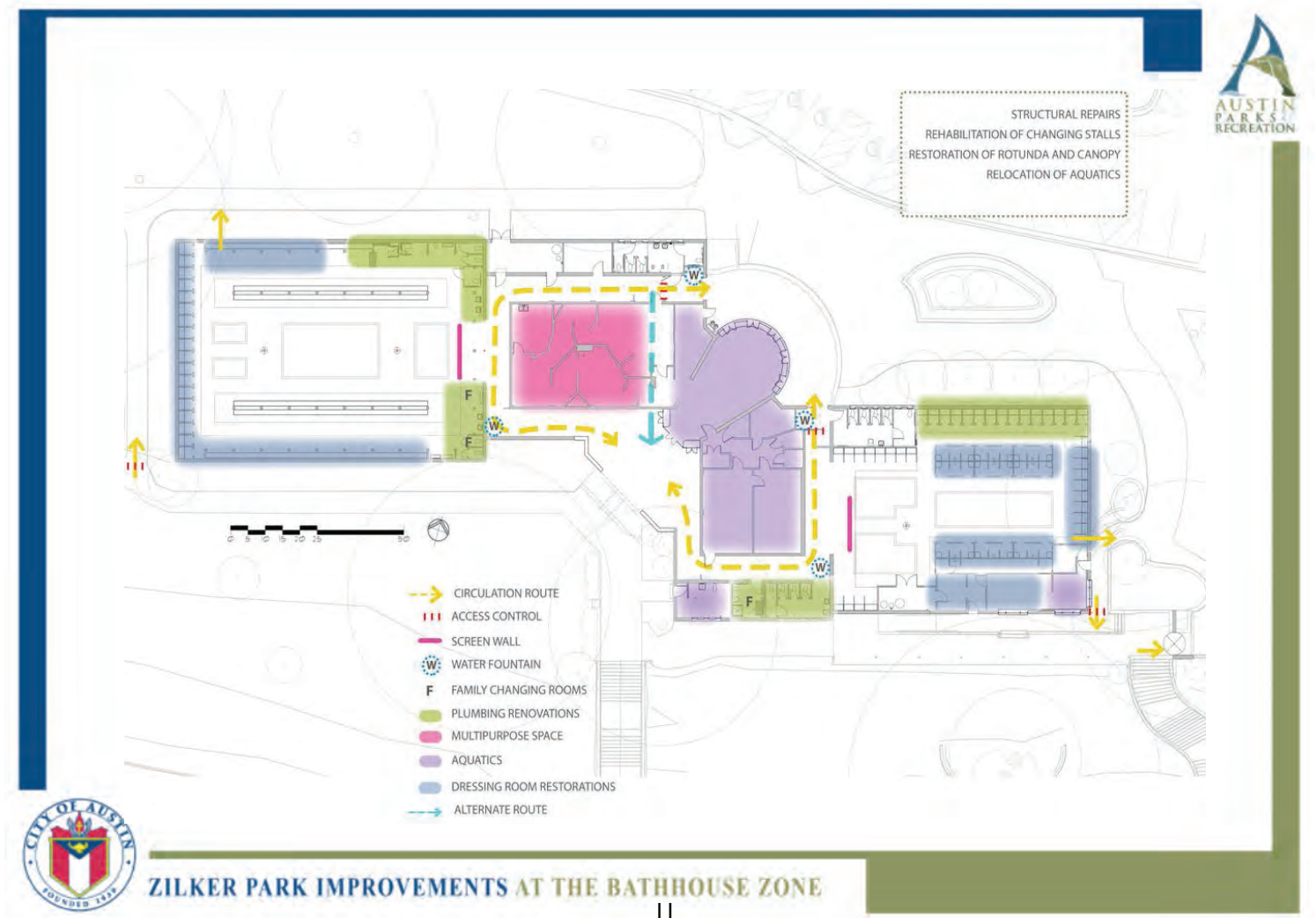
2016 Feasibility Study

Proposed Bathhouse

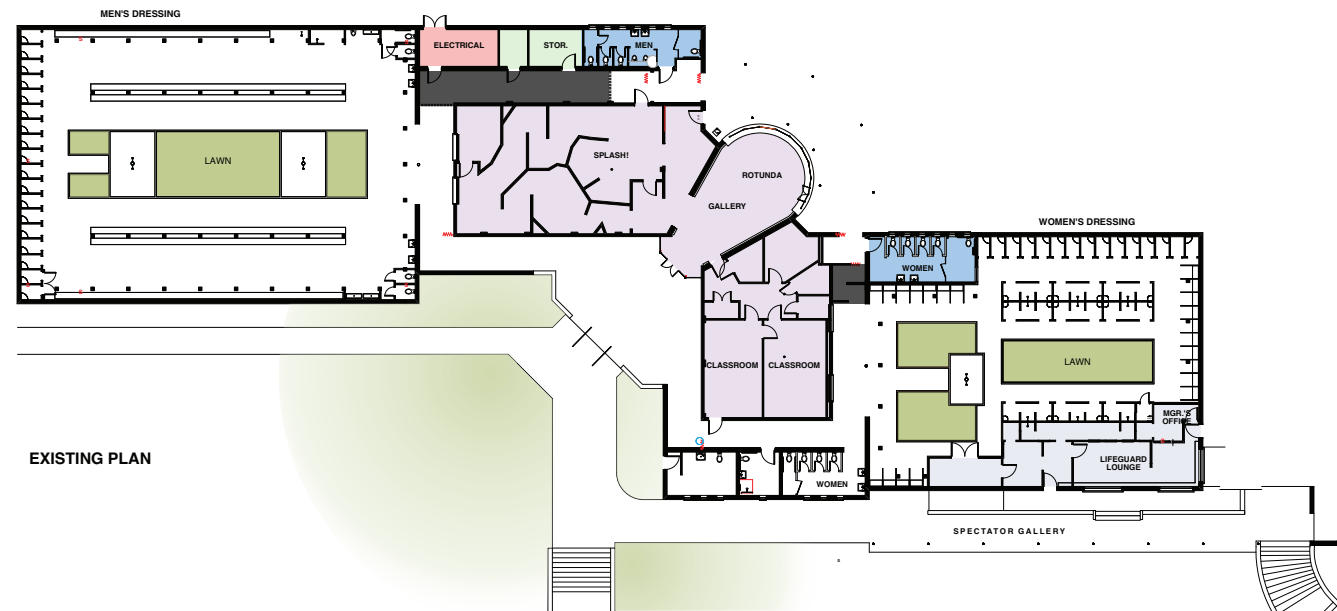
- A. Return ticket sales to their original location.
- B. Splash! exhibit remains in its current location.
- C. New Visitor Center function offers park history and information, while serving as "lobby" for the Splash! exhibit.
- D. New Gallery to display real-time technical data, such as flow rates and 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

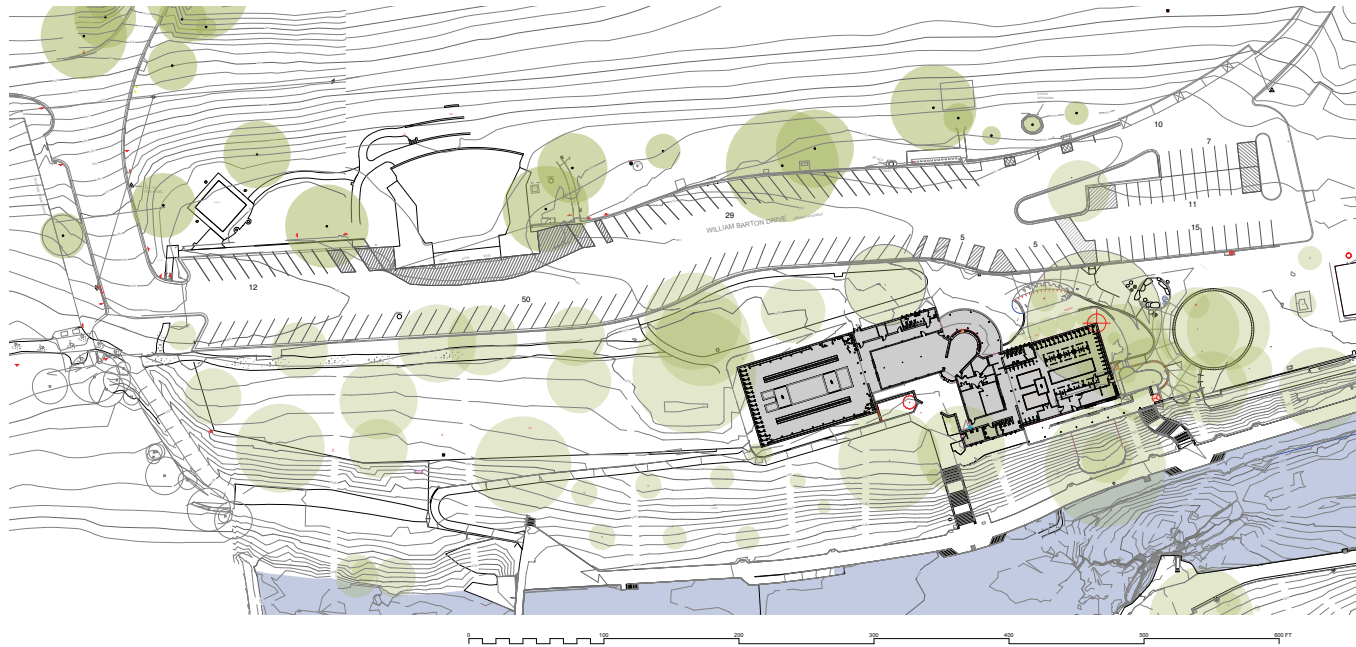
SPACE PROGRAM

- 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

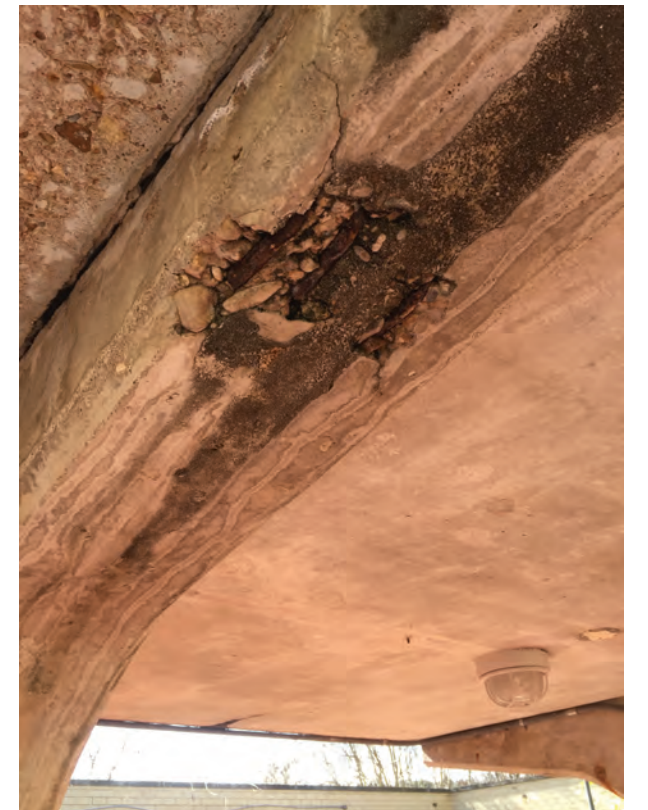
- Modify existing egress and access ways
 - Address life safety, handicapped accessibility
 - Automated entry improvements to building and site

Initial Scope Issues:

