



RESOLUTION

Whereas, the Commissioners Court of Fort Bend County recognizes the value of our historic courthouse as a point of community and civic pride, and;

Whereas, the Commissioners Court understands the significant role of Fort Bend County in the history of the State of Texas, and;

Whereas, the County recognizes the positive economic impact that will result for this effort, and;

Whereas, the County wishes to see this historic structure continue to effectively serve the citizens of Fort Bend County for generations to come, and;

Whereas, the county will offer a preservation easement to the Texas Historical Commission that will require the County to maintain the courthouse in a good state of repair in perpetuity in exchange for a funding grant award;

Now, therefore, this court resolves to support fully the restoration of the Fort Bend County Courthouse under the Texas Historical Commission's Courthouse Preservation Program and to support the submission of a grant request in Round VII.

In witness whereof, we set our hands to this resolution of honor at Richmond, Fort Bend County, Texas this 22nd day of November, 2011.

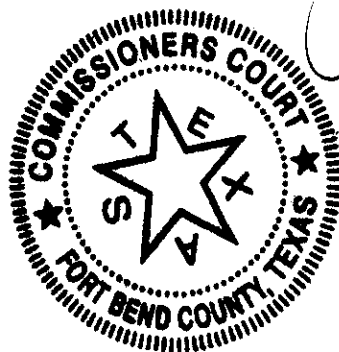
Hon. Robert E. Hebert
County Judge

Richard Morrison
Precinct 1 Commissioner

Andy Meyers
Precinct 3 Commissioner

Grady Prestage
Precinct 2 Commissioner

James Patterson
Precinct 4 Commissioner



Attest:

Dianne Wilson, County Clerk

TEXAS HISTORICAL COMMISSION

**TEXAS HISTORIC COURTHOUSE
PRESERVATION PROGRAM
ROUND VII GRANT APPLICATION**

This application should be completed using the Texas Historic Courthouse Preservation Program Round VII Application Procedures obtained from the THC.

Please fill-in, type or print neatly in ink. Attach additional pages as necessary. Fiscal Year 2012-2013

I. General Information
Property Name Fort Bend County Courthouse
Current County Judge Hon. Robert Hebert
Address 301 Jackson Street
City/Zip Code Richmond, Texas 77469
County Fort Bend
Email werleann@co.fort-bend.tx.us
Telephone # 281.341.8634
Fax # 281-238-3322
When was the structure completed? 1909
Date(s) of any major modification 1935, 1957, 1981, 1996
Does the county currently own the building? Yes
Is it still functioning as the county's official courthouse? Explain. The Fort Bend County Justice Center is temporarily designated as the County Courthouse. The 1909 Courthouse is vacant, but being maintained and is awaiting restoration, therefore is not available to the public for legal postings as required by statute. When the building is open to the public and accommodations for legal notice/postings are in place, the 1909 Courthouse will be re-designated as the official County Courthouse.

II. Contact Information (if other than the county judge)
Name Gerald Moorhead FAIA
Business Title Bailey Architects
Address 55 Waugh Drive, Suite 450
City/Zip Code Houston, Texas 77007
Telephone # 713-524-2155
Fax # 713-524-3947
Email gerald@baileyarchitects.com

III. Historical Designation (check all that apply)

- National Register of historic places, individually listed or a contributing resource in a historic district
Name of District _____
- Recorded Texas Landmark
- State Archeological Landmark
- Designated historic by an ordinance of a municipality with a population of more than 1.5 million

If the property does not hold any of the above designations, then:

- Eligible for historic designation as determined by the THC and/or certified as a historic courthouse by the THC

IV. Architectural Significance. Describe the importance of the courthouse within the context of its architectural type, style, period and original architect.

The Fort Bend County Courthouse is one of the strongest examples of the "Texas Renaissance" style, a neo-classicism favored in the early decades of the twentieth century. Based on Italian Renaissance models and especially the work of Andrea Palladio, the style was well suited for civic buildings, imparting a noble sensibility to modestly sized buildings.

The front (north) elevation of the Courthouse is faced by a portico of four, three-story tall, smooth columns with a gentle entasis and composite capitals supporting a deep entablature and pediment. The body of the building, cruciform in plan, is divided into a rusticated base with arched openings, a two-story mid-section with windows stacked vertically and set in slight recesses to emphasize verticality, slightly projecting corner bays, and a deep entablature supporting the multi-domed roof. A tawny rose brick is used for all the plain walls and ornamental treatments, without the use of specially molded brick shapes. Recessed courses create the wide horizontal bands of the rusticated base story, with deep red brick used for the exposed foundation walls. A water table and a string course are formed with cast stone, the same material used for the columns. Although painted today, these cast stone elements were originally the same tawny color as the brick, creating a monochromatic finish in emulation of a formal stone edifice.

The roofscape is perhaps the least classical but most unique part of the courthouse design. The hemispherical, copper-clad dome, although set on a moderately tall drum, appears low and squat from the ground. A columned lantern with its own dome caps the dome, topped by a statue of Lady Justice. Four clock faces mounted low on the lantern appear as afterthoughts, since they do not fit the base of the lantern. Each of the four projecting corner bays is topped by a pair of copper segmental arch pediments and a small copper clad dome, adding emphasis by turning the corners into vestigial towers.

The floor plan of the Courthouse follows the traditional cross-axial plan with entrances at each of the four sides, emphasizing the democratic accessibility to law and justice and equal participation in government. The axial corridors cross in the central rotunda, a vertical, cylindrical space formed by the round masonry bearing walls of the dome above and reinforced by the round openings in the second and third floors. The first floor consisted of offices and fire-proof vaults. The district courtroom was on the second floor with a third floor balcony. An iron staircase with open filigree rails just off the rotunda connects the floors. The vertical open space of the rotunda,

the stairs rising beside the rotunda, and the corridors radiating out from the rotunda create an interior openness and spaciousness not expected when viewing the solid exterior mass of the building.

The courthouse was designed by C.H. Page, one of the state's preeminent architects of his time. Charles Henry Page, Jr. (1876-1957) was born in St. Louis. His family moved to Austin 1886, where his father worked in construction on the new capitol. Page trained with local builder-architect Burt McDonald and began his own practice at age nineteen in the firm of Makin and Page. He opened his own practice as C.H. Page, Jr. in 1898 and was soon joined by his brother Louis as C.H. Page and Bro[ther], later known as Page Brothers and then as C.H. Page and Son (with son Charles Henry Page Jr.).

Selected Projects by C.H. Page and Bro.

