AGENDA MEMO
SPECIAL MEETING OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS

AGENDA OF:	June 18, 2019	**ITEM:**	BUS-A
DATE SUBMITTED:	June 17, 2019	**DEPARTMENT:**	Administration
PREPARED BY:	Brant Gary Assistant City Manager	**PRESENTER:**	Brant Gary Jack Harper
SUBJECT:	**DISCUSSION AND POSSIBLE ACTION REGARDING THE SECTION HOUSE PROJECT**		
ATTACHMENTS:	1.) Reports from Contractors 2.) Previous PGAL Presentation		

EXECUTIVE SUMMARY

Previously, City Council voted to accept the recommendations of the Historic Preservation and Museum Commission and the Parks and Recreation Commission to demolish the Section House and salvage materials for a future project. At the May Council meeting, City Council authorized requests to allow for additional individuals to weigh in on the cost estimates for restoration as opposed to re-creation.

Since that time, three contractors were approached to visit the site and provide an opinion of costs and feasibility for a restoration and re-creation approach concerning the Section House.

Two contractors were able to make the visit and provide feedback. While the reports are included, a summary of the findings is listed below:

1.) Christian Smith – V.P. of Portfolio Builders
   a. Believes most of the two-story structure is original while back area was added on
   b. Suggested re-use of interior flooring & exterior materials in either approach
   c. Concerns about wood damage from termites & elements
   d. Assumes 50% of structural items need to be replaced
   e. Concerns about ADA and ICC requirements and use of 2nd floor (House is not on registry)
   f. Recommends re-creation versus restoration
   g. Cost estimates form $375k-$450k

2.) William D. Robinson – General Contractor
   a. Believes that most of the two-story structure is original while back area was added on (Interior - 75% original to 25% new) (Exterior 50% original to 50% new)
   b. Suggested all original interior materials and 20-30% of the exterior might be preserved with an estimate that 40% of those original items would survive the restoration and 50% of original items might be able to be preserved via re-creation with 20-30% original items remaining afterwards
   c. Concerns about damage to wood components via termites, weather, and previous modifications
   d. Assumes 50% of structural items need to be replaced
   e. Unsure about extent of ADA requirements
   f. Recommends restoration versus re-creation
   g. Costs estimates starting from $150k-$200k for restoration & $300k-$500k for re-creation

3.) Chuck Morris – Coastal Homes **(Received 6/17/19)**

a. Believes that most of the two-story structure is original while back area was added on (Interior - 80% original to 20% new) (Exterior – 100% original for main building)
b. Suggested 90% of interior materials and 75% of the exterior might be preserved with an estimate that 70% of those original items could survive the restoration and did not provide information for a re-creation
c. Concerns about damage to wood components via termites
d. Some structural components would need further work including reinforcing 2nd floor joists, 1st floor wood floors need to be milled, and attic floor and raftors need to be reinforced or replaced
e. Mentioned possible ADA needs (elevator to use 2nd floor) and foundation upgrades would be needed
f. Only provided info on a restoration approach
g. Costs estimates starting from $250k-$300k for restoration with a 10% contingency

Considering the previous information from the architecture firm and these new reports, the costs ranges remain abour the same although the options attainable through those estimates differ among the contractors. Without considering final plans and programming ideas, ADA and building code unknowns would need to be addressed if restoration is desired versus re-creation. City Staff is requesting City Council provide direction regarding the next steps of the project.

RECOMMENDATION

CityStaff has no formal recommendation, but would request City Council provide formal direction for the Section House project.

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PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-8237
www.fulsheartexas.gov

SWITCH HOUSE PROJECT QUESTIONNAIRE

NAME/BUSINESS NAME:

Portfolio Builders, Inc. Christian Frisch Vice President

ADDRESS:

5555 West Loop South, Suite 550 Bellaire, Texas 77401

PHONE #:

713-388-6512 office / 832-250-9931 cell

EMAIL:

christian@portfolio-builders.com

WEBSITE:

www.portfolio-builders.com

1.) Please provide a summary of your background in preservation and restoration of historic buildings.

We have been working in the realm of public construction projects for over 10 years, most recently we finished a project for City of Laporte, which was a recreation of the original first integrated school building in town using elements of the original building.

2.) Have you restored similar houses? If so, please describe one or two projects.

Yes – City of LaPorte Colored School. The original building was carefully torn down to save as much of material intact as possible. The reconstruction of the new building was designed to meet all ICC and TAS codes while at the same time re-using elements of the old building.

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3.) What % of the current interior sq footage is original/historic in nature versus modern/recent materials?

From my estimation the two story building is original and the back house has been added. Also all windows, doors, trim, and lighting are not original.

a. What % of the interior original/historic materials can be used for a restoration project? Please list some of those items.

I would suggest reusing the T&G flooring in some manner or locations.

b. What % of the interior original/historic materials can be salvaged and used for a re-creation/rebuild project? Please list some of those items.

80% of flooring

c. Any special challenges/observations regarding the interior?

n/a

4.) What % of the current exterior sq footage is original/historic in nature versus modern/recent materials?

Same as above, it appears the original part is only the two story and the rear has been added. On the two story section I would suspect a majority of the 12" siding boards are original.

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a. What % of the external original/historic materials can be used for a restoration project? Please list some of those items.

75-85% of exterior siding would be my only recommendation.

b. What % of the external original/historic materials can be salvaged and used for a re-creation/rebuild project? Please list some of those items.

same as above

c. Any special challenges/observations regarding the exterior?

Removing any wood materials would be very dependent of the amount of damage caused over the years by termites and rot. It is impossible at this time to tell if siding would be reusable.

5.) Please briefly describe what would be needed to restore the building to its original design? (This should also include minor ADA improvements as this will be a public building)

In order to restore this building at minimum restroom's would need to be added, water fountain, ramps, walkways and widen some doorways to meet ADA. Also, there needs to be additional research concerning use of the second floor and what is required for ADA.

6.) What percentage of building materials would be new versus original in implementing this approach?

Restoration would not seem to be a viable option due to the condition of this building, one would need to consider replacing about 85% or more of the original building with new components. Again though the bigger challenge is making the footprint of the existing building ADA code compliant.

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a. What is a good cost estimate (with a separate contingency) for the restoration process as you described?