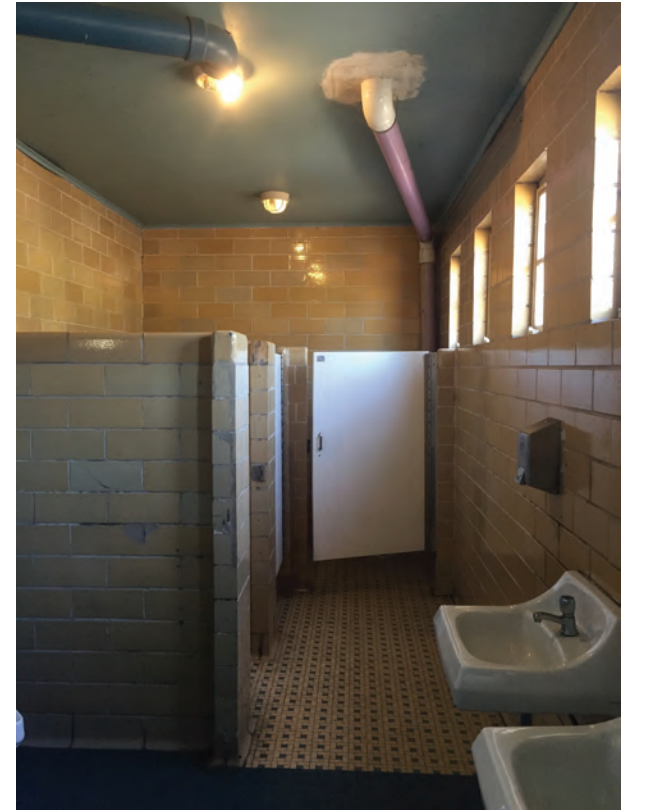


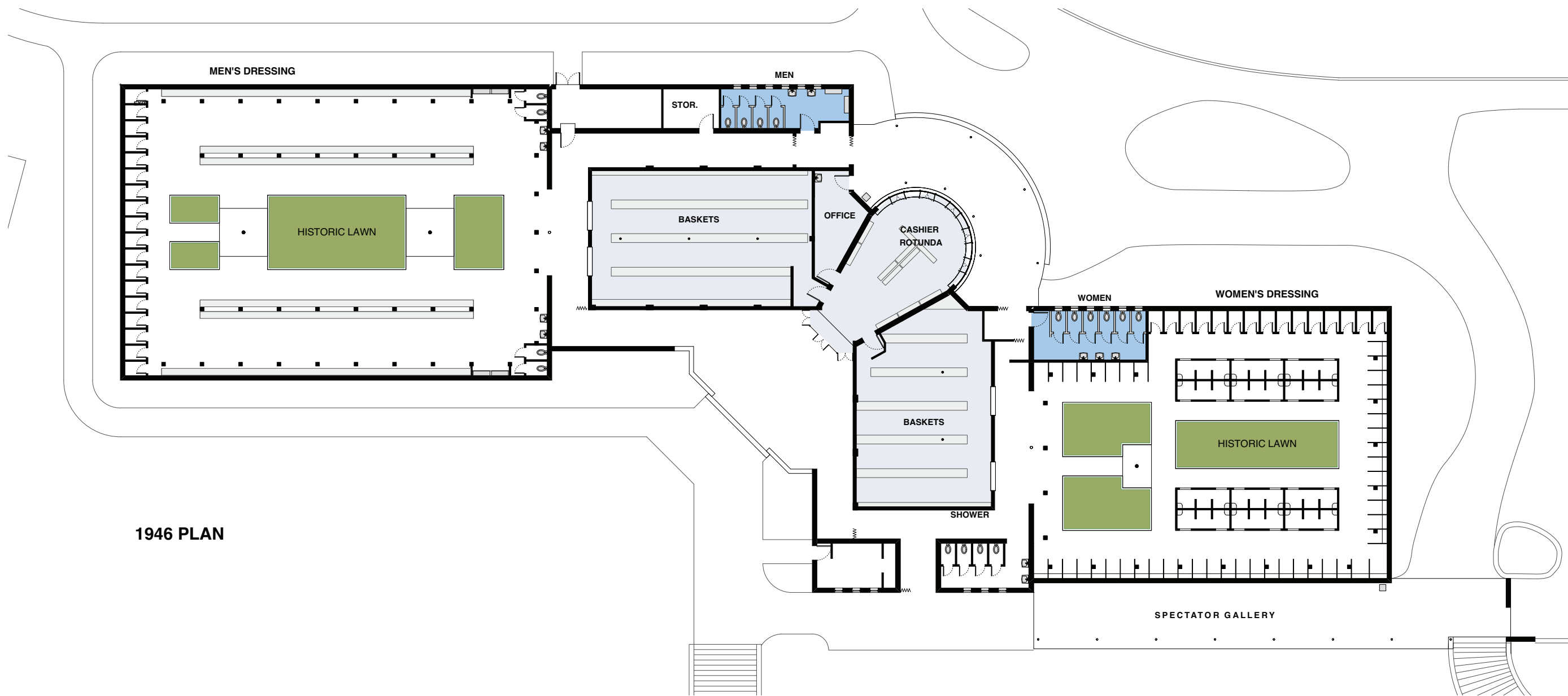
SITE

- ~~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

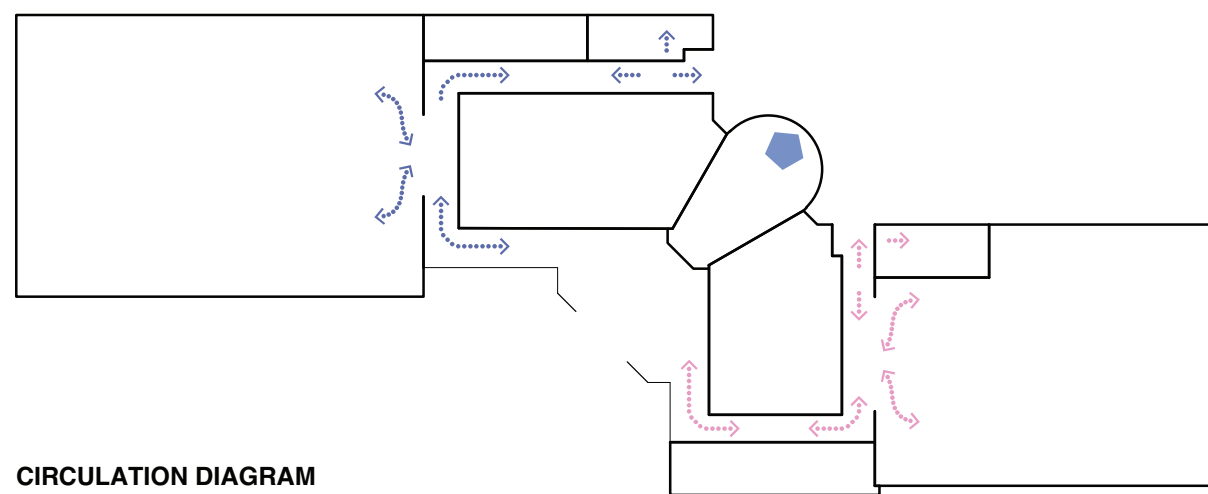











1946 PLAN



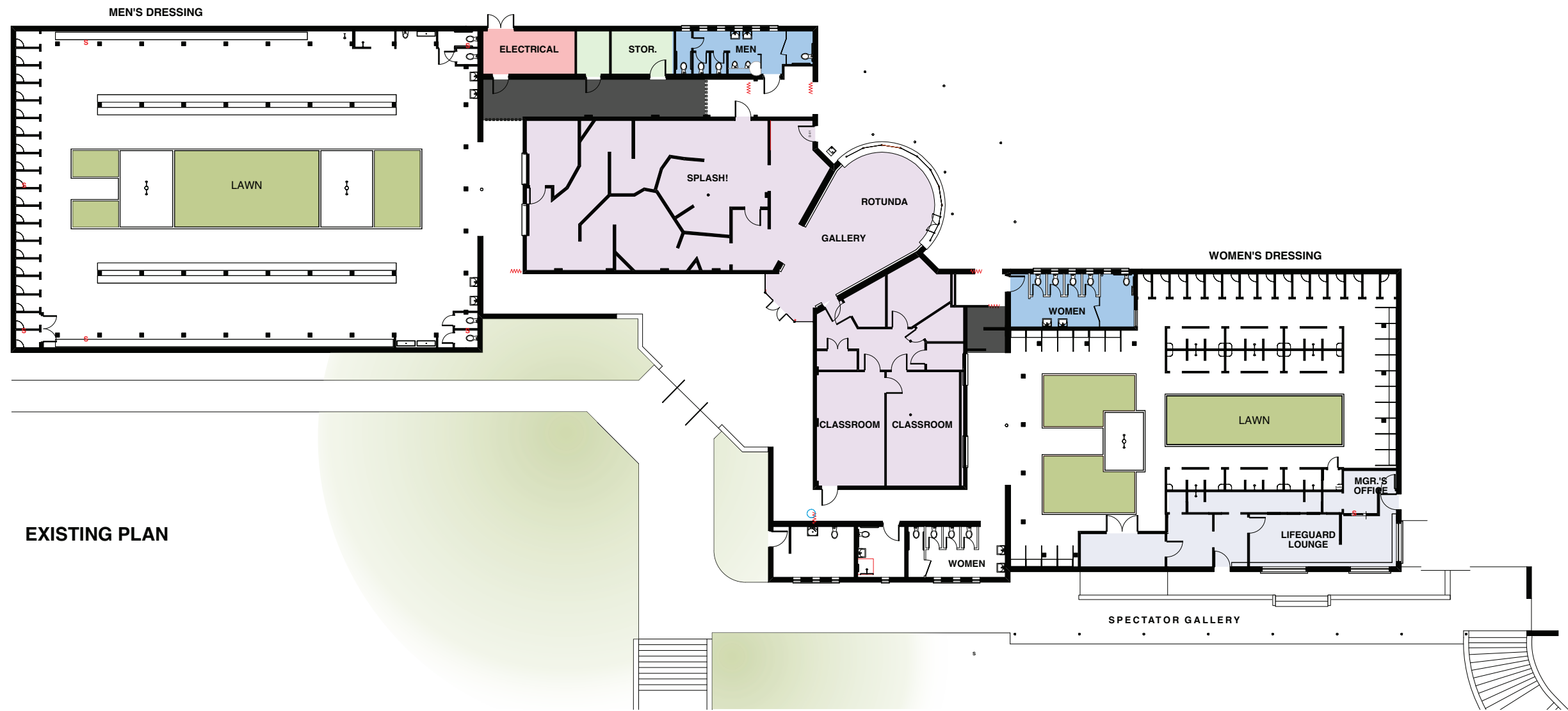
CIRCULATION DIAGRAM

LEGEND

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



Existing Floor Plan



Progress to Date



Zilker-Metro Barton Springs
Bathhouse Rehabilitation

Phase A-Structural Evaluation & Condition Assessment

Prepared for: Limbacher & Godfrey Architects
Austin, Texas

City of Austin
Parks & Recreation Department (PAR)



SPARKS ENGINEERING, INC.