Austin National Bank, 1898, Austin
Texas Building, St. Louis World's Fair, 1903
Moore House, 406 S. 5th St., 1905, Richmond
Old Main Building, Blinn College, 1906, Brenham
Hays County Courthouse, 1908, San Marcus
Williamson County Courthouse, 1911, Georgetown
Old Georgetown High School, 1923, Georgetown

Selected Projects by C.H. Page and Son

Travis County Courthouse, 1930-36, Austin
Brown Building, c.1938, Austin
United States Courthouse, 1935, Austin

(A parallel architectural firm was formed in the early 1930s by Louis Page's son, Louis Page, Jr. and Louis Southerland, as Page Southerland. Brother George Page later joined, forming Page Southerland Page, a firm still in operation with offices in Houston, Austin, Dallas, and Washington DC.)

Page renovated the house at 406 S. 5th Street in 1905 for John M. and Lottie Moore, transforming a Victorian cottage into a grand classical mansion. The house, one block diagonally southwest from the Courthouse, is now the Fort Bend County Museum and provides multiple links with the nearby courthouse: Moore, the prominent cattleman, Congressman, and County Judge; Page, the renowned architect; the land originally a part of the Jane Long land grant.

A year before he worked on the Fort Bend County Courthouse, Page designed the Hays County Courthouse in a nearly identical style and configuration. The Hays CCH scheme uses three colors of masonry to denote the horizontal layers of the building: rock-faced limestone for the basement, brown brick for the rusticated first floor; and tan brick for the second and third floors. He also used crème-colored limestone for the arches over the first floor windows. The overall effect is one of eclectic Victorian exuberance, while the Fort Bend CCH, a year later, utilizing a harmonious palette of matching materials, has a more calm, classical presence. Two years later, in the Williamson CCH of 1911, Page eliminated the peculiar roofscape of Hays and Fort Bend in favor of a strict horizontal entablature and a more pronounced dome, a design that may be seen as a precursor of the stripped-down classicism of the 1930s, such as Page and Son designed for the United States Courthouse in Austin of 1935.

The work of Page and Bro. and Page and Son was thus prominent in the transition from late nineteenth century eclecticism, through an expressive classicism of the nineteen teens, to the

period of modernism. The firm's work at the Fort Bend County Courthouse was an essential step in this development.

V. Historical Significance. Describe the historical significance of the events and individuals associated with the courthouse.

The site of the Fort Bend County Courthouse has been at the center of Texas history since the earliest days of Anglo settlement. Significant events and prominent people have been associated with this land for nearly two hundred years.

A favorable ford on a large bend in the Brazos River was chosen as a location for a blockhouse in November 1822, forming the core of a town and giving it the name Fort Settlement and later Fort Bend. The courthouse square is about three blocks west of the fort site, which has long since been lost to river bank erosion.

Mary Austin Holley described Fort Settlement in her book *Texas of 1836*. It "...contains a considerable population. It is not a thickly settled village, but a section of country containing many farms: such as we would call, in this country, a well settled neighborhood."

The ford was used by Texan and Mexican armies in the final campaigns of the Texas Revolution in the spring of 1836. The area around the ford and fort was occupied by the large camp of the Mexican army, April 18-24, 1836, while Santa Anna raced a smaller force toward Harrisburg to catch Sam Houston. After the Texan victory at San Jacinto, the Texians also camped around Fort Bend in mid-May 1836 as they pursued the retreating Mexicans. The future site of the courthouse, being only several hundred feet from the river and the fort, was likely included within both of these military encampments.

The town of Richmond, the outgrowth of Fort Settlement, was established in 1837 on parts of land grants awarded by Stephen F. Austin to members of the "Old Three Hundred" starting in 1824. Robert E. Handy and William Lusk, developers of new town of Richmond, purchased lands from the Jane Long and William Morton grants. Handy and Lusk deeded Block 121 to the county for a courthouse square, where two courthouses would eventually be built.

The present Courthouse site, Block 99 on the town plat, was part of Jane Long's league of land (4428 acres) received from Stephen F. Austin on April 30, 1827. Her grant included the central and south area of the town and extended south and west of town. She operated a boarding house on the 200 block of 4th Street for many years and had a house about ½ mile south of town on Front Street by 1840. Mirabeau B. Lamar also had a plantation house at the same location in 1851-59.

William Morton's grant, mostly on the east side of the Brazos, contained a small area on the west

bank to the north of Long's grant. Morton had established a cemetery in 1825 in this west portion. A portion of this west area was sold by his widow to Handy & Lusk, developers of Richmond, which became the northern half of the town site.

The boundary between the Long and Morton grants runs about one-half block north of the present courthouse on Block 99, placing the 1909 Courthouse within the Long grant.

When the County outgrew the fourth courthouse on Block 121, the original courthouse square deeded by Handy & Lusk, a new location on Block 99 was assembled rather than demolish the older building. Sanborn maps illustrate three residences occupying the block in the decades prior to its purchase by the county in 1907, belonging to the prominent Winston, Mayfield, and Herndon (John Herndon was the first attorney licensed to practice law in the county, c.1838) families. The County purchased Lots 8-14 Block 99 for \$2,500 on October 3, 1907, from James E. and Lottie Winston; Lots 5-7 for \$3,000 on November 27, 1907, from the estate of L.A. Myers; other lots from A.C. Herndon on December 7, 1907; and other lots from Mrs. Cornelia H. Mayfield on February 25, 1908.

In addition to Jane Long, a number of noted Texans are associated with the land and courthouse on Block 99.

James E. Winston was the grandson of Jane Long and she died in his home on the northeast corner of Block 99 facing 4th Street in 1880, aged 82.

Matthew A. Moore, physician and Confederate war veteran, was the first in a prominent family line of Richmond/ Fort Bend County ranchers and statesmen.

Moore's son John M. Moore engaged architect C.H. Page in 1905 to expand the family home, an 1883 Victorian cottage, into a neo-classical mansion (currently the Fort Bend County Museum one block diagonally southwest of the courthouse). Moore was named Texas Secretary of State in 1887 by Gov. Sul Ross, a position Moore held until the close of Ross's term in office (1891). He was 25 years old at the time of the appointment. John M. Moore then served a term (1897-1899) as a member of the Texas House of Representatives from District 41. Between 1905 and 1913 he was the choice from the Eighth Congressional District for the U.S. House of Representatives. Congressman Moore's wife Lottie Dyer Moore was descended from four of Stephen F. Austin's original "Old 300" Texas colonists.