There are many factors in determining this value, so this value should only be taken as an estimate. Addition of air conditioning, plumbing, electrical, framing repairs, siding repairs, recondition flooring and walls, re-roof, new windows, new doors. Upwards of $250 per SF.

b. Any special challenges/observations regarding a restoration?

Meeting both ICC (international Construction Code) and TAS (Texas Accessibility Standards)

7.) Please briefly describe an approach to tear down the existing building, salvage usable items, and rebuild it to its original design? (This should also include minor ADA improvements as this will be a public building)

This process would include working with an architect to recreate the original footprint of the building while integrating components such as restrooms and ramps to meet code. Salvage items to be re-used could include tongue & groove flooring planks, and exterior siding.

a. What percentage of building materials would be new versus original in implementing this approach?

95% new building materials.

b. What is a good cost estimate (with a separate contingency) for the re-creation/rebuild process as you described?

$250 to $300 per SF of air conditioned space.

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c. Any special challenges/observations regarding a re-creation/rebuild?

None Known at this time.

8.) From a structural standpoint, what limitations/opportunities do you see with the existing support structures?

There has been some wood rot throughout existing joists, as well as wall studs. A majority of the wall studs would need to be replaced. At this time the building would not meet the building energy code, but using the most up to date methods and technologies would be more beneficial than trying to retrofit the existing space.

a. Assuming an eventual use of two stories, what % of the existing supporting framework would need to be replaced or otherwise modified?

50% or more

b. Any other structural observations?

n/a

9.) Finally, please give an additional observation from a construction standpoint that may provide some additional insight/information for the City when considering a restoration versus a re-creation/rebuild project that would provide for a building suitable for public use?

It is my belief that working with a qualified design and construction team the most efficient course for moving forward in relation to time and money would be to have this building deconstructed and salvage all finish elements in a container . These items in particular such as wood floors, and exterior sheathing could be reused as decorative pieces on the new building. Once a safe new building with proper insulation, roofing, doors, windows, and functioning MEP components are in place the public would get more use than trying to establish these priorities with the current state of subject.

SWITCH HOUSE PROJECT QUESTIONNAIRE

NAME/BUSINESS NAME:

William D. Robinson – General Contractor

ADDRESS:

4302 Horseshoe Dr.
Needville, TX 77461

PHONE #:

713 201-3174

EMAIL:

wdrobinson55@airmail.net

WEBSITE:

none

1.) Please provide a summary of your background in preservation and restoration of historic buildings.

At the George Ranch Historical Park I restored the George Ranch house, The Old Praire Home, and The Black Smith Shop; I helped my father restore the JHP Davis Home, the Jane Long House, the Guy Lodge Hall, The Old Baptist Church, The Schendel House, The Bramblewood Log Cabin complex, The Needville Rail-Road Depot, and The Old Robinson House. For the Fort Bend County Museum I restored The Moore Home, The Long/Smith Cottage, and The Grandma's Kitchen; I repaired the McFarland House, The McNabb House and The Rail-Road Depot. At the Winedale Historical Park I repaired the McGregor/Grimm House

2.) Have you restored similar houses? If so, please describe one or two projects.

See above ,Item #1. Sorry, I didn't want to retype all that, suffice it to say I have had a lot of experience in restoration of old buildings. Worked many years for my father restoring buildings at The George Ranch. I have been restoring buildings on my own since 1985.

3.) What % of the current interior sq footage is original/historic in nature versus modern/recent materials?

Interior walls, ceiling and ½ floor down stair is original, the walls, ceiling and floor upstairs is original under a layer of acoustic tile. The back addition is not original. The windows and door are all recent materials. Maybe 75% original, 25% not original.

a. What % of the interior original/historic materials can be used for a restoration project? Please list some of those items.

.100%..All original materials on walls, ceiling and floors are in fair shape and can be saved.

b. What % of the interior original/historic materials can be salvaged and used for a re-creation/rebuild project? Please list some of those items.

Maybe 50% depending on how careful one removes beaded ceiling and wall material and flooring.

c. Any special challenges/observations regarding the interior?

The north down stair room has a plywood floor which is not original, so one might wish to purchase used flooring to match south room and entry. The upstairs ceiling had acoustic tile applied over original beaded ceiling. The termites mostly destroyed these tiles but minor damage to old beaded ceiling.

4.) What % of the current exterior sq footage is original/historic in nature versus modern/recent materials?

Board and batten material is mostly original, but rotten on the bottom and in spots. Windows and door are not original. Metal roof is not original. Addition on back is not original. Need old photos to guide us. Maybe 50% original – 50% not original

a. What % of the external original/historic materials can be used for a restoration project? Please list some of those items.

50% - 75% depending on carpenters care and time.
Some termite damage on floor joist, but mostly saddle up new ones next to them. Front and maybe side beams replace. Board and batten siding would need much repair or replacement.

b. What % of the external original/historic materials can be salvaged and used for a re-creation/rebuild project? Please list some of those items.

20-30% . You will destroy most all of the boards and battens when pulling the off. The wood is too old, dry and brittle. It depends on quality of labor.

c. Any special challenges/observations regarding the exterior?

The front beam at least will have to be replaced along with the entire front wall of board and battens. I would use the ones I remove to repair the other three sides. It would be a challenge to find all windows complete and in good condition. We may have to build the frames and use salvaged window sash. The front door is relatively easy to replace, though a challenge to weather tight. Need old pictures!

5.) Please briefly describe what would be needed to restore the building to its original design? (This should also include minor ADA improvements as this will be a public building)

I think you would add a back door and ADA compliant ramp there. I think you might get by without giving ADA access to upstairs but further research needed. Maybe upstairs only for storage and offices.
To restore the building I would strip off back addition and recent interior modifications, secure front wall and remove all B&B siding, salvaging to use on other three sides, replace rotten beams and floor joist, replace front wall B&B wall with new treated material, remove all roofing and go back with wood shingles, replace/repair windows and doors, repair front porch, add steps, replace all exposed cinder block piers with brick, add lattice panels between them, power wash and paint; repair interior flooring, walls, and ceiling, paint walls and ceiling, sand and finish floors.(A/C, Electric, Insulation?)

6.) What percentage of building materials would be new versus original in implementing this approach?

40% new
60% original

a. What is a good cost estimate (with a separate contingency) for the restoration process as you described?