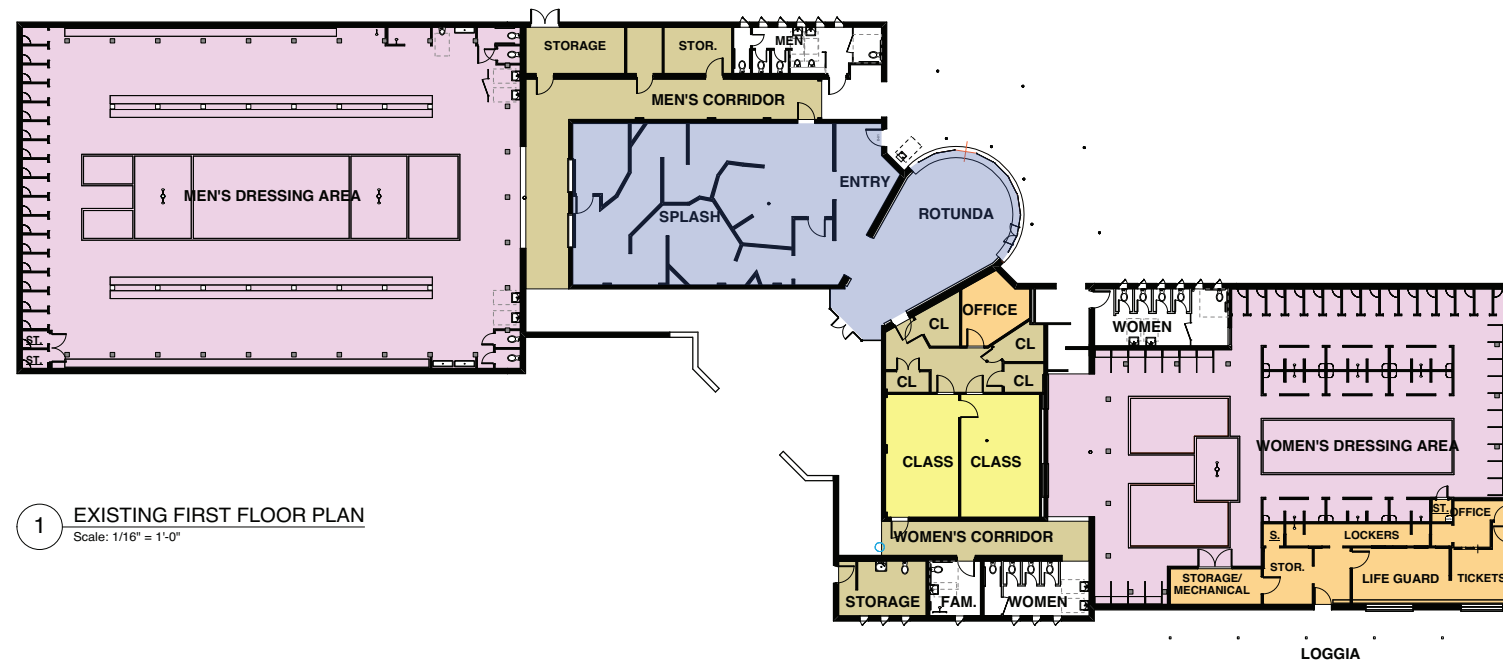
April 5, 2018

April 2018
Zilker Metro-Barton Springs Bathhouse
Rehabilitation Project
Site Civil Engineering Conceptual Design Report



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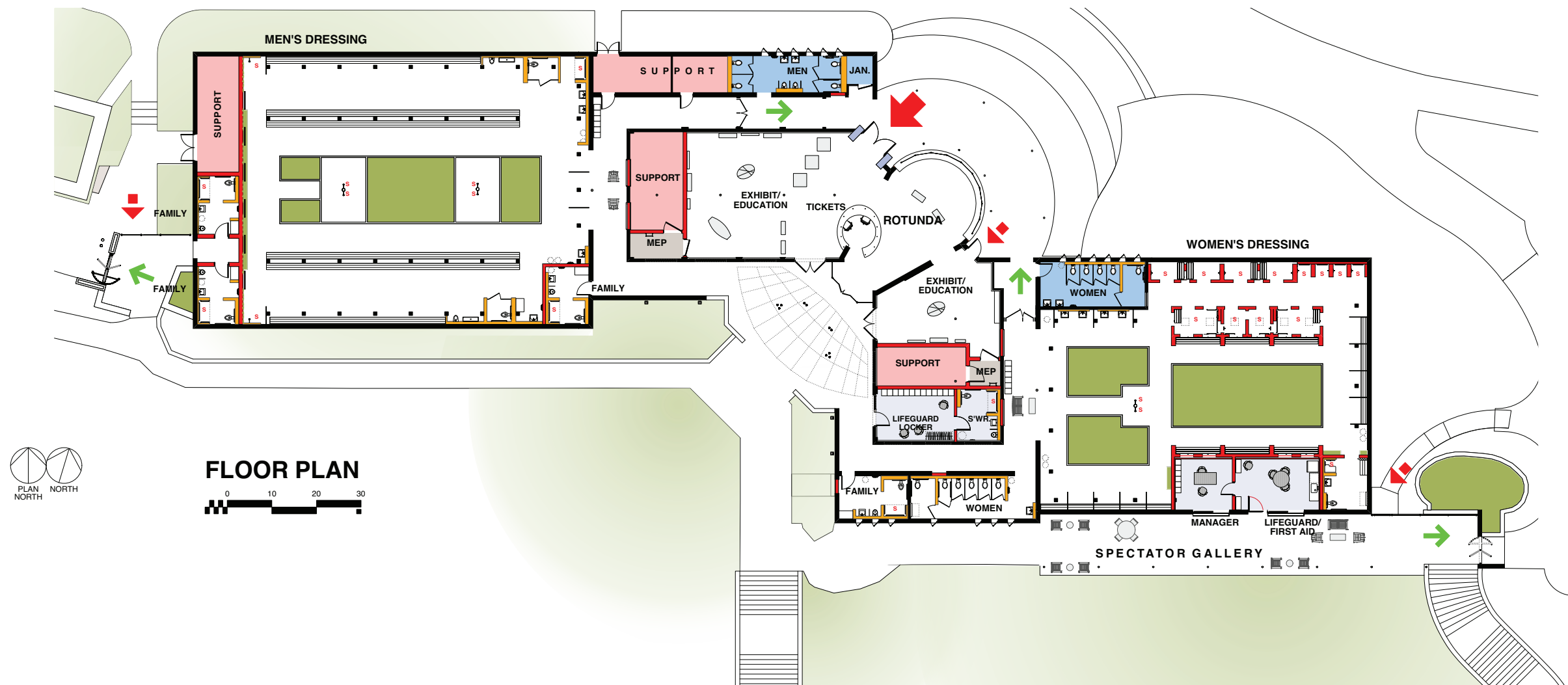
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Texas Registration Number 3937



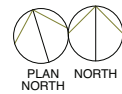
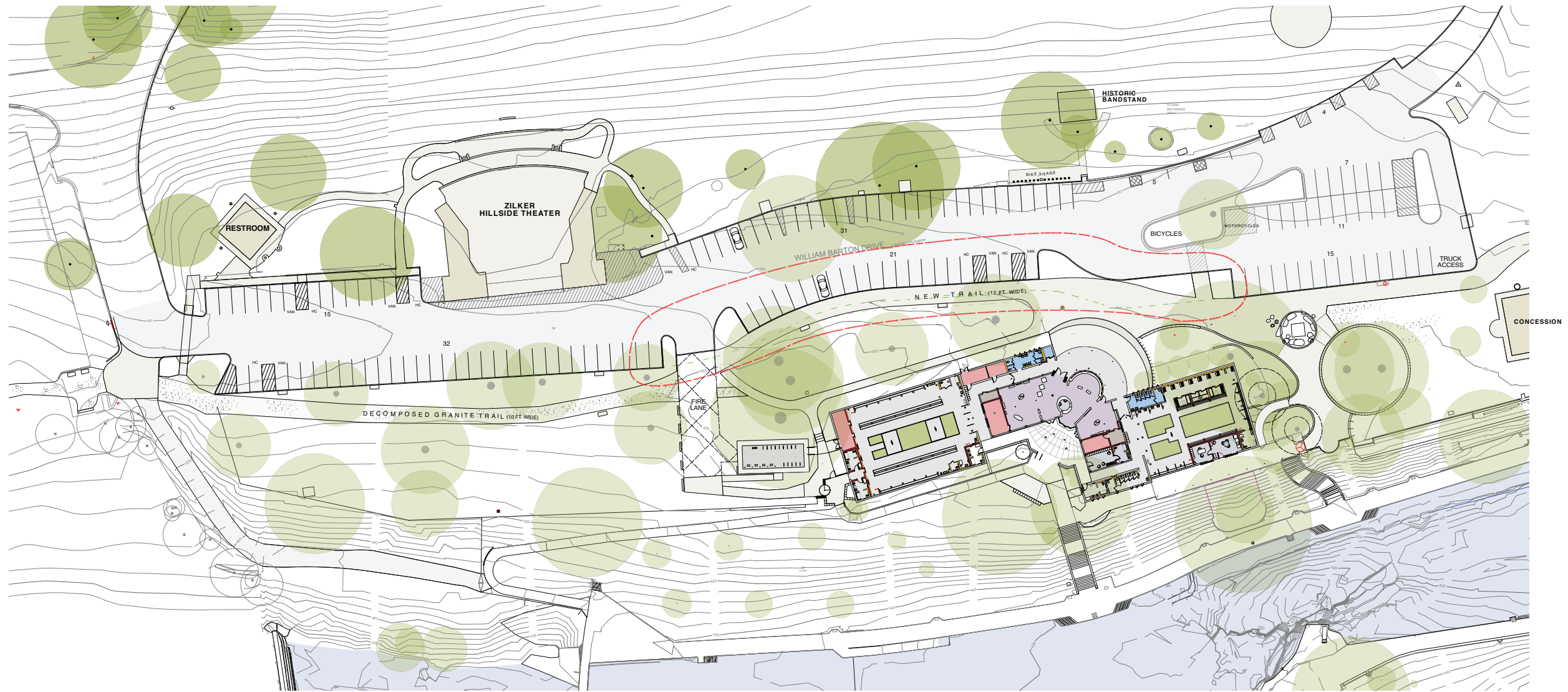
1 EXISTING FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"

- Structural condition assessment
- Civil site assessment
- Programming interviews with Nature Center, Aquatics and Watershed Protection staff
- Preliminary regulatory meetings with Building Officials, Floodplain Office, Site Plan Reviewers, THC
- Geotechnical investigation, tree and topographic survey, ERI
- Schematic Design deliverables
- Design Development ongoing

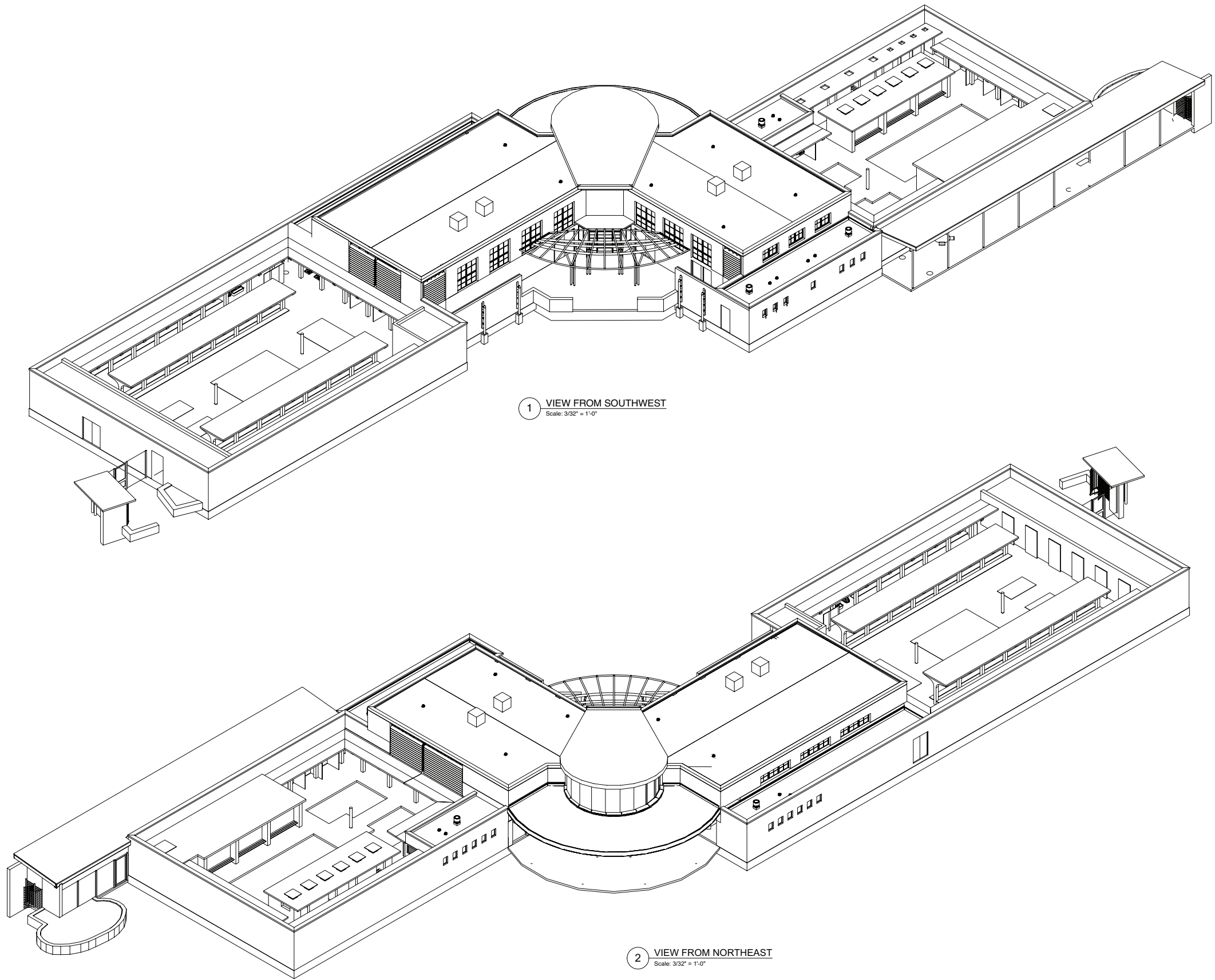
Preferred Scheme



Preferred Scheme



Overview Design Elements



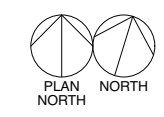
1 VIEW FROM SOUTHWEST
Scale: 3/32" = 1'-0"