Their son, John M. Moore Jr., served as Fort Bend County Judge during a financially challenging era (1933-36). Despite the financial hard times, under his leadership the County was able to build a much-needed addition to the courthouse in 1935. He also sought the services of architect C.H. Page for the courthouse addition. John M. Moore Jr. also served as mayor of the City of Richmond. In addition he was President General of the Sons of the Republic of Texas heritage entity and was made a Knight of the Order of San Jacinto, the RSRT's highest individual honor.

The next generation of the family produced Hilmar G. Moore, a nationally prominent cattle rancher and a World War II veteran who became Richmond's mayor in 1949 and is now the longest-serving mayor in the U.S.

Bob Basset, District Attorney of the 23rd Judicial District, was considered the dean of District Attorneys in the United States.

In November of 1992, District Attorney Jack Stern was removed from office, first time in Texas

history that an elected district attorney had been removed from office by way of a jury verdict in a removal suit. On November 16th, a Fort Bend County jury determined that Stern, their duly elected district attorney, had committed acts which amounted to official misconduct and incompetence. These findings were directly related to several actions that Stern took in his capacity as district attorney. The next morning, Stern stood before Presiding Judge James Clawson. Without fanfare, Clawson removed Stern as district attorney, as was mandated by Texas law.

VI. Endangerment. Describe why the courthouse might be considered endangered.

Although the Courthouse is structurally sound, there exist a number of serious issues that threaten the stability of the building especially now that the courthouse is vacant.

The copper roofing of the domes and the built-up and shingle roofing of adjoining areas all are leaking, much to the detriment of interior materials and finishes, especially the historic plaster walls and ceilings of the third floor. Leaks also contribute moisture to the air that cannot be fully removed by the present HVAC systems. The added moisture has contributed to delamination of the plaster walls at the third floor (two plaster coats have been found throughout the courthouse), deterioration of the plaster ceilings and damage to the roof structure.

While the gable-roof framing is robust typically hold-downs between components (rafter to purlin, purlin to beam, beam to masonry wall) are required. Of particular concern are the corner domes which require wind hold downs and tie backs to the outrigger framing below. The courthouse's coastal proximity makes it a frequent participant to high winds and hurricanes.

Roof drains are typically clogged with loose ballast causing pooling of water at the north ridge of the roof. Inadequate flashing heights for the amount of water collecting in this area and damaged roof tiles allow significant amounts of water infiltration to the third floor damaging the ceiling and plaster walls. Other roof drains have no curbs or other methods to aid water in reaching the rain. Instead it flows freely off the roof and collects in pools against the building foundation.

The south area of the 1909 roof is a "cinder concrete" slab with a non-original built up elevated wood deck and asphalt bitumen roof above. Currently blocked scuppers, inadequate slope and mounded ballast allow standing water even in the driest of months. Commissioner court minutes discuss almost continuous roofing failures at the wood roof deck and at the south concrete deck. It is believed that the built up roof was added to avoid issues or damage to the cinder deck. The bottom of the cinder slab is concealed above hard suspended ceilings. The cinder slab needs to be observed to establish the level of repair needed to maintain structural stability. Further measures can be taken to prevent future corrosion from water infiltration.

Mechanical equipment is supported on steel beams mounted into the original parapet. Piping runs are improperly supported by untreated 2x4s. The combination of the steel beam supports and the ductwork make it difficult to access and maintain the equipment or roofing.

Reinforced "cinder concrete" slabs, used throughout the building, show signs of rebar corrosion at rooms with moisture damage from previous roof leaks or HVAC equipment. Cracks in the concrete have exacerbated the corrosion of the rebar. Slab replacement is needed to ensure the structural integrity of slabs with significant cracking. Additionally all slabs in wet areas (restrooms, mechanical spaces, coffee bars) require concrete repair to include filling existing

concrete voids (from deterioration) and protecting the slab from future moisture.

Third floor ceilings at the north and east sides of the building have numerous areas of significantly damaged plaster ceilings. Some portions have been replaced as they become damaged by moisture but show signs of additional moisture. Without the regular presence of occupants this ceiling will continue to collapse due to water infiltration from the roof. Leaks from the third floor or from mechanical equipment have damaged interior window trim and delaminated plaster walls.

Water infiltration in the basement is significant during normal rain storms. The water pours in through the windows and through the masonry walls deteriorating the mortar. Clogs in the downspout and under drain system allow water to pool against the building's foundation and pour into the basement which houses all electrical panels, the fire standpipe pumps, hydraulic elevator equipment and electrical service to the building. The basements are not conditioned and contain the oldest and highest quality vault door in the courthouse. The vault door continues to rust and deteriorate in the basement's moist environment. Basement windows have deteriorated steel lintels and cracked masonry from the corrosion. Mechanical and electrical piping throughout the basement has been located haphazardly through foundation supports.

Although fairly well maintained over the years, the HVAC systems (equipment, piping, ductwork, controls) were installed in 1980 and are now past their useful life. Inside-insulated ductwork was installed when smoking was still permitted in the building and the insulation holds moisture, supporting the growth of allergens and mold. The controls do not permit the balancing of the systems to respond to the various solar exposures and occupancy loads. The systems do not effectively dehumidify the air, causing a damp environment that is harmful to historic materials and records and to occupant health.

The electrical system is overloaded, with insufficient power available for the needs of modern office use. Extension cords and plug strips are hazards indicative of the lack of adequate power. Previous channeling of the exterior masonry walls is obvious in vertical cracking of the wall plaster. Differences in temperature, moisture level and movement have cracked and delaminated the plaster at these channels.

MEP systems (HVAC, electrical, plumbing) do not meet current energy codes, forcing the county to incur higher utility costs than needed for a building of this size and use.

The cross-axial plan of presents numerous exterior doors, some with more significant levels of sun exposure and wind. The current exterior doors have extensive signs of mold, warping from humidity and significant cracks at the interior panels and rails. The addition of magnetic locks at each entrance has contributed to the deterioration and abuse of the doors to the point where they no longer prevent water or air infiltration. The doors do not offer proper protection from vandalism or from water infiltration. This is of particular concern not that the courthouse is vacant.

The building does not have fire sprinklers (except in attic), smoke detectors, or a whole building fire alarm system.

The building does not comply with Texas Accessibility Standards.

- a. No accessible parking on an accessible route.
- b. Ramp to south entrance is too steep.
- c. Restrooms are not accessible.

- d. No accessible-height public service counters.
- e. Many doors are of insufficient width and door closers are not adjusted for proper operating Pressures.
- f. Elevator cab interior dimensions are slightly smaller than required.
- g. No accessible door hardware.