$150,000 - $ 250,000 I would suggest you hire me under a cost/plus system of payment. All material and labor would be on spread sheet and I would add 25% plus on top of that. This is the most honest and fair system of restoration. No one knows exactly what timbers will need to be replaced or repaired. You don't know until you strip it all down. How can one put a contract price on that? A lot of fat to cover my unexpected cost. You should not have to pay for that

b. Any special challenges/observations regarding a restoration?

Quality of work depends of quality of labor and oversight. Experience is key. Cost/plus is better than contract, if you are after quality and honest billing. You can call Claire Rogers, director of the Fort Bend County Museum for reference. 281 342-6478

7.) Please briefly describe an approach to tear down the existing building, salvage usable items, and rebuild it to its original design? (This should also include minor ADA improvements as this will be a public building)

Remove roofing and roof framing, remove all interior boards, remove wall framing, remove flooring and floor framing. You would salvage about 20-30% of lumber, but lose its value in trying to salvage it by the time it takes to gently take off a board and remove the nails as opposed to simply knocking it down and buying all new lumber.

a. What percentage of building materials would be new versus original in implementing this approach?

70-80%

b. What is a good cost estimate (with a separate contingency) for the re-creation/rebuild process as you described?

$ 3-500,000. All kinds of contingencies to consider here. Slab, pier and beam, look like old or look like new, plumbing, a/c, electric, ADA compliant, bathrooms, kitchen, conference hall, architect cost, landscaping, ect,ect,ect. Just to say you used old lumber is noble but not very cost efficient.

c. Any special challenges/observations regarding a re-creation/rebuild?

See Item #7, It would take more money in labor to salvage the old than you make up with in cost of new lumber minus what you salvaged in old.

8.) From a structural standpoint, what limitations/opportunities do you see with the existing support structures?

Floor framing (beams and bottom floor joist) needs much attention. South room and entry floors are in good shape but north floor needs all new (used) flooring. Termites have had their way with this building but not beyond repair. Here is an example of where a contract price type job is inferior to a cost/plussystem of payment. Contract means blow and go and get it done approach, where as cost/plus means slow down and get it right and I state here that cost/plus is cheaper and better quality of work thancontract. The Fort Bend County Museum and The George Foundation hired me at cost/plus on their big projects.

a. Assuming an eventual use of two stories, what % of the existing supporting framework would need to be replaced or otherwise modified?

50%

b. Any other structural observations?

Only that in this type of restoration involving termite damage, we will find more repair needed than what is apparent. It is hard to put a contract price on this kind of work.

9.) Finally, please give an additional observation from a construction standpoint that may provide some additional insight/information for the City when considering a restoration versus a re-creation/rebuild project that would provide for a building suitable for public use?

I do not recommend the recreation/rebuild trying to salvage the old material. I can restore this building cheaper than a rebuild. A tear down rebuild should be a contract price where as a true restoration should be cost/plus. You may consider converting back addition to a public restroom with restored museum in front. If you restore, you need to consider installing A/C, insulation, electric, (maybe plumbing if restrooms are added), security lighting, sidewalks, shutters, brick piers with lattice panels, landscaping, signage, and temporary power pole; ie: you need a general plan and outline of operation to get a contract price or restore under a cost/plus system. Under a cost/plus system, 2-3 bids can be gathered for A/C, electric, floor sanding, and brick pier work, but general labor like carpentry, painting, clean-up, roofing, and their material cost would be billed per day and per receipt. A 25% overhead and profit charge would then be added to all cost. This is the method I prefer.
Please call anytime if you have any questions.

Thank-you Bill Robinson

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Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-8237
www.fulsheartexas.gov

SWITCH HOUSE PROJECT QUESTIONNAIRE

NAME/BUSINESS NAME:

CHUCK MORRIS COASTAL HOMES

ADDRESS:

2214 SHIPS MECHANIC ROW GALVESTON 77550

PHONE #:

281-808-9627

EMAIL:

CMORRIS89@COMCAST.NET

WEBSITE:

CHUCK MORRIS HOMES.COM

1.) Please provide a summary of your background in preservation and restoration of historic buildings.

1. OWN A 15,000 FT² DOWNTOWN BUILDING 3 STORY BUILT IN 1874
2. OWN A 6,000 FT² RESIDENCE @ 1426 STRAND BUILT IN 1875 (ON WEBSITE)
3. HAVE RECEIVED NUMEROUS RESTORATION AWARDS FROM CITY OF GALVESTON
4. RECEIVED NUMEROUS RESTORATION AWARDS FROM GALVESTON HISTORICAL FOUNDATION
5. RECEIVED AWARDS FROM GHBA PRISM AWARDS FOR BEST CUSTOM HOMES
6. RECEIVED STAR AWARDS FOR BEST STATE RESTORATION.

2.) Have you restored similar houses? If so, please describe one or two projects.

WEBSITE SHOWS 1426 STRAND AVE FINISHED WORK INCLUDING FOUNDATION, FLOORS, WIRING, PLUMBING, PLASTER, SHUTTERS, WINDOWS, AND ROOF.
HAVE RESTORED MANY HOMES FROM DERELICT STAGE TO LIKE NEW.

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3.) What % of the current interior sq footage is original/historic in nature versus modern/recent materials?

80% OF MAIN FRONT BUILDING IS ORIGINAL OR ANTIQUE REPLACEMENT,
WINDOWS AND FRAMES AND DOORS ARE NEWER
UPSTAIRS PARTITION WALL BUILDOUT AND CLOSETS NEWER
DOWNSTAIRS RIGHT SIDE PLYWOOD FLOORING NEWER

a. What % of the interior original/historic materials can be used for a restoration project? Please list some of those items.

90%. FLOORING T&G PINE
BEAD BOARD WALLS
BEAD BOARD CEILINGS
STAIR WAY AND TREADS.

b. What % of the interior original/historic materials can be salvaged and used for a re-creation/rebuild project? Please list some of those items.

80%. SEE a ABOVE.
EXCEPT 2nd FLOOR JOISTS TOO SMALL.

c. Any special challenges/observations regarding the interior?

2nd FLOOR JOISTS NEED TO BE DOUBLED OR REPLACED. ANTIQUE PINE FLOORING NEEDS TO BE MILLED FOR REPLACING SOME 1ST FLOOR TERMITED AND MISSING FLOORING. ATTIC FLOOR AND RAFTERS NEED TO BE BEEFED UP OR REPLACED.