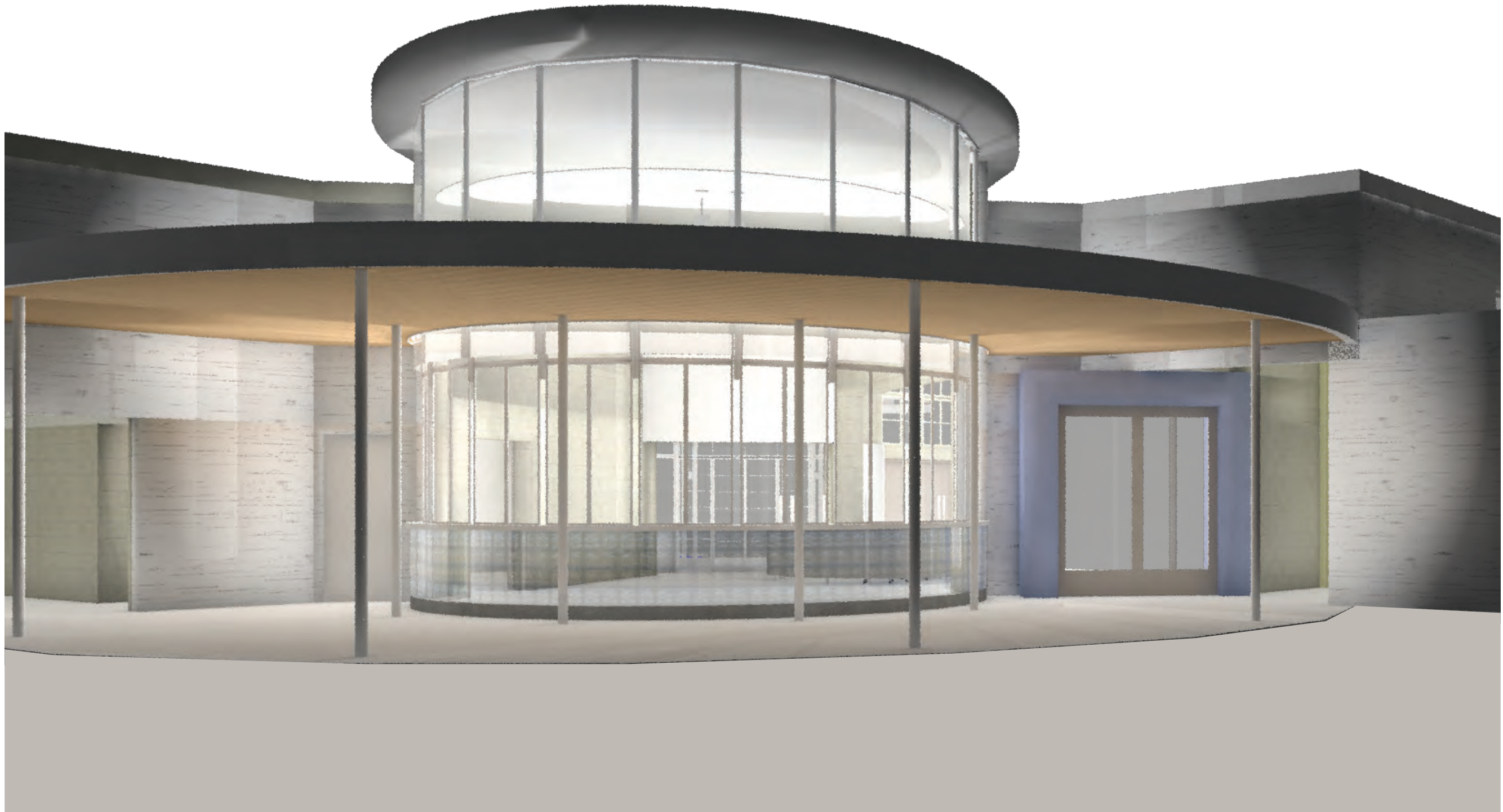
2 VIEW FROM NORTHEAST
Scale: 3/32" = 1'-0"