The building has recently been vacated but has not been mothballed. While HVAC systems and power remain on it is unknown for how long they will remain operational with reduced occupant and maintenance presence.

Optional Emergency Funding Request

Would the county be willing to accept an emergency grant to address only these conditions at a higher county cash match requirement?

Yes No

Describe the scope of work to address the endangerment:

Construction costs including contractor's		\$ _____
Contingency (10%)	+	\$ _____
Architecture/Engineering services	+	\$ _____
Total project budget	=	\$ _____

(Attach a more detailed cost breakdown if necessary)

Photographic Evidence: Provide labeled digital images or prints of areas exhibiting the above described conditions and/or causes of the endangerment.

VII. Original Integrity. Describe the degree of surviving integrity of original design and materials. If courthouse has undergone major modifications, give dates and describe the features that were changed.

In the one hundred years since its construction, the Fort Bend County Courthouse has endured with a substantial portion of its original fabric intact through numerous renovations. The entire brick-and-cast-stone exterior is original including the pressed metal ceiling and low relief cast stone decorative panels at the north entrance, although the wood windows and doors have been substantially renovated or replaced (largely due to recent storm damage). Original metal windows at the first floor remain in the southeast corner of the courthouse in pristine condition. The copper roofing of the domes and the copper cornices and pediments are original. Lady Justice is original with some restoration work from the 1980s as well as the E. Howard clock though it was electrified at an unknown time. The most severe damage to the exterior occurred with the construction of the 1935 addition on the south side. Historic photographs exist to ensure a complete restoration of this façade. All veneer masonry remains on the south elevation but is covered with plaster. Original light wells at the basement windows remain with five light wells currently preserved under the 1935 addition including pieces of their original security bars. Portions of the original wood window frames are also concealed under the 1935 addition and will be used for new basement sash profiles.

On the interior, the spatial organization and interior finishes of the rotunda, corridors, and courtroom are unchanged. The revisions to the office areas (partitions, suspended ceilings) are all reversible and there has been no significant damage from the introduction of A/C or electricity. Most of the cutting and patching done over the years for the insertion of MEP systems is non-structural and repairable.

Original materials remain almost in their entirety of the mosaic floor tiles and the glazed brick wainscots of the rotunda and corridors; brackets at the first floor and the molded frieze at the third floor rotunda; rotunda skylight frame and trim; iron railings on the stairs and rotundas; the metal stair at the rotunda with marble treads on the first run; vault doors with intact painting and murals (possibly salvaged and reused from the 1887 courthouse); many wood doors, frames and transoms; and wood trim (wainscots, baseboards, chair rails, picture mold) though an unknown amount is from the 1935 renovation but respectively replicated. Original wood hinged plank benches with cast iron legs are throughout the courthouse and courtroom. A large wood table is consistent with tables in historic interior office photos even though most furniture from the previous courthouse and from the 1909 was removed and sold prior to the 1935 renovations.

Unfortunately the judge's bench and other furniture (excluding the benches) were removed from the courtroom at an unknown time. Interestingly the 1935 courtroom furniture (Judge's bench, jury swivel chairs, audience benches, lawyer tables) installed in the courtroom was carefully salvaged and reinstalled in a new courtroom in the 1935 addition during the 1980 renovation. The judge's bench in the courtroom currently is a recreation of the Hays County judge's bench. Other courtroom built-ins including railings and raised flooring are from the 1980 renovation as well. The original position of the balcony is also unknown. The 1935 drawings locate it in the south half of the courtroom with two supporting columns and calls out for its removal. Little evidence has been found in support of a southern position except for a construction photo with the south window blinds raised at the third floor. The embedded steel supports of the balcony make it unreasonable to relocate and risk damaging the load bearing masonry walls without further evidence. The original metal ceilings in the courtroom (and possibly in other locations on the third floor) were removed during the 1935 renovation. Current metal ceilings are from the 1980 renovation with no information on the origin of the pattern.

All door hardware except for a small door in the attic was replaced during the 1980 renovation. It is unclear if original hardware remained after the first renovation in 1935.

Plaster wall surfaces received a second coat of plaster at an unknown time with a lower sand content than the original as well as a texture coat. Some plaster walls have started to delaminate due to high moisture in the wall from leaking roofs.

The structural frame of poured-in-place concrete columns, beams, and foundation slabs is very sound and robust. Only select areas of cinder concrete slabs require replacement or repair due to water infiltration over decades. The only evidence of structural concern is some minor settlement at the southeast corner. Otherwise, the shallow stepped foundation appears to be adequate in resisting the highly expansive soils of the site and in distributing the loads of the heavy masonry building.

VIII. Summary of Project. Describe the intent of the applicant in undertaking the proposed project.

A. Project Description: Describe the full scope of work. Explain which functions will be housed in the courthouse upon completion.

This grant application supplements and amends the approved Master Plan of 2000. The Master Plan retained both the 1935 and the 1957 additions. This application will remove both additions and restore the Fort Bend County Courthouse and the Courthouse Square to its original condition when first occupied by the County in 1909.

1.) Site: Renovate site:

- A.) Install underground drainage ring around building and connect to existing system.
- B.) Remove all trees and shrubbery inside of the perimeter ring of trees to improve visibility of courthouse, improve air circulation, and grass cultivation. Restore ring of trees to original 20 with 2 palm trees located at each east & west entrance and 4 palm trees at the south entrance to mask the handicap ramp.
- C. Provide accessible parking and accessible entry with ramp at the south entrance.
- D.) Replace drains in basement window wells and connect to perimeter underground drainage.
- E. Install a replica iron fence around the courthouse site 12” off of sidewalk.

2. Building Exterior:

- A.) Remove south 1935 and 1957 additions. Fill openings in south wall and restore original window and door locations. Reconstruct south masonry wall from salvaged 1935 masonry and cast stone.
- B.) Brick & Stone Restoration: Clean masonry, point all damaged mortar joints, repair cracks in stone units, replace damaged and missing brick.
- C.) Roof: Remove built-up roofing and cement tile roofing, install new underlayment, insulation and new light color membrane roof. Repair cinder concrete deck as needed and install new waterproofing. Install new slate shingles and cornices along the south elevation to match historic photos. Repair original copper domes as required. Reconstruct roof balustrades.
- D.) The cast stone masonry, columns, and capitals will be cleaned of paint and restored to the original buff color to match the brick.
- E.) Repair west entry concrete steps. Remove handrails.
- G.) Windows: Repair damaged wood members and repair glazing putty. Apply UV film to glazing. Rehabilitate to working order with new weatherstripping.
- H.) Doors: Repair damaged wood members and replace (all non-original) hardware. Replace doors as scheduled.