4.) What % of the current exterior sq footage is original/historic in nature versus modern/recent materials?

100% OF MAIN FRONT BUILDING SQ FOOTAGE IS ORIGINAL
REAR ADDITIONS NEWER.

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a. What % of the external original/historic materials can be used for a restoration project? Please list some of those items.

75%. SIDING
FASCIA BOARD

b. What % of the external original/historic materials can be salvaged and used for a re-creation/rebuild project? Please list some of those items.

WOULDN'T RECOMMOND USING EXISTING SIDING FOR NEW CONSTRUCTION.

c. Any special challenges/observations regarding the exterior?

NEED OLD PHOTOS TO DETERMINE WINDOW PATTERN AND FRONT DOOR DESIGN, OTHERWISE USE PERIOD APPROPRIATE DESIGN. WE USUALLY USE ANTIQUE WINDOWS AND DOORS.

5.) Please briefly describe what would be needed to restore the building to its original design? (This should also include minor ADA improvements as this will be a public building)

C ABOVE, PLUS REMOVE REAR ADDITIONS, REBUILD ENGINEERED FOUNDATION, REPLACE EXTERIOR LOWER BEAMS, STRIP OF METAL ROOF AND WOOD SHINGLES. REDECK WITH NEW RAFTERS OR REINFORCED EXISTING RAFTERS. NEW SIDING ON FRONT OR BACK, SALVAGING GOOD PIECES REMOVED TO FIX REMAINING 3 WALLS. RECOMMENT PERIOD APPROPRIATE STANDING SEAM METAL ROOF. BUILD FRONT PORCH AND STEPS, ADD BACK DOOR WITH HANDICAPPED RAMP AND RAIL OR INSTAL LIFT.

6.) What percentage of building materials would be new versus original in implementing this approach?

A WINDSTORM EXEMPTION CERTIFICATE (WEA-1) IS REQUIRED TO REBUILD EXISTING STRUCTURE. THIS WAY EXISTING CONSTRUCTION AS WELL AS REPLACEMENT WINDOWS AND DOORS DONT NEED TO BE WINDSTORM. NEW FOUNDATION, BEAMS, TIE DOWNS TO PIERS, AND ROOFING COVER WILL BE WINDSTORM DESIGNED AND INSPECTED AS REQUIRED FOR WINDSTORM INSURABILITY. ESTIMATE 70% ORIGINAL WITH THIS APPROACH.

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a. What is a good cost estimate (with a separate contingency) for the restoration process as you described?

$250,000 TO $300,000. 10% CONTINGENCY DUE TO NOT HAVING FOUNDATION OR RAFTER DESIGN. THIS IS FOR EXTERIOR. INCLUDES INTERIOR FLOOR JOISTS WORK, AND REPLACEMENT OF FLOORING AND EXISTING BEAD BOARD.

b. Any special challenges/observations regarding a restoration?

NO.

7.) Please briefly describe an approach to tear down the existing building, salvage usable items, and rebuild it to its original design? (This should also include minor ADA improvements as this will be a public building)

WOULDNT BE INTERESTED IN TEARING DOWN A HISTORIC BUILDING IN REPAIRABLE CONDITION.

a. What percentage of building materials would be new versus original in implementing this approach?

N/A

b. What is a good cost estimate (with a separate contingency) for the re-creation/rebuild process as you described?

N/A

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c. Any special challenges/observations regarding a re-creation/rebuild?

N/A

8.) From a structural standpoint, what limitations/opportunities do you see with the existing support structures?

NEEDS NEW FOUNDATION, PIERS, EXTERIOR FOUNDATION BEAMS, CORNER STUDS, SOME EXTERIOR FRAMING, 2nd FLOOR JOIST SUPPORT, AND RAFTER-CEILING JOIST ATTIC WORK WITH NEW 5/8" DECKING.

a. Assuming an eventual use of two stories, what % of the existing supporting framework would need to be replaced or otherwise modified?

ABOVE (8).

b. Any other structural observations?

NO

9.) Finally, please give an additional observation from a construction standpoint that may provide some additional insight/information for the City when considering a restoration versus a re-creation/rebuild project that would provide for a building suitable for public use?

DEPENDS ON THE PUBLIC USE. 100% ACCESSIBLE USE REQUIRES ADA COMPLIANCE INCLUDING ELEVATOR. EXTERIOR ELEVATOR COULD BE ADDED ON BACK, REMOVING A WINDOW AND REPLACING WITH A DOOR. ~~AN~~ A SEPARATE BATHROOM BUILDING MIGHT BE MORE APPROPRIATE FOR A PARK SETTING.

City of Fulshear

Historic Station House

December 18, 2018

Basis of Report

- Site Visits in March and April 2018
- Visual Inspection of Structure
- Code Review of Existing Conditions

Site – Frances Smart Park

1. Frances Smart Park
2. Existing Gazebo
3. Existing Parking Lot
4. FM 359

Building Facts

- Original Station House from Fulshear Railroad Station
- Date of Construction is Unknown
- Moved from Original Site to Frances Smart Park in 2016
- Historically Significant Structure to City but Not on Historical Register
- Two Story Five Room Building
- Total of Approximately 1,483 SF
- Wood Framed Structure on Raised CMU Pier Foundation
- Wood Siding Cladding with Corrugated Metal Roofing
- Gable Roof

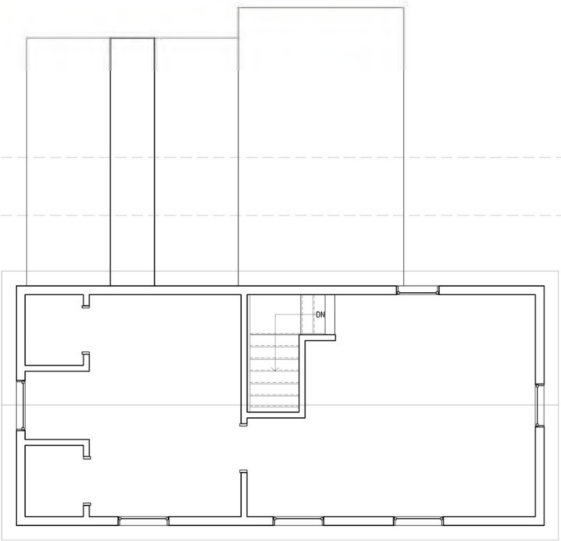
Building Condition

PGAL

- Severely Decayed Structure including Walls, Floors and Roof
- Failing Floor and Roof Joists
- Decayed Wood Cladding
- Rusted Roofing
- Decayed Interior Finishes
- Active Water Infiltration
- Active Bug Infestation
- No Functioning MEP Systems
- No Life Safety Systems
- No Electrical Service
- ADA Deficiencies