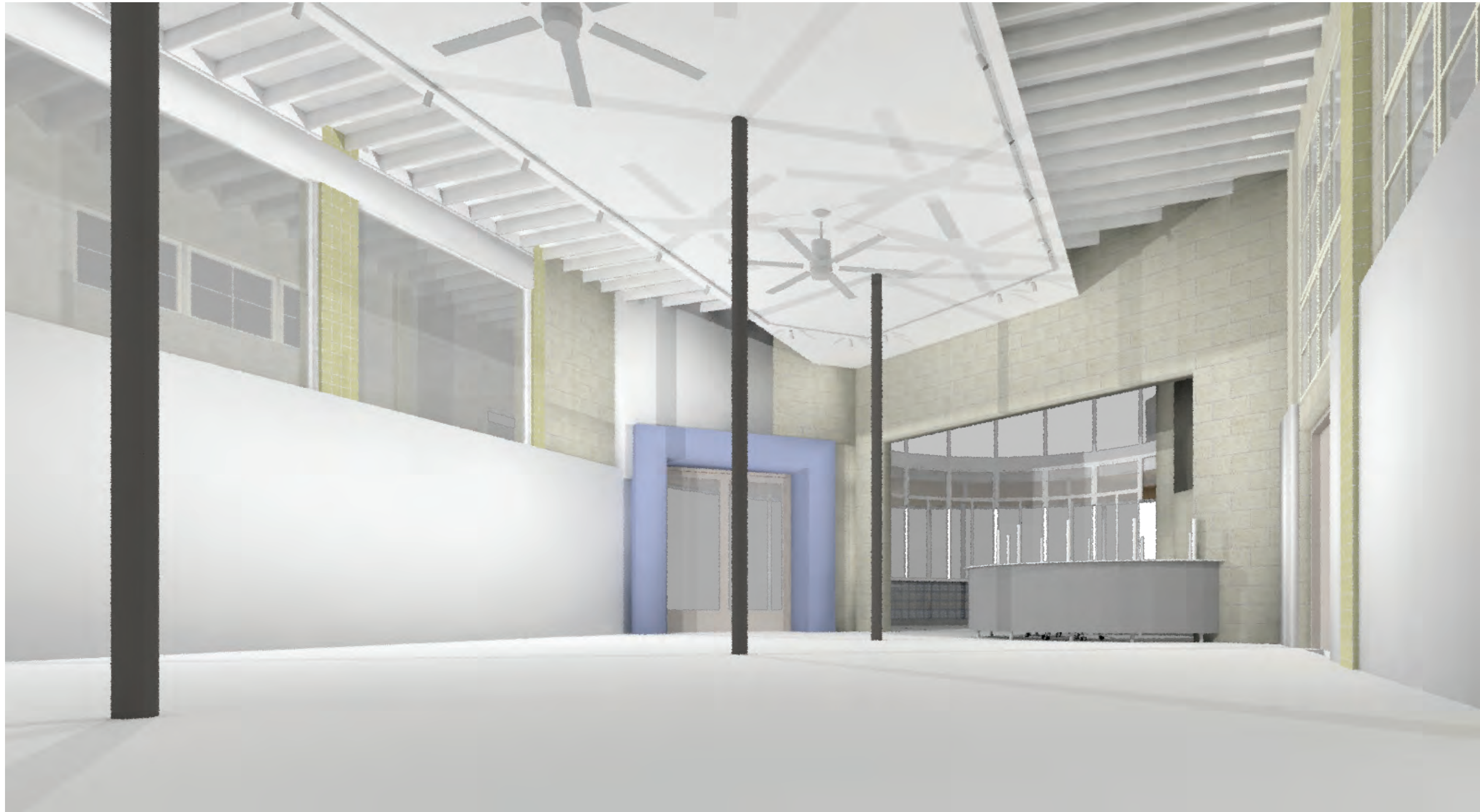
ROTUNDA
FLOOR PLAN

S SHOWER





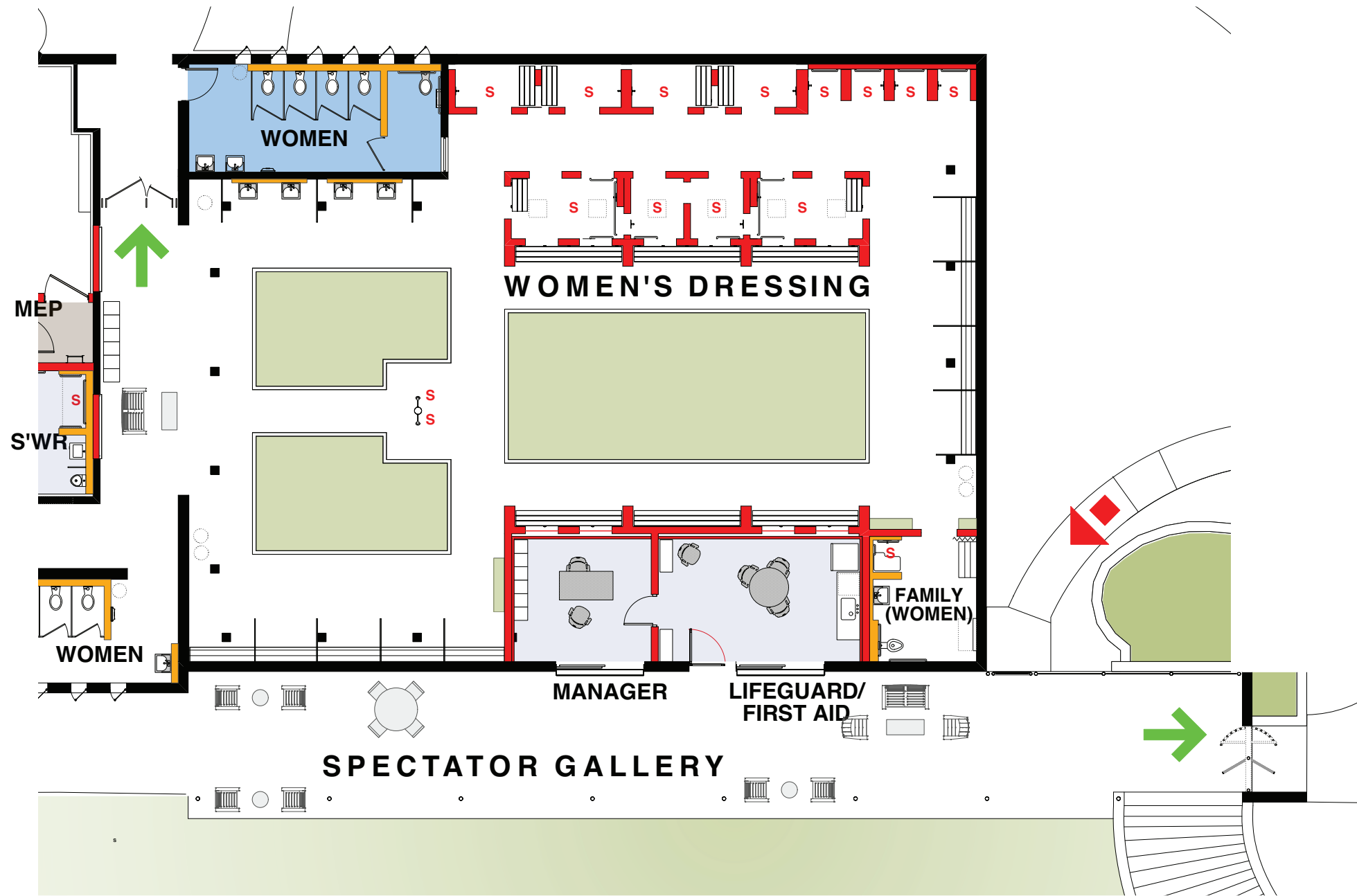






Barton Springs Bathhouse Rehabilitation






WOMEN'S DRESSING
FLOOR PLAN
 0 10 20

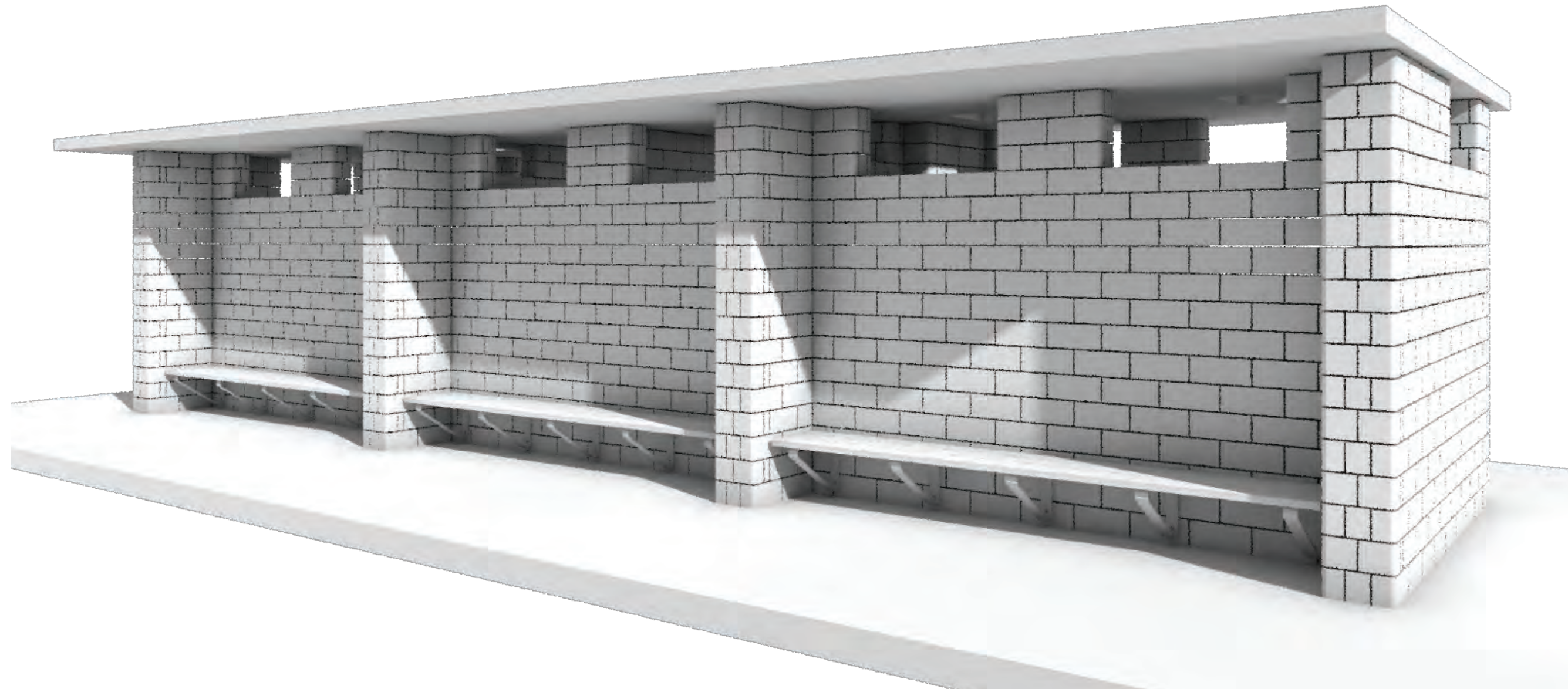
 S SHOWER

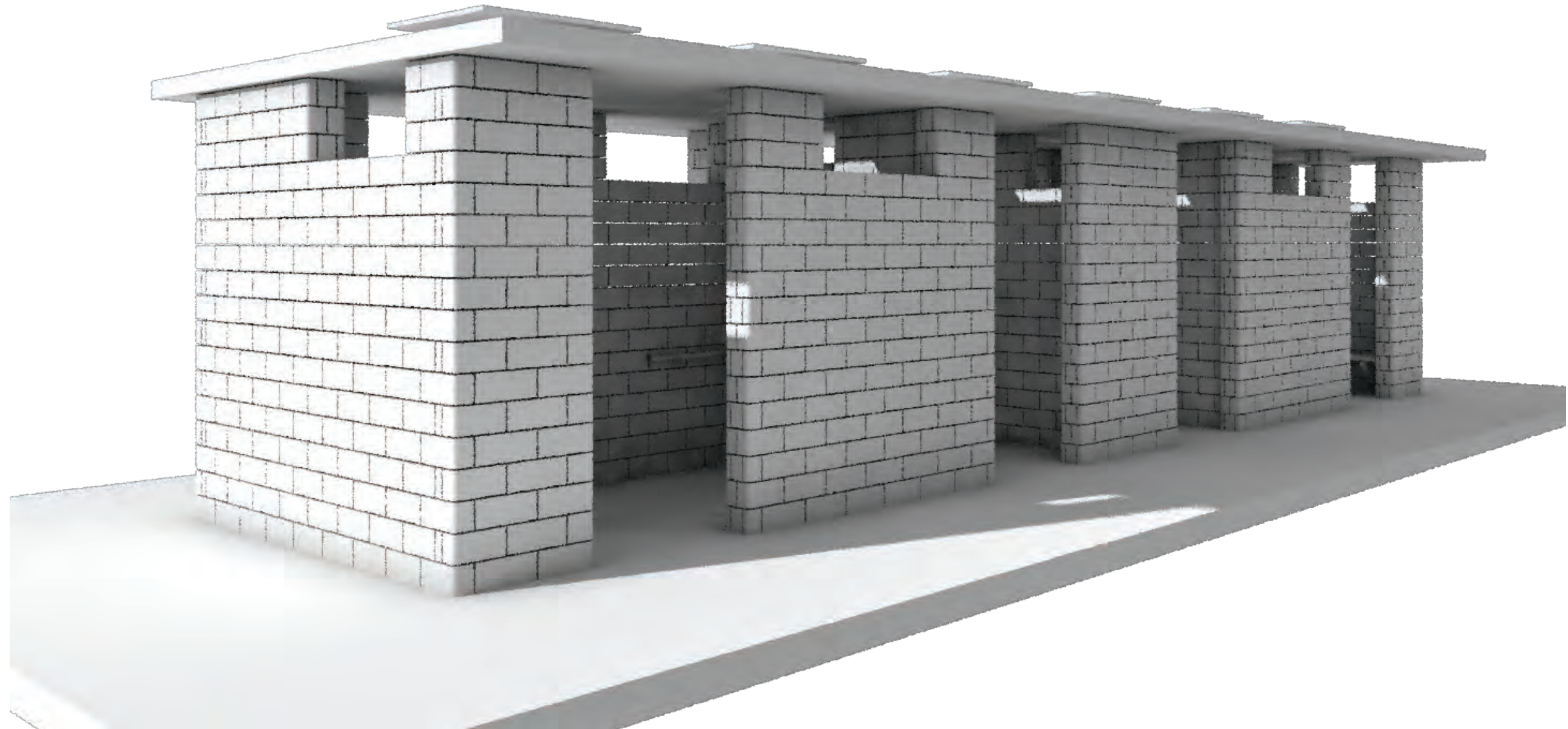






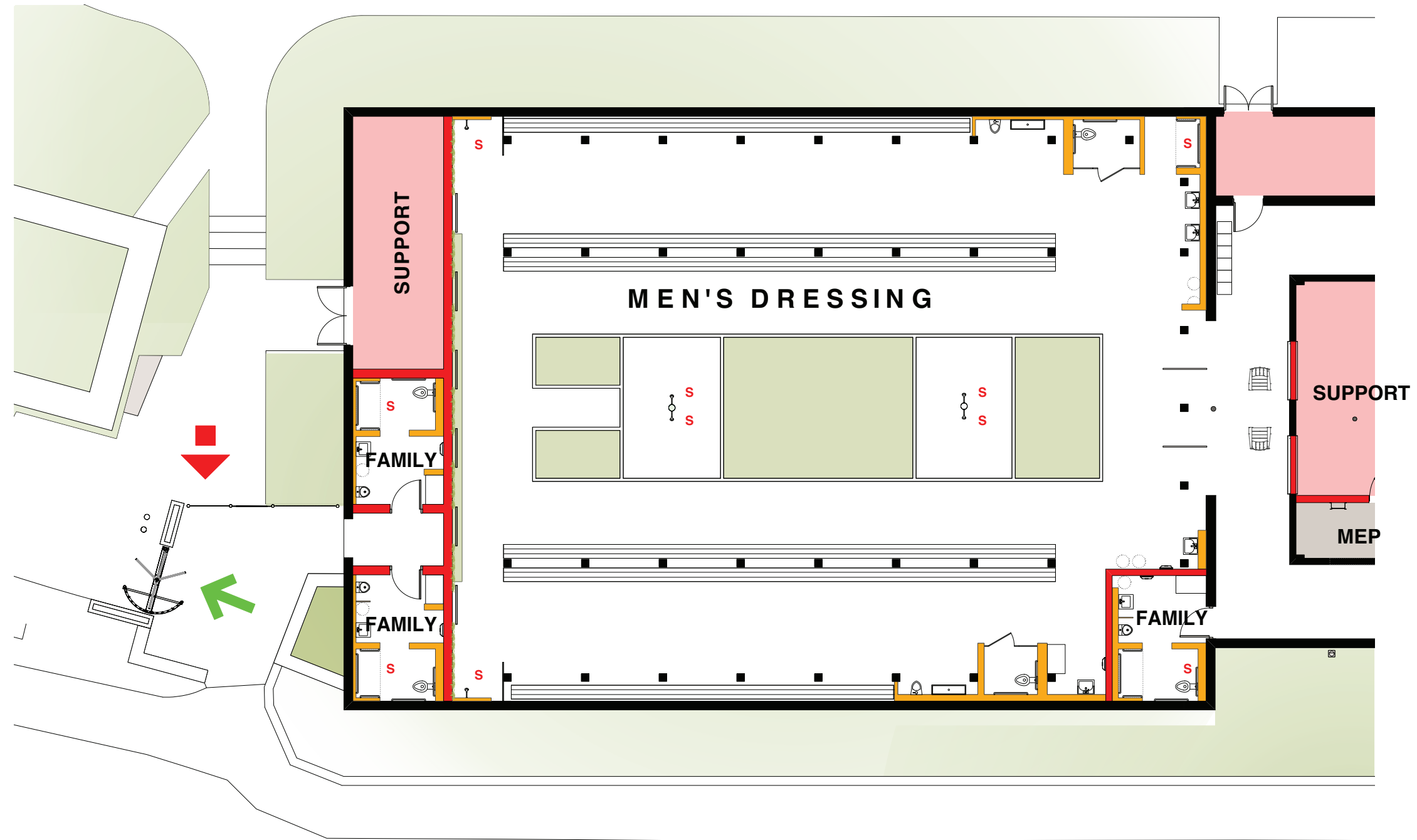








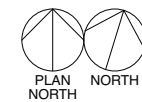




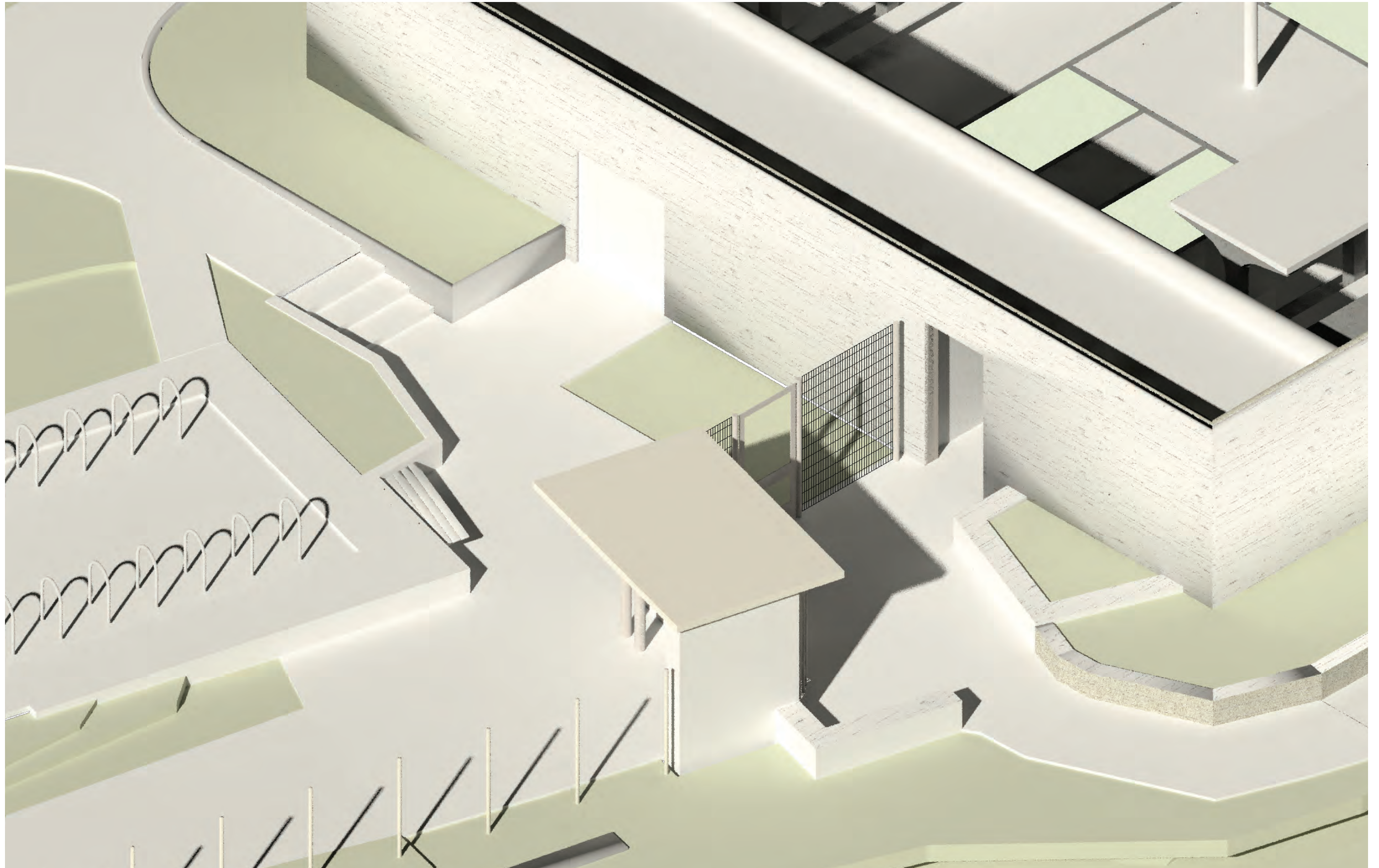
**MEN'S DRESSING
FLOOR PLAN**

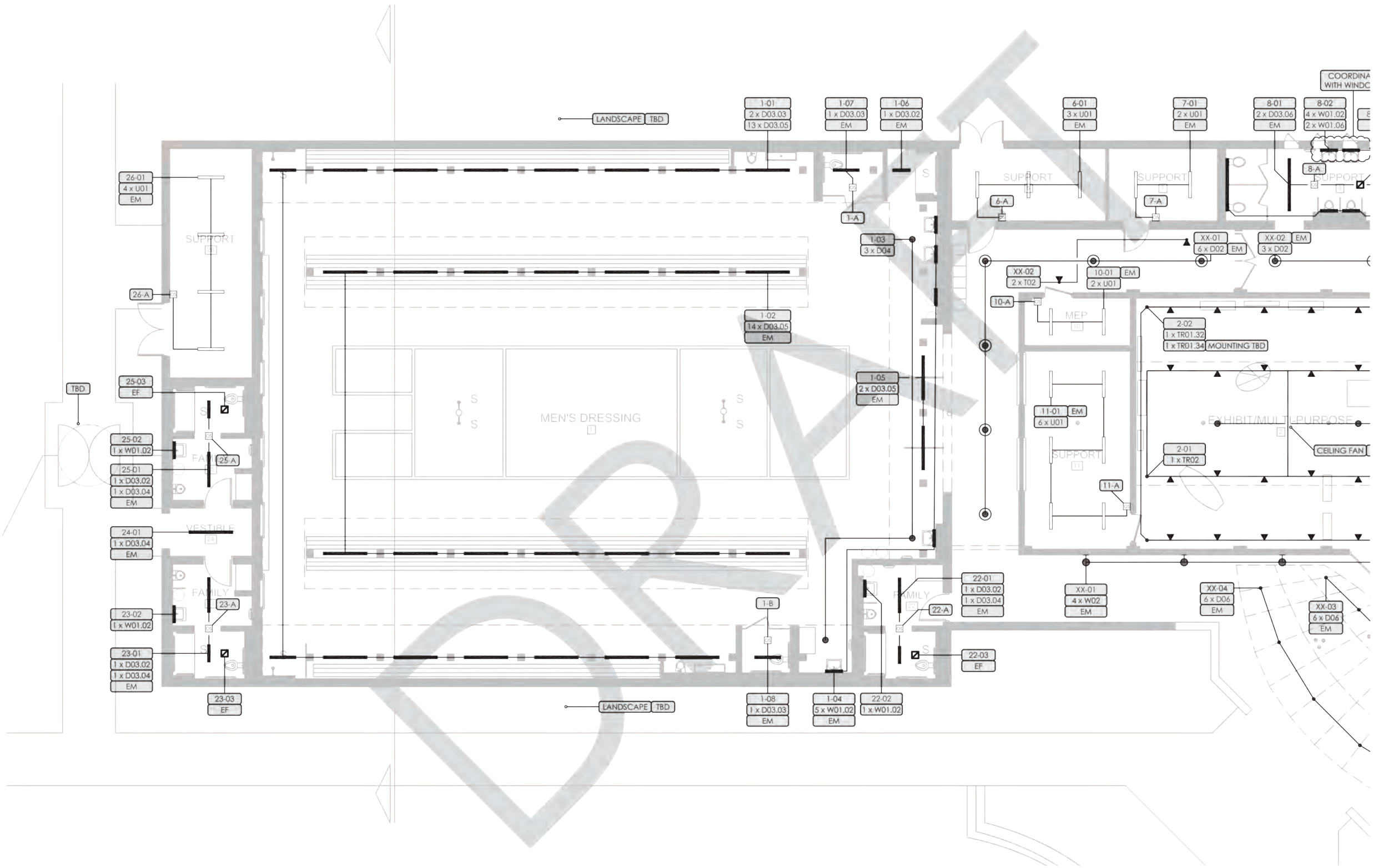


S SHOWER










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CHARLES K. THOMPSON, FAIA
 TEXAS REGISTRATION NO. 10458

BARTON SPRINGS
 BATH HOUSE
 AUSTIN, TEXAS
 LIGHTING PLAN
 SHEET NO.
 LP-3.01a


LIGHTING PLAN - MEN'S DRESSING 1
 SCALE: 3/32" = 1'-0"





AQUAS 22 BY **FORUM**

The **AQUAS 22** series by FORUM is a line of extruded aluminum rectilinear luminaires approved for wet location, allowing for design consistency throughout wet and dry locations. The 22 is a 2" wide housing with a 2" aperture. Multiple mounting configurations are available including rigid stem, surface as well as wall mounted. **AQUAS 22** can be lamped with LED.

LAMPING OPTIONS AT A GLANCE:



ALSO AVAILABLE IN

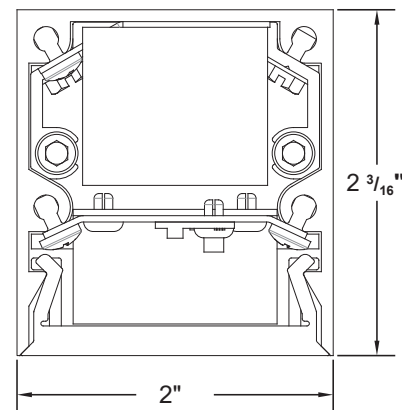



JOB: _____ TYPE: _____

ORDERING CODE

DISTRIBUTION	PROFILE	LAMPING		SHIELDING	MOUNTING	LENGTH	VOLTAGE	FINISH	OPTION 1	OPTION 2	OPTION 3
AQD Direct	22 2" square	65 650 lm/ft 6.5 input watts/ft*	27 2700k temp 93.5% special order option	WOL White Opal Lens	H Stem Mount *	1 2 1' 2'	120V	WH White	SF Seam-Free End	EMLED LED battery pk	
		95 950 lm/ft 9.5 input watts/ft*	30 3000k temp 95.2%		R Rotating Arm *	3 4 3' 4'	277V	SV Silver		SW Separate Switch	