3. Building Interior:

A.) Apply new skim coat to original plaster walls with high sand content to match original finish.

B.) Restore mosaic tile floors, glazed brick wainscot, wood trim in public areas of the courthouse.

C.) Restore District Courtroom to 1909 appearance, including furnishings, arranged for Commissioner's Court use. Alterations to the replica (1980) clerk and witness desks will be made to accommodate the Commissioner Court arrangement. One bench will be altered by removing the original wood planks and installing new planks at a new length to allow for a wheelchair position. All original materials will be salvaged. Other wheel chair positions will utilize existing shorter benches. The balcony is to remain in the current orientation with three restored rows and a ramp for accessible access to a meeting space at the back of the balcony. The metal ceiling will be installed in the courtroom in a pattern based on Hays County Courthouse as a reference.

D.) Restore non-public spaces to 1909 appearance with minor adaptations for current needs including loose bound carpets and modern lighting. Original walls will retain original wood trim and color palates.

E.) Modernize elevator with new equipment, new controller and renovated cab.

F.) Renovate restrooms to meet current codes and ADA standards.

4. Building Systems:

A.) Install new HVAC system, zoned to provide efficient heating and cooling in an appropriately zoned facility and to meet current codes.

B.) Install new electrical system to meet current and future office and equipment needs. Reuse existing wall outlet locations where possible or locate in new walls only. New outlet locations at exterior masonry walls to be surface mounted.

C.) Install security and fire alarm systems to protect the building and personnel.

D.) Upgrade sanitary & storm drains.

E.) Install fire sprinklers.

5. Accessibility: Make the building fully accessible according to the guidelines of TAS.

A.) Provide accessible toilet rooms on all floors.

B.) Adjust all interior door closer operating pressures.

C.) Provide wheelchair seating in the Courtroom.

D.) Replace non-original door hardware with lever type hardware.

E.) Modernize elevator & bring restrooms up to meet current codes & ADA standards.

Upon completion the courthouse will contain the county judge, commissioner's court and the county attorney.

B. Treatment Approach: Identify the primary philosophy or treatment approach represented by this proposal by checking one box.

- Preservation
- Rehabilitation
- Restoration (restoration date: 1909)
- Reconstruction

Describe aspects of project that fall under each treatment category.

Preservation

Rehabilitation

Restoration (restoration date: 1909)

This grant application and the round VI application supplements amend the approved Master Plan of 2000. The Master Plan retained both the 1935 and the 1957 additions. This application (and the previous round's application) will remove both additions and restore the Fort Bend County Courthouse and the Courthouse Square to its original condition when first occupied by the County in 1909.

Full restoration as detailed in section VIII.A. above.

Refer to the planning grant construction documents for proposed configurations.

Reconstruction

C. Project Scope: Does this proposal address and remedy some, or all, former inappropriate changes? Some All Explain.

As detailed in section VIII.A. above. Later additions will be removed and the public spaces restored to the 1909 date.

What aspects of a complete restoration will not be undertaken? Explain.

Terrazzo flooring was added during the 1935 renovation & addition to the south hallways on all floors, to the east side first floor offices and in the south bay of the building. The first floor south corridor (main entrance) will be restored with mosaic tile floors but the terrazzo in offices on the first floor will remain to minimize the extent of damage to the concrete slab. Additionally terrazzo on the second and third floor, in the south corridor and offices are not a part of original public spaces (the corridor is being returned to its original configuration), will remain due to the thinness and easy of rebar corrosion of the original cinder concrete slabs. The south bay flooring on the second and third floor is believed to have been wood flooring similar to the other non

public spaces.

The total removal of terrazzo can be considered as an alternate if the THC is opposed to the terrazzo remaining in place. The original cinder concrete deck can be removed at the second and third floor back hall and in the southeast offices and a new deck constructed for wood flooring.

The courtroom balcony original position is unknown. The current balcony (reconstructed during the 1980 renovation) will remain due to the potential damage to the load bearing exterior masonry walls if it was removed. Until further evidence is found the balcony will remain in its current location.

D. County Records Plan: Does a plan exist for protecting county records before, during and after the construction activity?

Yes No Explain and attach copy of the plan as an appendix to the application.

The courthouse no longer contains the County Clerk's records. All records were relocated in July 2011 to a new Justice Center following the guidelines of the County's record plan under the guidance of the County's records management officer. The plan has not changed since the Round VI grant application. Following the restoration of the courthouse the County Attorney's office will maintain a limited number of secure records that follow the guidelines of the records management plan.

Copy of plan attached.

E. Conformance with Preservation Master Plan: Is the proposed work in conformance with the full scope of work as described in the approved master plan?

Yes No Explain.

This grant application and the round VI application supplements and amends the approved Master Plan of 2000. The Master Plan retained both the 1935 and the 1957 additions. This application will remove both additions and restore the Fort Bend County Courthouse and the Courthouse Square to its original condition when first occupied by the County in 1909.

Does the work address the building's physical problems in proper sequence?

Yes No Explain.

The courthouse is currently vacant allowing the restoration work to be rationally organized.

F. Project Results: Will the proposed project result in a fully restored county courthouse?

Yes No

Will additional phases be required to complete the project? Explain and relate to Section XVI: Additional Work.

No additional phases are anticipated.

IX. Project Funding Request

The \$20 million appropriation for the 2012-13 biennium is substantially less than the previous funding cycles. Although the program was created to allow a state contribution of up to 85 percent of the total project cost, counties are encouraged to exceed the minimum match required by over matching the funds requested. This will allow THC to extend financial assistance to a larger number of counties. Applicants that contribute a higher percentage of the project cost in cash contributions will increase their score and enhance their chance of selection.

A. County Match Requirements:

The minimum county match is 15 percent of the total project cost. The county may provide the minimum match entirely through cash and planning expenses or may receive credit for prior capital expenditures as long as they do not exceed half of the required match amount. *

Minimum County Match:

Total (Allowable) Project Costs (from Estimated Project Budget form) =
\$ 5,810,315 x 15% = \$ 871,548 minimum county match

Section A - Prior capital expenses match (at a maximum 7.5% of total project cost):

\$ 0.00 Prior approved capital expenses incurred during any 30 month period between April 16, 2005 and December 1, 2011.