Floor Plans

PGAL



Second Level Floor Plan | 1/4" = 1'-0" (2)

First Level Floor Plan | 1/4" = 1'-0" (1)

Exterior Condition

PGAL

Exterior Condition

PGAL

Exterior Condition

PGAL

Exterior Condition

PGAL

Exterior Condition

PGAL

Exterior Condition

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Interior Condition

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Interior Condition

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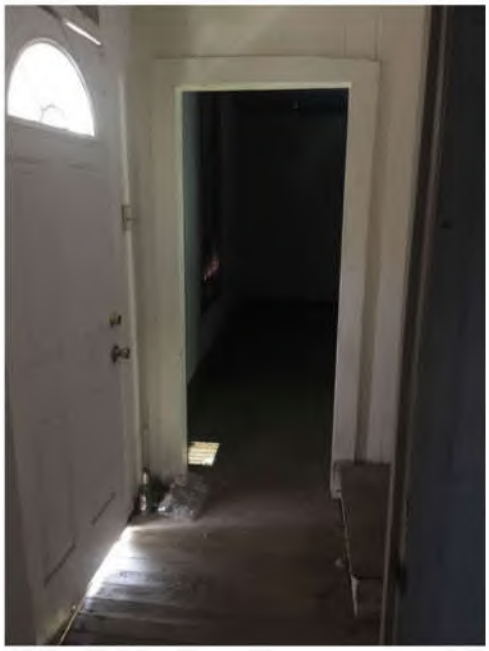

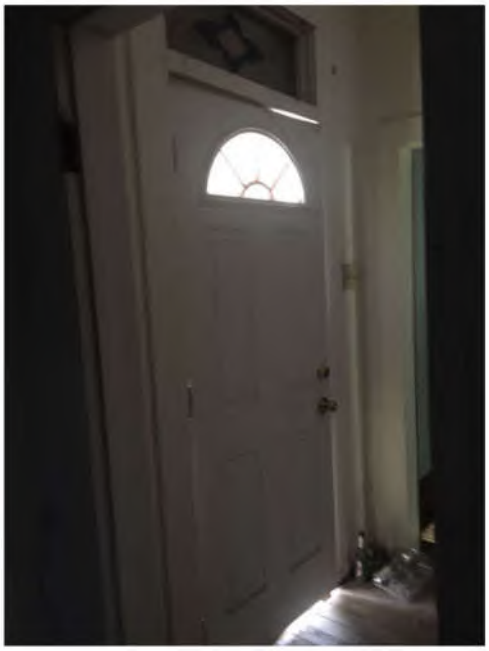

Interior Condition

PGAL

Interior Condition

PGAL

Interior Condition

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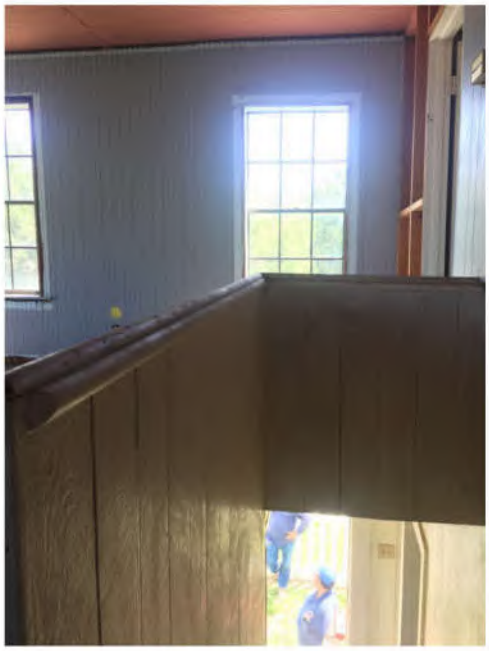
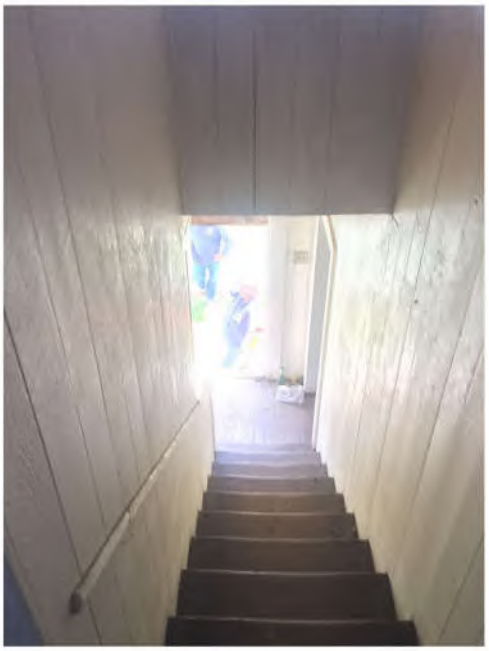
Interior Condition

PGAL





Restoration of Building to Original Condition

PGAL

- Restore the Building to Original Exterior Configuration and Size
  - Surgical Demolition and Replacement in Place of all Structural Members of Floor, Walls and Roof
  - $783,000 (Cost excludes interior buildout)
- Initial Creation of a Non-habitable Building with No Intended Occupants
- Building will be Sealed
- Recladding of Exterior Walls and Roof
- No Interior Finishes
- No Interior MEP Systems

Re-Creation of Building to Match Original Condition

PGAL

- Total Demolition of Existing Building
  - Salvageable Items to be Saved for Future Use
- Complete Rebuilding to Match Original Size, Configuration and Exterior Condition
  - Options range from $180,000 to $380,000
  - Costs Vary due to Scope and Site-work options
  - Initial Project Recommendation Estimated Between $180,000 – $200,000
- Initial Creation of a Non-habitable Building with No Intended Occupants
- Building will be Sealed
- Cladding of Exterior Walls and Roof to Match Original Building
- No Interior Finishes
- No Interior MEP Systems

Possible Funding Strategies

PGAL

- Funding of Full Construction Cost
- Donation of Construction Materials
- Community Give Back Project for Labor

Revised Approach

PGAL

Concerns have been expressed regarding the viability/justification for the re-creation project. As a result, after additional discussions with the Parks and Recreation Commission, the following clarification for the project goals and next steps is proposed:

- The goal of the project is to preserve the role of the railroad in the history and development of Fulshear
- In lieu of the re-creation project, an initial step can be the dismantling of the existing structure to include salvaging of usable materials
  - A future project would make use of the salvaged materials.
- The specific scope for a historic preservation/re-creation project or other park amenity can be determined in the near future as the dismantling of the existing structure occurs.
- Specific programming/uses of the structure/amenity constructed could include a museum, welcome center, or other City presence in the park.