		*assumes 4000k w/ satin lens	35 3500k temp 96.8%		S Surface Mount†	5 6 5' 6'	UNV Universal	BK Black		EC Emergency Circuit	
		Lumen Multiplier = % of 4000K Consult factory for limitations	40 4000k temp 100%		W Wall Mount	7 8 8' 8'		CC Custom Color	90 CRI 90 CRI	F Fusing	
		Custom Output (consult factory for min/max)	50 5000k temp 103%			9 10 9' 10'		Provide custom color RAL#:	DIMMING OPTIONS		
		LED				11 12 11' 12'			D10V 0-10V dimming 1% power class	DLA2 Lutron Hi-lume 1% 2-wire LED driver (120V forward phase only)	
						Standard run length in even foot increments. Individual units cannot be joined in field to create runs.			DLA3 Lutron Hi-lume 1% 3-wire LED driver	DLA5 Lutron Hi-lume 1% EcoSystem LED driver	
									DLEH5 Lutron Hi-lume 1%-H EcoSystem LED driver with soft-On, Fade-to-Black	DLE55 Lutron 5-Series EcoSystem LED driver	
									DALI Digitally Addressable Lighting Interface	DIM Dimming	Please specify dimming manufacturer/model (if required)

PROFILE DRAWING



SPECIFICATIONS

LISTING All fixtures bare an AFL-CIO/IBEW union label and are UL listed for surface mounting and damp location rated. For alternative environmental certifications, please consult factory.

DRIVER 120V, 277V, and Universal Voltage available standard. Five year warranty. Please consult factory for special driver requirements.

SHIELDING White opal lenses are snap in.

MOUNTING The Alumina22 fixture can be mounted in various orientations including wall mount, cable mount, stem mount, and surface mount. Please see supplemental documentation for mounting details.

HOUSING Consists of a single solid 6063-T5 extruded alloy profile. Built in individual pieces up to 12 ft in length. Individual fixtures cannot be joined in field to form continuous runs. Fixtures longer than 12 ft must be ordered as continuous runs.