Section B (cash and architectural services) match:

\$ 795,679 Cash contribution by county (dollar amount available through county or private contribution)
\$ 18,750 Cost of current preservation master plan (approved by THC since 1999)
\$ 57,199 Expenses for approved architectural plans and specifications for this project (costs paid by the county and not part of a county match for a prior THCPP grant) (\$381,328 x 0.15)
\$ 871,548 Total Section B match

Actual County Match:

\$ 871,548 Section A + Section B matches = Actual county match (must meet or exceed 15 percent of total project cost)

B. Grant Funds Requested:

Please note that the cash contribution plus the grant request must equal the total project cost.

Total project cost (excluding ineligible expenses)	\$ <u>5,810,315</u>
Cash contribution by county (from above)	- \$ <u>871,548</u>
	<hr/>
Grant funds requested (maximum \$6 million)	= \$ <u>4,938,767</u>

* Match credits for planning costs and prior capital expenses that were applied toward previous THCPP grants should not be shown in the above match calculations.

X. Photographic Documentation

At least 10 high quality color digital images showing all four current facades, significant interior spaces and details of the building. Photos are a requirement of the application and cannot be returned.

XI. Architectural Plans and Specifications

Does the county have completed plans and specifications for the project proposed in this application that have been approved by the THC? Yes No

Would the county be willing to accept a Round VII grant solely for the development of a full set of architectural plans and specifications? Yes No

XII. Preservation Easements and/or Deed Restrictions

Does the county have a current preservation easement and/or deed restriction on the courthouse held by the THC? Yes, please attach a copy No

Would the county be willing to grant a preservation easement to the THC if awarded a grant? Yes No

For how many years?

- 25 years
- perpetuity
- 50 years

XIII. Evidence of Local Support. Points will be given to projects that have demonstrated local support. This may include letters of support from state and federal legislative delegations, local, city and county officials, civic groups and individuals.

Explain and give examples of county incentives for historic preservation, and describe how the county government supports the county historical commission and other local preservation efforts, including the courthouse or the courthouse grounds.

Fort Bend County government appoints and financially supports a very active 52 volunteer County Historical Commission divided within numerous committees including archives, budget/finance, by-laws, cemeteries, cultural resources, oral history, public affairs and research/markers. Since 2009, the Oral History committee has interviewed and recorded dozens of key Fort Bend county residents and is producing transcriptions for public record at the County

Library. The Historical Markers committee submits two to four subjects to the THC each year. The County Historical Commission recently won the THC "under-told story" competition to commemorate the 1953 Supreme Court case Terry v. Adams that declared the Jay Bird Democratic Association and its long standing practice of barring the county's eligible blacks from voting and holding office illegal. The Cemeteries committee has recently identified endangered grave sites throughout the county and continues to catalogue cemetery holdings for public record with the THC and locally in the county. The commission's offices are provided for by the County including all utilities as well as an annual budget. The CHC has created its own non-profit support entity to raise additional funds for the Commission. The Public Affairs committee in 2009 inaugurated an annual Heritage Award event, a high profile celebration honoring individuals who have contributed to historical preservation in the county.

The courthouse has undergone numerous renovations with minimal disturbance of the historic fabric in 1935, 1957, 1979 and 1994. The county has been focused on preserving the courthouse since the initial addition in 1935 by selecting the same firm that designed the 1909 structure. The 1979 restoration was underwritten by a local charitable foundation and restored public spaces including the district courtroom (reconstructed original balcony) and provided accessible restrooms and a fire stair. New mechanical, electrical and plumbing was installed to meet county needs and code requirements. Finishes in public spaces were preserved or restored to their original appearance including mosaic tile floors, plaster walls and door and transom trim. The courthouse exterior masonry was pointed and repaired after removal of non-original features. Paint was removed from the original copper domes and cast stone columns to return them to their original appearance. Since the 1979 renovations the courthouse has been maintained regularly by the county and has continued to respect the historic fabric despite damage to windows from numerous hurricanes. In 1994 a grant was awarded to the county from TxDot enhancement funds to rehabilitate or replace wood windows. The age of specific windows was unknown at the time but they are believed to have been replaced over the years due to repeated storms. In 1997, at the behest of County officials and employees, school children from across the county collected funds to pay for the rehabilitation of the 1936 Centennial statue of Mirabeau B. Lamar that stands on the courthouse lawn.

The county in July 2011 completed a new county justice center that has alleviated the space needs once the 1935 and 1957 additions are removed during the Courthouse restoration.

Explain and give examples of any efforts to protect and enhance surrounding historic resources. Include mention of the nearby commercial buildings, other county structures, local preservation ordinances such as those by a Certified Local Government or Main Street initiatives.

Fort Bend County government, the City of Richmond, and the private, nonprofit Fort Bend County Museum Association share an active and long-standing association in historic preservation.

The City of Richmond in 1999 created a downtown historic district that includes the 1909 courthouse, the 1905 Moore house also by C.H. Page prior to the courthouse, Morton Street 2 blocks to the north, and Morton Cemetery north of downtown. Across Jackson Street (U.S. Highway 90-A) from the 1909 courthouse stands the McFarlane House and St. John's United Methodist Church. The former, now housing the administrative offices of the museum, is a carefully preserved residence built in 1882. The county museum administration occupies the house. The church, while occupying buildings of varying dates, has been on the same site since 1839 and dutifully maintained.

One block to the north of the courthouse is Morton Street, where the ambiance of the early to mid-20th century retail and commercial buildings is evident and the replicated 19th-century J.H.P. Davis bank building is home to The George Foundation (private supporter of the 1979 courthouse restoration). One block north of Morton Street stands the 1897 Fort Bend County Jail, carefully rehabilitated to house the Richmond Police Department. Catty-corner to the courthouse is the 1905 Moore house occupied by the Fort Bend County Museum, along with a support structure built by the county. The so-called Jane Long Cottage, a restored Gulf Coast house, is also on the property, having been moved there by the county to save it from demolition.

A few blocks south of the old courthouse, near the site of the new Justice Center, the County has set aside seven acres along the Brazos River that include the home-site of Mirabeau B. Lamar (also land that was in the Jane Long grant) under guidance of the THC, forming the nucleus of a park containing historic markers. The county cemetery association and the City of Richmond conducted an enhancement of Morton Cemetery at the north end of the historical district that includes security upgrades, a new entrance gate and perimeter fence. Since 1825 the cemetery has been maintained by local residents and the Morton Cemetery Association through local donations. The cemetery includes the remains of Republic of Texas President Mirabeau B. Lamar, "Mother of Texas" Jane Long, and black Texas Senator and former slave Walter Burton.