City of Fulshear

Historic Station House

December 18, 2018

AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS

AGENDA OF:	June 18, 2019	**ITEM NUMBER:**	BUS-B
DATE SUBMITTED:	May 24, 2019	**DEPARTMENT:**	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services; Brant Gary, Assistant City Manager	**PRESENTER:**	Zach Goodlander, Director of Development Services
SUBJECT:	**Change in General Land Plan – Fulshear Run**		
ATTACHMENTS:	**1. Items of Note** **2. Existing General Land Plan** **3. Proposed General Land Plan Update** **4. LJA Memo Addressing Adherence to Atlas 14 Drainage Requirements** **5. No objection email from Fort Bend County Drainage District (Mark Vogler)** **6. Deden Engineering Summary of Fulshear Run Drainage to-date** **7. 2017 signed letter with adjacent landowner concerning ½ acre lots and 25' landscape buffer**		

EXECUTIVE SUMMARY

This request is to allow for changes to the Fulshear Run General Land Plan. The requested changes entail the following:

- Revised street layout, including a connection to Fulbrook on Fulshear Creek
- Increase of open space and revision to the trails/parks plan
- Increase in the amount of land used for amenitized retention facilities
- Reduction in size of 7 lots from one-acre in size to half-acre in size along the community's southwestern boundary
- Inclusion of a 25' vegetative buffer along the southwestern boundary

These proposed changes have largely been necessitated by the need for enlarged drainage facilities and market demand. The proposed changes are allowed per the development agreement and PUD zoning designation.

The development agreement signed between the City of Fulshear and DHK Development, Inc. on May 6, 2014 set forth a General Land Plan to guide the future platting and development of the property (Attachment 1). The 2014 General Land Plan called for 242 total residential lots. This included 74 Estate (1-acre) lots, 138 Transitional (1/2 -acre) lots along with 30 Urban Residential (higher-density) lots along with other areas designated for commercial uses. The initial General Land Plan did not show any Transitional lots adjacent to adjoining residential properties outside of the Fulshear Run community. However, the development agreement/PUD zoning regulations allow for the layout of the lots to be reconfigured and for minimal changes in the quantity of lots by +/- 10%.

In May of 2019, DHK Development, Inc. submitted a request to alter the street network, enlarge drainage facilities, alter open spaces, and alter the lot configuration. This reconfiguration would remove 7 Estate (1-acre) lots and add 6 Transitional lots with a net loss of 1 lot overall. This realignment also shows 6 half-acre lots now being adjacent to the residential property on the southwest boundary (Attachment 2). These changes would necessitate an update to the General Land Plan which would require formal City acceptance of these changes.

Since these changes are allowed for in the development agreement and PUD zoning requirements, the changes to the General Land Plan must be formally accepted by the City for City Staff to process platting and subsequent permitting requests. Plats and permits are required to confirm to the development's General Land Plan. As no adjacent property can have access removed, the new General Land Plan shows a private access easement for the residential property along the southwest border. Also, per a letter (Attachment 6) from November 2017, a 25' landscape reserve is also being called out on the new General Land Plan to provide separation between the Transitional lots and the neighboring residential property along the southwest border. While the City is not a party to the specifics of either easement, all plats and permits must ensure these areas are not encroached upon.

On June 7, 2019 the new General Land Plan update was recommended for approval by the Planning and Zoning Commission. Separately, the developer has expressed a desire to work with adjacent landowners concerning any private, non-City related matters.

RECOMMENDATION

Staff recommends the City Council formally accept the revised General Land Plan for the Fulshear Run Development.

Items of Note

- **Previously Executed Documents**
  - Fulshear Run Development Agreement – Approved May 6, 2014
  - Ord. 2014-1138, Fulshear Run Planned Unit Development Zoning – Approved April 15, 2014

- **General Land Plan Guidelines/Requirements**
  - The Development Agreement defines the Land or "General Plan" that has been requested to be amended.
    - Within the definition is the statement that the "General Plan… may be revised from time to time in accordance with Section 2.02"
    - Section 2.02 of the Development Agreement states that "in no case shall the General Plan be revised to contradict any of the requirements of this Agreement or subsequently approved variances unless agreed to by the City and Landowner"
      - No amendment request by the developer has been shown to be in violation of this agreement
    - Section 2.02 of the Development Agreement also states that "No revision of the General Plan shall be permitted without the consent of the City"
      - The development agreement does not define whether this amendment shall be done administratively or by City Council
  - The PUD Zoning is set forth in a manner consistent with the approved General Land Plan.
    - In the PUD-City of Fulshear Standards, Exhibit T-Zoning & Ordinance Standards, some specifics are established in Item 12-Site Plan Changes-Approval Process
      - Allows for administrative approval of changes "if no change to PUD Permitted uses, yields or standards requested"
  - The developer agreed to present the request to P&Z and City Council for formal acceptance

- **Allowable Lots – Distribution & Changes**
  - The Development Agreement addresses parameters for the number of lots and changes to lots allowed
    - Section 3.02 of the Development Agreement concerns Residential Yield.
      - The agreement allows for a total number of 250 single-family homes for the development
      - The agreement also allows the developer to increase the quantity of lots by 10% so long as notice is given to the City
        - This amendment request does not seek to increase the overall lot yield of the development
        - The agreement does not set a limit on the total number of half-acre lots, so long as the standards set forth in Section 3.02 are met