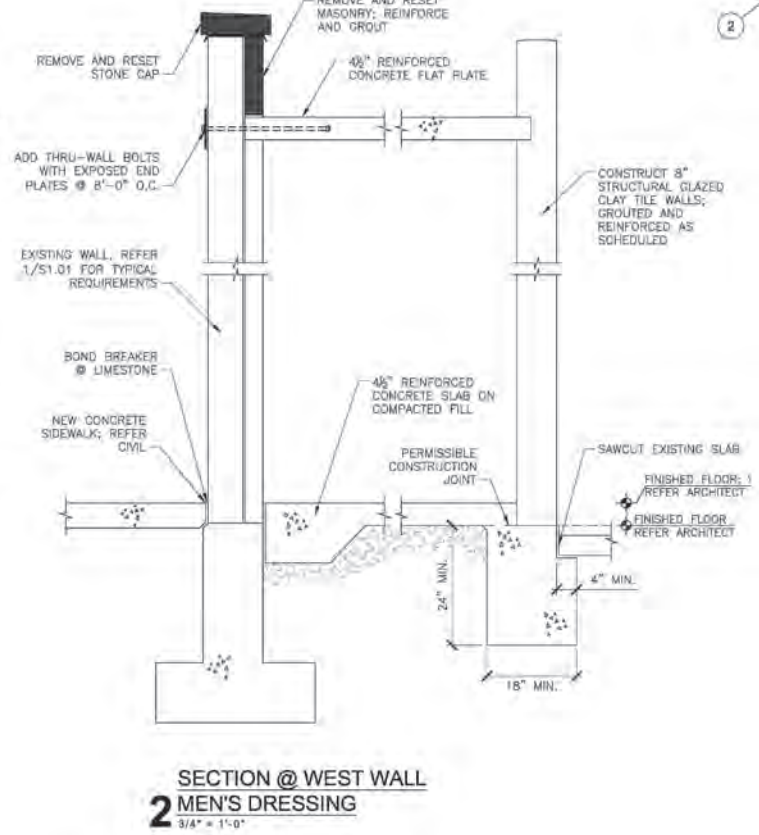
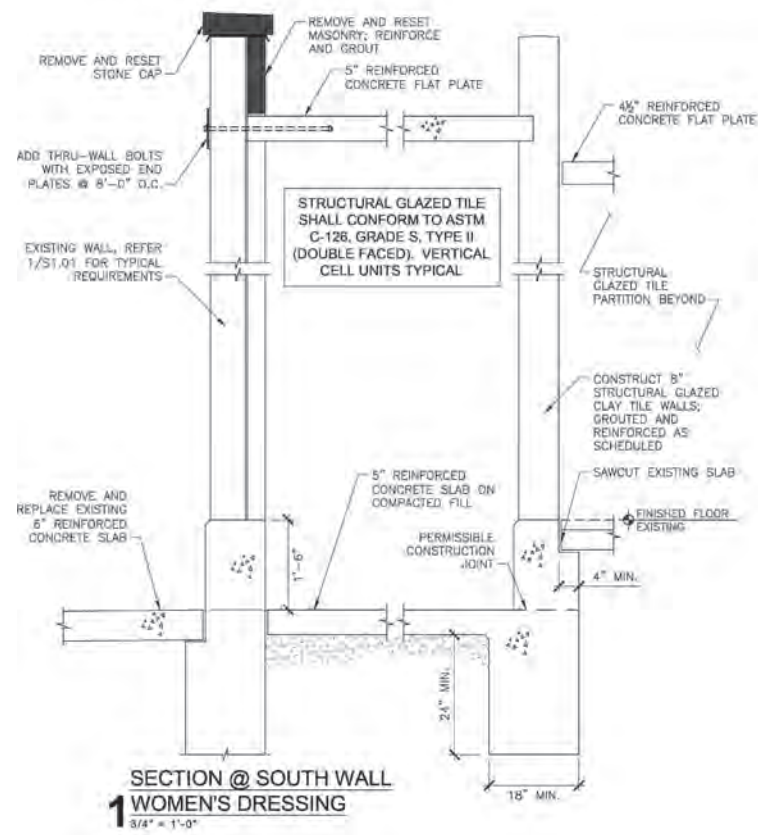
GEARTRAY / REFLECTOR Integrated geartray and reflector made from 18 GA cold rolled steel in a pre-paint white finish. Fully wired unit remains completely accessible from below via ballast panel.

END FITTING Applied end fitting is a standard .375" machined aluminum piece with concealed fasteners.

LED SYSTEM Forum utilizes a tunable LED system capable of supplying between 350-950 lumens per foot. To specify specific lumen output other than standard 950 or 650, drop the last digit of the per foot lumen output desired, i.e. 400lm/ft. = 40LED35

* Forum reserves the right to change this information at any time. UPDATED 12/21/2018
† Dimensions provided as general information. Please see shop drawings for specific rough-in dimensions.





MASONRY REHABILITATION

Scope of Work

The scope of work includes vegetation removal, masonry restoration, flashing, remedial wall ties, and retrofit anchors.

Mockups

Mockups required for masonry restoration, remedial wall-tie installation, and anchor installation.

Acceptable mockups may remain as part of the completed work.

Vegetation

Remove all vines and roots from the substrate.

Masonry Rehabilitation

Repoint missing, deteriorated or cracked mortar joints.

Remove and reset stone coping using stainless steel anchors as shown on the drawings.

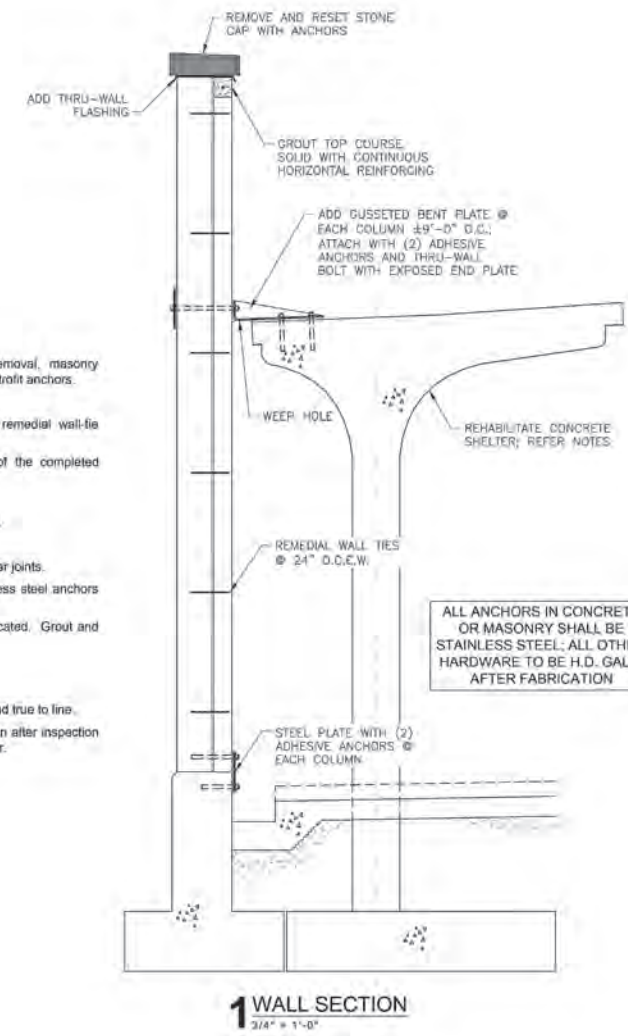
Remove and reconstruct masonry where indicated. Grout and reinforce as specified.

Clean masonry as specified.

Masonry Ties & Anchors

Drill or core holes for tie rods straight, level, and true to line.

Snug tighten for initial inspection. Fully tighten after inspection by torque value as determined by the Engineer.



CONCRETE SHELTER REHABILITATION

Scope of Work

The scope of work includes concrete repair, joint replacement, anti-carbonation concrete coatings, and drip-edge installation.

Concrete Repair

Repair corrosion induced concrete surface deterioration using pre-packed, Portland cement based, polymer-modified mortar as specified.

Provide mock-up for each type of repair (horizontal, overhead, vertical) demonstrating repair methods.

Accepted mock-ups may remain as part of the Work.

Anti-Carbonation Coating

Prepare the concrete for coatings by power washing at low pressure.

All existing and new concrete surfaces, including sides and tops of existing concrete bearing corbels, all interior concrete surfaces of saddle rooms, shall receive a finish of adhesive cementitious grout of a minimum 1/16-inch thickness, composed of one part white cement, one part natural (grey) cement, two parts masonry sand, one part latex emulsion, and enough water to form a viscous slurry. Finish shall be applied with a roller or brush without running or sagging.

Joint Replacement

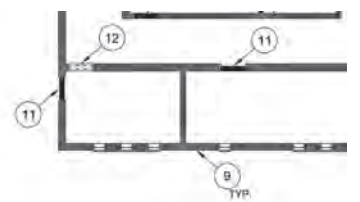
Replace expansion joints in the concrete shelter roof slab, occurs above every third column.

Refer Concrete Joint Materials

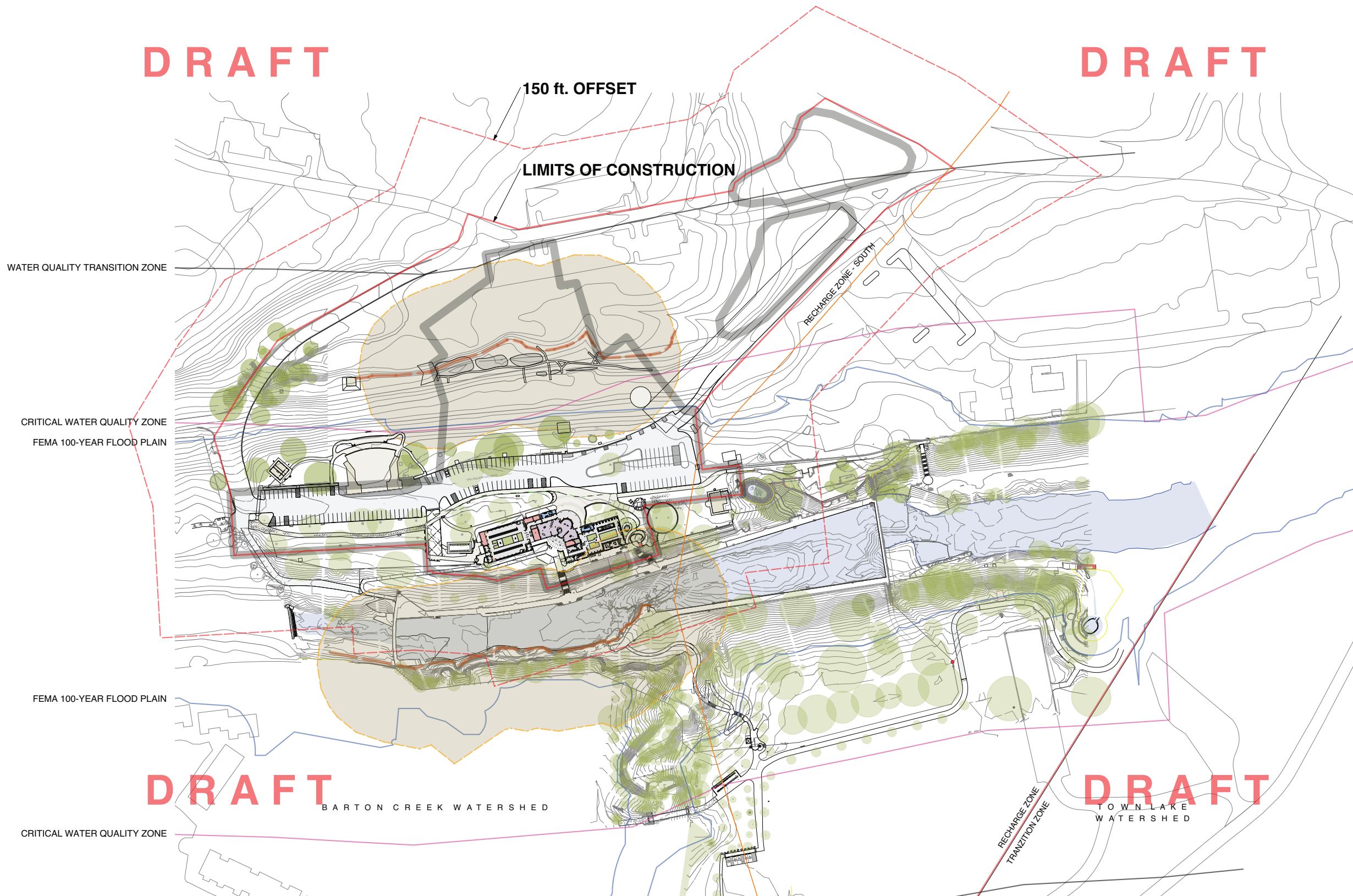
Drip Edge

Add a continuous stainless steel angle (1/2" x 3/4") on the underside of roof slab at the leading (front) edge to direct runoff away from the shelter slab soffit.

Install using stainless steel tpoons at 24-inches on-center.