Letters of support attached

See letters included with Round VI application.

XIV. Compliance with State Courthouse Laws: Since 1980, have all courthouse construction projects other than routine maintenance been coordinated and approved in advance by the THC, as required by Texas Government Code 442.008? Yes No
Explain.

All work on the courthouse since the renovations of 1980 have been accomplished in cooperation with the THC.

XV. Estimated Project Budget: Please provide a current project budget that identifies the cost of eligible construction activities, project contingencies and professional fees using the attached form. Attach other cost estimates prepared for this project.

XVI. Anticipated Additional Work: Briefly describe any work needed beyond this phase.

No additional work is anticipated.

Estimated cost \$

XVII. Resolution of Support

Please attach a copy of a resolution from the commissioners court in support of this application.

Resolution attached

As owner or legal representative of the owner, I certify the validity of the above statements and agree to follow all rules and requirements of the Texas Historical Commission relating to the Texas Historic Courthouse Preservation Program if awarded a grant.



Robert E. Hebert, Fort Bend County Judge

11-22-2011

Date

TEXAS HISTORICAL COMMISSION

**TEXAS HISTORIC COURTHOUSE
PRESERVATION PROGRAM
ROUND VII**

**ESTIMATED PROJECT BUDGET
FISCAL YEAR 2012-13 APPLICATION**

PROPERTY NAME Fort Bend County Courthouse

INSTRUCTIONS

1. Please provide an estimated cost only for those sub-categories that pertain to your project, and put "N/A" where a sub-category does not apply.
2. Add a description and line item cost for any sub-category(ies) of costs you determine should be categorized as "other."
3. Project costs that are eligible for reimbursement include all allowable payments to contractors for work performed on the approved project; professional services of the architect, engineers and project consultants; demolition; hazardous materials testing and abatement; building permit fees; builder's risk insurance; contractor's overhead and profit; construction management services; project contingencies (not to exceed 10 percent of the construction cost); and other expenses related to the project approved by the THC.
4. Any costs not eligible for reimbursement should be shown enclosed in parentheses and subtracted from the total construction cost for the grant project by the applicant.
5. Ineligible project costs include: master plan preparation; grant application and management expenses; temporary or permanent relocation expenses; loan financing costs; work in non-historic additions; site work not related to building preservation, such as site lighting, site furnishings and landscaping materials; movable office furnishings and office equipment such as loose chairs and personal office furniture; non-historic window treatments; computer servers and terminals; data and communications systems and equipment; parking lot paving and striping; and appliances.
6. An exception for the eligibility of landscape costs is restoration of historically and architecturally significant site elements that restore the site to a significant historic appearance, such as decorative metal fences or retaining walls. Eligible costs for these historic site features are limited to \$50,000. Costs above these caps shall not be considered part of the construction costs eligible for reimbursement and should be listed in the estimate as an "ineligible cost".
7. Eligible costs for built-in security systems and equipment such as monitoring cameras, card readers, and magnetometers are limited to \$20,000. Eligible costs for audio-video systems such as microphones, loudspeakers, and amplifiers are limited to \$50,000. Costs above these caps shall not be considered part of the construction costs eligible for reimbursement and should be listed in the Category 16 of the estimate as an "ineligible cost".
8. Total professional services include all services, fees and reimbursable expenses of the project architect, engineers, and their consultants. The basic services and fees of A/E (excluding reimburseables and additional services such as a grant completion report, warranty services, archeological investigations, acoustical consultant, historic finish analysis, audio-visual systems or security systems consultants) are limited to 12% for a planning project and 4% for a construction project with a total 15% A/E fee maximum per project.
9. Costs should be figured using year 2012 construction costs.
10. Round all costs to the nearest dollar.

Work-Category

Estimated Cost

1. General Requirements

a) Construction facilities (e.g, job trailer, office supplies, sanitary facilities)	\$ <u>120,000</u>
b) Construction supervision	\$ <u>100,000</u>
c) Bond and insurance (e.g., performance and payments bonds, builder's risk insurance, liability insurance)	\$ <u>120,000</u>
d) Inspection and testing allowances	\$ <u>10,369</u>
e) Temporary construction (e.g., scaffolding, fencing) Temporary bracing & shoring for south wall	\$ <u>20,000</u>
f) Hazardous materials abatement Abatement and oversight of the 1935 and 1957 additions.	\$ <u>142,785</u>
g) Other (itemize) Storm water pollution prevention control Traffic control plan	\$ <u>6,500</u>

Work-Category**Estimated Cost**

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2. Site Work

a) Demolition and hauling Site and interior demolition	\$ <u>387,288</u>
b) Utilities Included in Div 15 and 16.	\$ <u>67,656</u>
c) Earthworks and grading Fine grading & Termite Treatment	\$ <u>69,300</u>
d) Sidewalk restoration Repair original walk	\$ <u>108</u>
e) Historic site features (\$50,000 maximum) (describe)Ornamental site iron fence	\$ <u>76,000</u>
<i>amount exceeding \$50,000*</i>	\$ <u>(26,000)</u>
g) <i>Site furnishings and appurtenances* (e.g., benches, trashcans)</i>	\$ <u>(0)</u>
h) <i>Paving for parking areas and new sidewalks*</i>	\$ <u>(42,045)</u>
i) <i>Landscape restoration* (e.g., new plant materials, pruning) Grading and sod where trees and beds removed. New trees in historic locations.</i>	\$ <u>(22,500)</u>
j) <i>Irrigation systems*</i>	\$ <u>(0)</u>

Work-Category	Estimated Cost
k) Other (describe)	\$ <u>0</u>

* ineligible project cost, (tally and subtract from construction cost subtotal)

3. Concrete

a) Structural repairs or modifications New penetrations, new slabs at deteriorated areas	\$ <u>55,200</u>
b) Non-structural (e.g., basement flooring) Repair west entry steps, basement slab, topping under new mosaic tile.	\$ <u>10,900</u>
c) Other (describe)	\$ <u>0</u>

4. Masonry

a) General exterior restoration (e.g., repointing, cleaning) Repoint & clean masonry. Repair window wells.	\$ <u>127,855</u>
b) Structural repairs or modifications (e.g., replacement of damaged units) Complete rotunda bond beam, reconstruct south wall.	\$ <u>122,450</u>
c) Non-structural repairs (e.g., re-opening blocked windows) allowance	\$ <u>10,000</u>
d) Other (describe)	\$ <u>33,600</u>