        - Section 3.03 of the Development Agreement concerns Lot Size.
            - This section sets a minimum lot size of a half-acre with 50' minimum widths and a 100' average width, as well as allowing the developer the ability to construct 30 "non-traditional" homes.
    - The PUD Zoning Ordinance also addresses changes in the allotment of lot sizes and configuration of lots
        - In the PUD-City of Fulshear Standards, Exhibit T-Zoning & Ordinance Standards, some specifics are established in Item 17-Miscellaneous Provisions-Parcel Boundaries & Areas
            - This section states "the areas and configurations of the parcels depicted… are subject to more precise definition during the detailed planning phase"
            - Also stated is "total parcel area changes, in part or in total, within the PUD of +/-10% are permitted without amending the PUD"
    - The Developer with this amendment request seeks to change the lot alignment, remove 7 one-acre lots, and add 6 half-acre lots.
        - This is in alignment with the terms and restrictions of the Development Agreement and PUD zoning requirements

- **Impacts to adjacent properties**
    - The Developer has added specifics to the revised General Land Plan for some items involving adjacent private landowners
        - As it is not legal to deny access to a property, the Developer has included a Private Access Easement callout on the proposed Plan
        - Per discussions with private property owners, the Developer has included a callout for a 25' Landscape Reserve along the southwest boundary of the development
        - The City is not a party to the specifics for either easement
            - However, no plats or permits that would encroach on these easements would be recommended for approval since they are in the General Land Plan
- Section 2-(5) of the PUD Zoning Ordinance states that the Fulshear Run PUD "will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district"
    - It is the opinion of City Staff that this proposed General Land Plan amendment including additional/ relocated half-acre lots does not constitute massing or interference and is consistent with residential uses bordering residential uses in this area as shown in the original General Land Plan

Original Plan-2014

Exhibit D
Fulshear Run and Fulshear Village PUD
Lotting Plan

REVISED: April 9, 2014

DHK Fulshear LP
DHK DEVELOPMENT, INC.
5005 Riverway, Suite 100
Houston, Texas 77056
713-961-0033
Contact: Doug Konopka

DEDEN SERVICES, LLC
CIVIL ENGINEERING
Texas Registered Engineering Firm F-10971
Contact: Robert Deden
9328 WESTVIEW
HOUSTON, TX. 77055
(713) 461-8822
FAX (713) 461-2671

SLA Studio • Land
Land Planning • Landscape Architecture
1900 West Loop South
Studio 1900
Houston, Texas 77027
713.787.0719
Contact: David Smith

UPDATED: FINAL EXHIBIT 6-17-2019

Lot Yields

Estate Residential	67
Transitional Residential	144
Urban Residential	30
Total Lots	241

General Land Plan Revision - June 2019

Fulshear Run and Fulshear Village PUD

Revised: June 17, 2019

DHK Fulshear LP
DHK DEVELOPMENT, INC.
4511 Yoakum Blvd., Suite 100
Houston, Texas 77006
713-961-0033
Contact: Doug Kunopka

DEDEN SERVICES, LLC
CIVIL ENGINEERING
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SLA Studio•Land
Land Planning • Landscape Architecture
1900 West Loop South
Studio 1900
Houston, Texas 77027
713.787.0719
Contact: David Smith

BUS37

LJA ENGINEERING

2929 Briarpark Drive, Suite 600, Houston, Texas 77042
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386 TBPLS 10110501

Memorandu

To: Mark Vogler, PE, CFM
Fort Bend County Engineering

From: Dasa Crowell, PE, CFM
Engineer V / PM, Hydrology and Hydraulics

Date: March 20, 2019

Re: Fulshear Run Development Tract
Impact Analysis using 100-year storm NOAA Atla
Update to May 13, 2015 Submittal
LJA Job No. 2145-3001

STATE OF TEXAS
DASA CROWELL
116747
LICENSED
PROFESSIONAL ENGINEER
3/20/2019
Dasa Crowell

The purpose of the analysis is to demonstrate that there will be no impact to Fulshear Creek by the runoff from the proposed Fulshear Run Development with the new rainfall data for 100-year, also referred as 1% Annual Exceedance Probability (AEP), storm event published by NOAA Atlas 14, because the runoff flow generated by development drainage area shall peak well before the peak flows in Fulshear Creek reach their confluence location.

PROJECT LOCATION

The Fulshear Development tract in Fulshear, Fort Bend County, Texas is located south of FM1093, bordered by Bois D Arc Lane on the east side, to the property at 7845 Bois D Arc Ln in the southerly direction and the bordered by Fulbrook on Fulshear Creek development at the west.

APPROACH

The analysis using the rainfall data recently published by NOAA Atlas 14 for 100-year storm event is added to the previous Impact Analysis from May 13, 2015 that received a Letter of No Objection on May 13, 2015, both documents enclosed for your convenience.
The hydrologic conditions of the existing drainage areas and proposed development area stayed unaltered, only the Atlas 14 100-year rainfall depth data, shown in **Table 1** was added to the previously approved Impact Analysis.

Table 1
NOAA Atlas 14 Updated 1% AEP Storm
Rainfall Depths for Fort Bend County

Duration	5 min	15 min	1 hr	2 hrs	3 hrs	6 hrs	12 hrs	24 hrs
Rainfall Depth [in]	1.26	2.50	4.80	6.91	8.47	11.2	13.8	16.5

wringram@hotmail.com

From: Robert Deden <robert@rtdeden.com>
Sent: Wednesday, May 22, 2019 5:04 PM
To: Bill Ingram
Subject: Fwd: Fulshear MUD 2, Smart Outfall Channel
Attachments: Fulshear Run IA Update Atlas14 03202019.pdf

---------- Forwarded message ---------
From: **Vogler, Mark** <Mark.Vogler@fortbendcountytx.gov>
Date: Thu, Apr 4, 2019 at 2:36 PM
Subject: RE: Fulshear MUD 2, Smart Outfall Channel
To: Robert Deden <robert@rtdeden.com>
Cc: Goertz, Neil <Neil.Goertz@fortbendcountytx.gov>

Bobby,

I have reviewed the updated LJA drainage report for Fulshear Run development (copy attached), which updated the May 13 2015 development's drainage impact analysis to include the ATLAS 14 100-year rainfall rate (16.5") and the results indicate no increase in peak flow rate will occur within Fulshear Creek as a result of this development. As noted in your email below, the Fulshear MUD 2 outfall channel will be constructed/improved to meet the requirements of the Fort Bend County Drainage Criteria Manual. The improved channel design will provide necessary erosion protection to prevent future "head cutting" or bank erosion as well as contain the design channel flow within the channel's banks with a minimum of 1' freeboard. In our discussions Mr. Doug Knopka represented that Fulshear MUD 2 would be fully responsible for the construction improvements and maintenance of the development's outfall channel, which is along the westerly boundary of the Smart Tract. Please provide written confirmation of Fulshear MUD 2's commitment to construct and maintain the outfall channel. Based on the no impact to Fulshear Creek results noted in the attached report the Drainage District's staff interposes no objection to the updated Fulshear Run Development Tract Impact Analysis.