Limits of Construction



Zilker Ponds



PICA 01003 Austin History Center, Austin Public Library

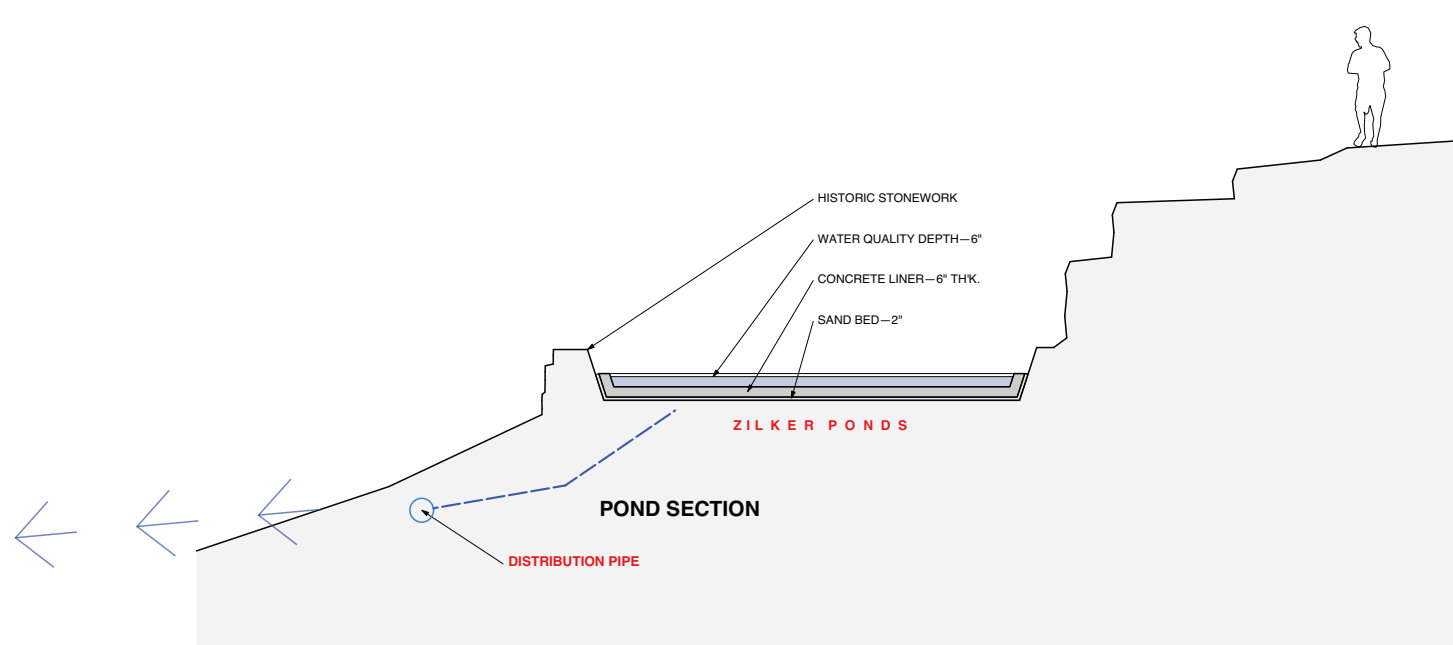
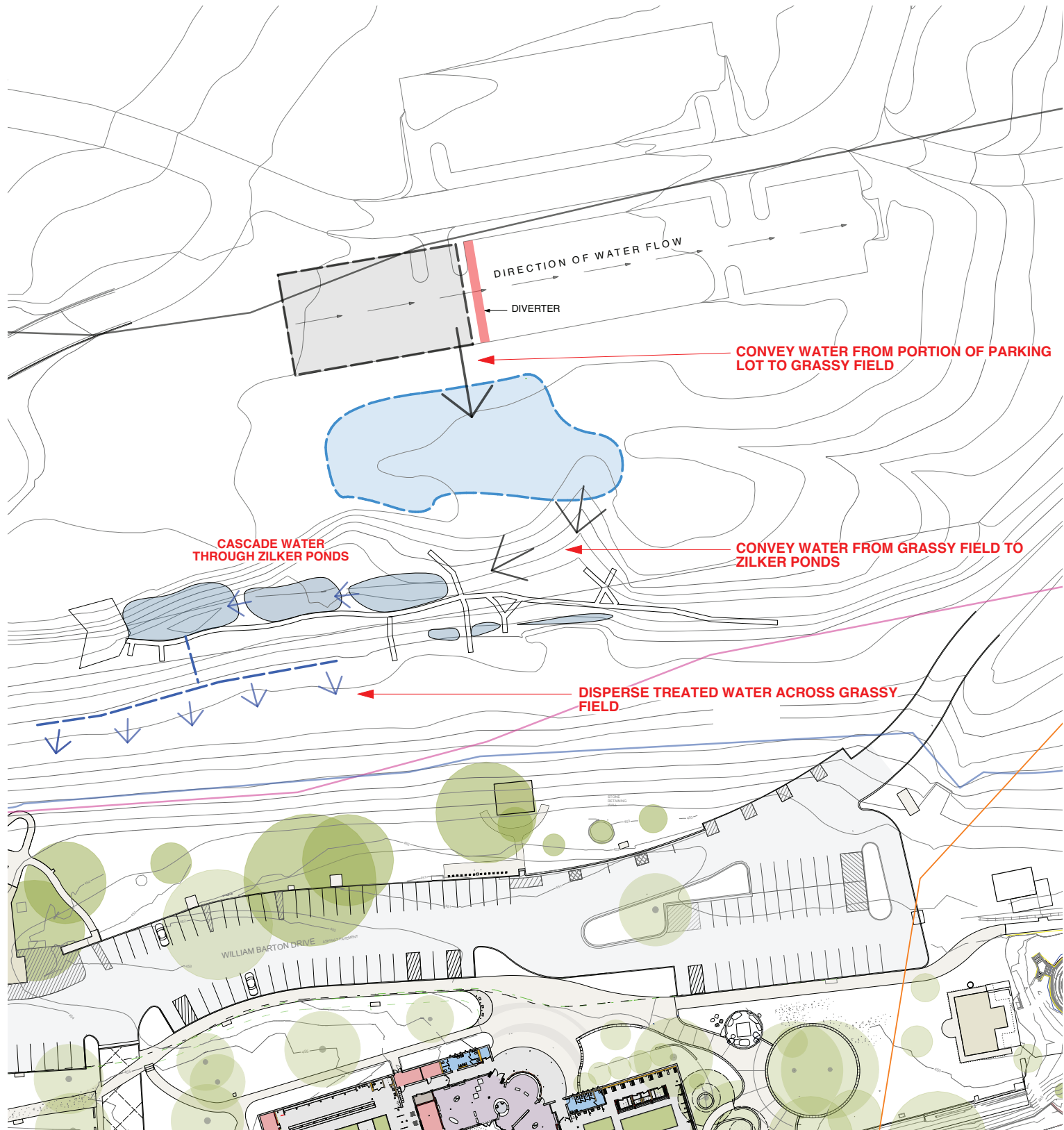


PICA 01001 Austin History Center, Austin Public Library



PICA 20146 Austin History Center, Austin Public Library

Zilker Ponds





Education/Interpretive Planning

Level 1

Examples:



Summit Bechtel Reserve National Scouting Center, West Virginia

Static imagery and text, physical objects for interactive exhibits. Built for durability and designed for permanent placement; i.e. little to no changes anticipated to the content over time.



Sea Scout Base Galveston, Galveston, Texas

Level 2

Examples:



The Alamo Wall of History, San Antonio, Texas

Combination of static and digital displays, with emphasis on large-scale static displays. Digital components often leveraged for dynamic content that will also be updated over time, which involves a content management system.



The Story of Texas | Texas State History Museum, Austin, Texas

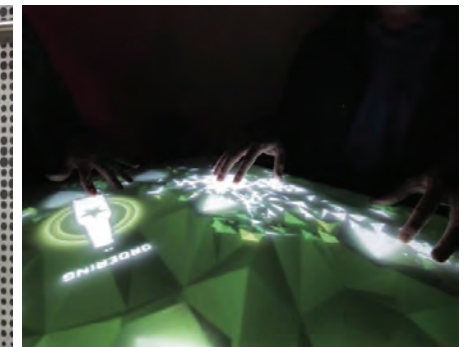
Level 3

Examples:



Morgan Stanley Clinical Building, Mittal Children's Medical Centre, London, UK

Emphasis on technology-based, mixed-media exhibits with interactive components that allow for ongoing content renewal. Significant investment required in hardware, software, and data management.



Heineken promotional installation

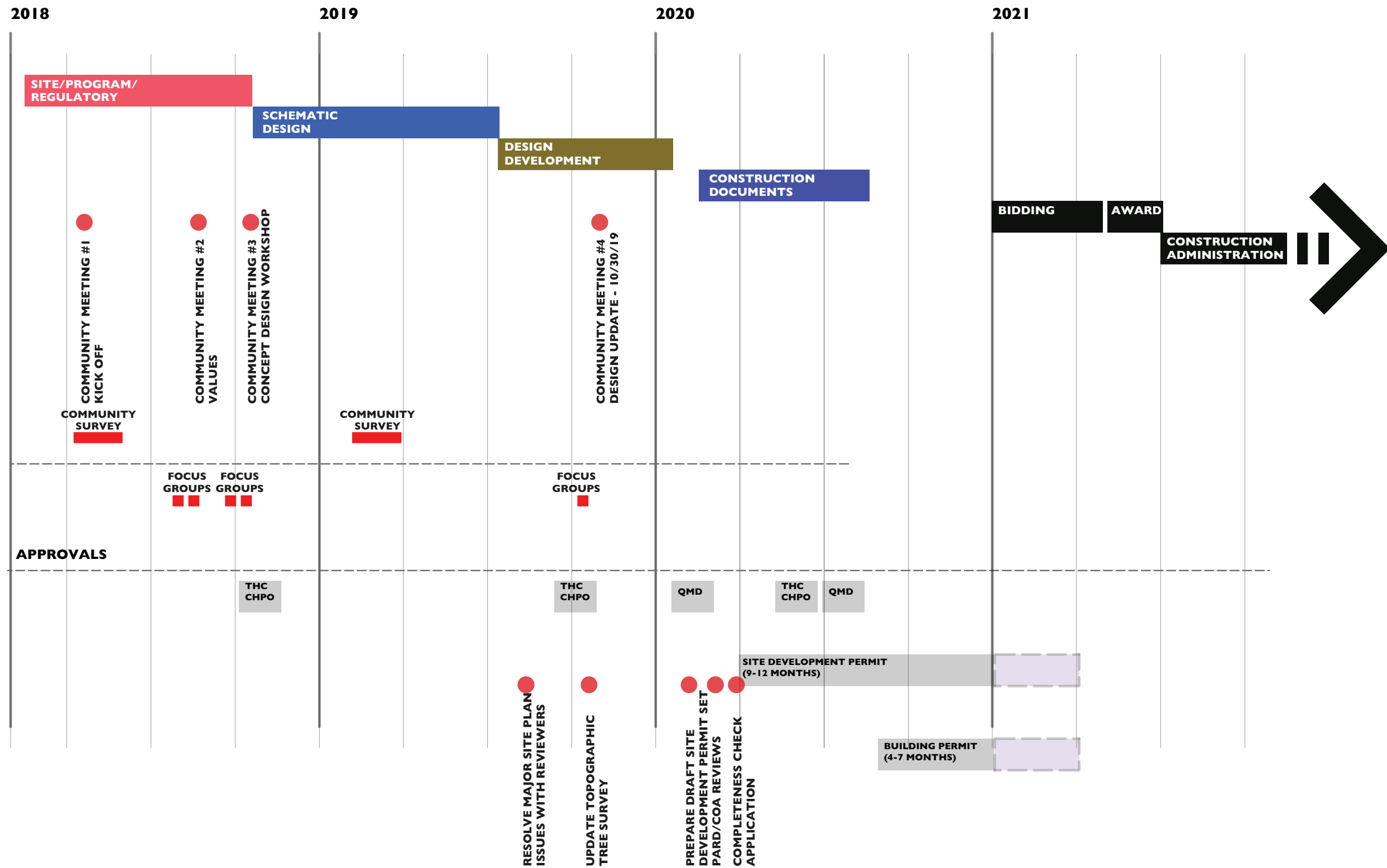


Dell Children's Medical Center, Austin, Texas

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



www.austintexas.gov/bartonspringsbathhouse

Thank You