If you have any questions please contact me

Mark Vogler

From: Robert Deden <robert@rtdeden.com>
Sent: Thursday, April 4, 2019 11:27 AM
To: Vogler, Mark <Mark.Vogler@fortbendcountytx.gov>
Subject: Fulshear MUD 2, Smart Outfall Channel

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mark:

Thank you again for your assistance in the review and planning of the Smart Property Development in Fulshear MUD 2. We are planning on single family housing throughout this tract. The proposed outfall channel for the entire Fulshear Mud 2 will continue down the alignment of the existing channel along the west Smart Tract property line. This channel will be improved through the Smart Tract to meet FBCDD standards. The channel will be widened, deepened and placed with proper side slopes and full erosion protection will be placed at the end where it discharges into the Dowdall channel (prior to reaching Fulshear Creek). We will design the channel to reduce the velocities and the drop at the discharge location to limit the erosion issues. Any erosion protection necessary will be considered at the time we design the channel for the development. Please let me know if you have any other questions or concerns.

Thanks again for your help with this project.

Bobby Deden

Robert T. Deden, P.E.

Deden Services, LLC

9328 Westview Drive

Houston, Tx 77055

713 461-8822 or mobile 713 254-1020

Deden Services, LLC
Texas Registered Engineering Firm # 10971
Civil Engineering

9328 Westview
Houston, Texas 77055
(713) 461-8822 • Fax (713) 461-2671

May 22, 2019

MEMO

TO: The City of Fulshear

RE: Fulshear Run PUD Drainage Summary

Drainage Summary for the Fulshear Run Development to Date

The original drainage study for the City of Fulshear and the Fort Bend County Drainage District (FBCDD), was prepared by LJA Engineering dated 5/13/2015. This study was approved by Freese Nichols Engineering and the FBCDD on 5/13/2015, thus please reference the attached LJA Study and Freese Nichols Engineering/FBCDD Memos.

Since the major rain events of 2016 through 2018, the FBCDD has requested all on-going and new development in the County to review the impacts of higher rainfall events than previously used and approved. The standard rainfall used for these higher events is based on Atlas 14 Rainfall Data.

The Atlas 14 rainfall runoff was modelled with the full development of Fulshear Run. It was determined that there was No Impact on both Fulshear Creek or the Brazos River using the originally approved drainage plan for the development with the open channel outfall into Fulshear Creek at the Southwest Corner of the tract. The LJA Analysis, dated 3/20/2019, with the Atlas 14 runoff is attached with the summary of No Impact on the development or the downstream receiving streams.

The FBCDD through Mark Vogler responded to this analysis on April 4, 2019. Mr. Vogler confirmed the review of the LJA Atlas 14 study and confirmed that the Drainage District staff interposes no objection to the Fulshear Run Development Tract Impact Analysis (please refer to the attached 4/4/2019 Mark Vogler email).

It is our understanding, with the attached approved studies, that no further Fort Bend County Drainage District reviews will be required for the development of Fulshear Run. All internal drainage, lakes, channels and subdivision development will be designed to the City of Fulshear and Fort Bend County Drainage District Standards and submitted to the City of Fulshear for review.

DHK DEVELOPMENT, INC.

November 10, 2017

Julie and John Dowdall
7851 Bois d' Arc Lane
Richmond, Texas 77406

Re: Revision to Fulshear Run Planned Unit Development ("PUD") Lotting Plan (Exhibit "D") – Fulshear Run PUD Ordinance 2014-1138, Approved and Adopted by the City of Fulshear, April 15, 2014

Dear Julie and John:

This letter is in reference to the Fulshear Run PUD Lotting plan (Exhibit "D") approved by the City of Fulshear on April 15, 2014. Pursuant to said plan DHK Fulshear LP ("DHK") is approved to develop single-family residential lots no smaller than one acre in size along our shared property boundary (our southern property line; your northern property line).

As discussed during our meeting on October 18, 2017, we would like to obtain the City of Fulshear's approval to develop a select number of the above-referenced lots as minimum one-half acre in size (minimum 100 feet in width) rather than the required one acre designation. The specific area for which we are requesting this plan change is shown on the attached Exhibit "A." Six of these lots border your property.

In conjunction with this lotting plan change, DHK agrees to design and install at its sole cost a vegetative buffer along the back of the above-referenced lots along our shared property boundary (see Exhibit "A"). The buffer will be twenty-five (25) feet wide, located in a platted easement dedicated to the Fulshear Run Homeowners Association ("HOA"). DHK will install an irrigation system along with plants consisting of: three-gallon wax myrtles or yaupons planted at six-foot intervals, and 30-gallon live oak trees planted at 40-foot intervals.

The buffer will be shown on the recorded plat as a twenty-five (25) foot HOA landscape reserve. Irrigation and plant installation will begin after the lots have been developed, at the same time the overall section landscaping is installed. This will ensure an efficient installation process, and a high survival rate for the new vegetation.

Furthermore, DHK will request from the City that Certificates of Occupancy for new homes not be issued on the lots bordering the buffer until the irrigation and landscape installation has been completed.

Please acknowledge your agreement to the herein described Lotting Plan revisions by evidencing below.

4511 Yoakum Blvd., Suite 100, Houston, Texas 77006
tel: 713.961.0033 fax: 713.961.2634

Sincerely,

Douglas H. Konopka
President
DHK Fulshear LP

To evidence agreement:

Julie and John Dowdall

By: Julie Dowdall

Date: 11-14-17

By: John Dowdall

Date: 11/14/17