Work-Category**Estimated Cost**

Cut & patch at fire sprinklers	
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5. Metals

a) Structural elements (e.g., decking, roof framing, columns) Mechanical platforms, parapet bracing, balustrade supports,	\$ <u>29,700</u>
b) Non-structural fabrications (e.g., stairways, ladders) Stairs & ladders	\$ <u>16,600</u>
c) Decorative metal (e.g., grates, handrails) Exterior handrails, hollow columns, reconstruct copper cornices, reconstruct basement window security bars.	\$ <u>115,300</u>
d) Other (describe)	\$ <u>0</u>

6. Carpentry

a) Rough carpentry (structural repairs to floor and roof framing) Interior framing and furring	\$ <u>65,360</u>
b) Finish carpentry (e.g., non-structural wainscot, trim, stair handrails) Court risers, refinish trim, new wall trim.	\$ <u>137,380</u>
c) Casework (e.g., restoration or construction of judge's bench, jury box and built-in cabinetry)	\$ <u>80,000</u>

Work-Category **Estimated Cost**

Fixed courtroom furniture modifications, railing modification.	
d) Other (describe)	\$ <u>0</u>

7. Thermal & Moisture Protection

a) Roofing and flashing New roofing, roof deck repairs, reconstruc east & west balustrades, copper repairs, concrete waterproofing at roof.	\$ <u>414,868</u>
b) Drainage systems (e.g., gutters and downspouts) New drains & piping.	\$ <u>11,294</u>
c) Foundation waterproofing Foundation dampproofing, trenching & fill.	\$ <u>26,400</u>
d) Insulation, caulking and sealants Insulation board in attic, joint sealers and partition insulation.	\$ <u>34,512</u>
e) Other (describe)	\$ <u>400</u>

Work-Category**Estimated Cost**

Bituminous coating at elevator pit	
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8. Doors & Windows

a) Interior and exterior doors including glass Restore exterior & interior doors, transoms & glass. New interior wood doors with transoms. Relocate vault door.	\$ <u>67,000</u>
b) Windows including glass Repair existing windows. New wood windows at basement.	\$ <u>62,100</u>
d) Hardware New accessible door hardware. New window hardware where missing/broken.	\$ <u>45,000</u>
e) Other glass and glazing Solar control film	\$ <u>30,720</u>
f) Other (describe)	\$ <u>0</u>

Work-Category**Estimated Cost**

Work-Category	Estimated Cost

9. Finishes

a) Wood and/or decorative metal ceilings New metal ceiling in courtroom	\$ <u>48,570</u>
b) Wood flooring and wainscot Repair and refinish wood flooring. Replace damaged wood flooring.	\$ <u>90,600</u>
c) Marble finishes	\$ <u>0</u>
d) Ceramic tile finishes Mosaic tile floor repair/cleaning. Repair ceramic tile on walls. New tile at restrooms.	\$ <u>60,404</u>
e) Plaster and/or drywall Repair damaged plaster & new drywall systems.	\$ <u>185,775</u>
f) Carpet and resilient flooring Loose bound rugs in offices.	\$ <u>83,640</u>
g) Acoustical ceilings and/or panels Suspended gyp board ceilings	\$ <u>27,580</u>
h) General painting	\$ <u>158,800</u>
i) Decorative painting including vault restoration	\$ <u>60,000</u>

Work-Category	Estimated Cost
Conserve vault doors.	
j) Other (describe)	\$ <u>0</u>

10. Specialties

a) Toilet partitions and accessories	\$ <u>15,000</u>
b) Building directories and signage Signage and bronze info plaques about removed additions.	\$ <u>5,400</u>
c) Specialty storage systems	\$ <u>0</u>
d) Clock and clockworks Restore clock	\$ <u>36,000</u>
e) Bell fabrication or restoration	\$ <u>0</u>
f) Other (describe)	\$ <u>0</u>

Work-Category	Estimated Cost
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11. Equipment (generally not eligible costs)

a) <i>Computer servers and office equipment*</i>	\$ <u>(0)</u>
b) <i>Other ineligible items*</i> <i>Under counter refrigerators</i>	\$ <u>(6,000)</u>

* ineligible project cost, (tally and subtract from construction cost subtotal)

12. Furnishings

a) Acquisition/restoration of immovable furnishings (e.g., fixed seating or pews for courtroom gallery/balcony) Repair existing furniture, new lawyer table, new clerk tables, reinstall jury chairs.	\$ <u>28,650</u>
b) Documented historical or period appropriate window treatments (shutters, venetian or roll-down blinds)	\$ <u>16,640</u>
c) <i>Non-historic window treatments*</i>	\$ <u>(0)</u>
d) <i>Acquisition of movable furnishings (tables, armchairs, file</i>	\$ <u>(0)</u>

Work-Category**Estimated Cost**

<i>cabinets)*</i>	
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* ineligible project cost, (tally and subtract from construction cost subtotal)

13. Special Construction

a) Lightning protection systems	\$ <u>20,000</u>
b) Pre-engineered sheet metal towers	\$ <u>0</u>
c) Fire suppression, detection and alarm system Fire protection system, fire alarm & detection system, fire extinguishers & cabinets.	\$ <u>132,275</u>
d) Other (describe)	\$ <u>0</u>

14. Conveying Systems

a) Elevators	\$ <u>60,000</u>
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Work-Category	Estimated Cost
Elevator modernization with new equipment and existing cab.	
b) Other (describe)	\$ <u>0</u>

15. Mechanical

a) Plumbing systems Plumbing system & tie in storm drains to street	\$ <u>117,000</u>
b) Heating, ventilating and air-conditioning system equipment and controls	\$ <u>627,000</u>

Work-Category**Estimated Cost**

c) Other (describe)	\$ <u>0</u>

16. Electrical

a) General service and distribution Service, switch gear, panels, wiring and conduit	\$ <u>202,500</u>
b) Interior and exterior building lighting Rehabilitate lighting fixtures, new lighting fixtures	\$ <u>112,500</u>
c) Data and communication systems	\$ <u>21,000</u>
d) <i>Site lighting (for sidewalks, parking areas)*</i>	\$ (<u>0</u>)

Work-Category**Estimated Cost**

Work-Category	Estimated Cost
e) Building security systems (e.g., glass breaks, door contacts, motion detectors) at \$20,000 maximum <i>Security system first floor only</i>	\$ <u>20,000</u>
<i>amount exceeding \$20,000</i>	\$ <u>(0)</u>
f) Audio-visual systems (\$50,000 maximum) Sound system for courtroom	\$ <u>10,000</u>
<i>amount exceeding \$50,000</i>	\$ <u>(0)</u>
g) Other (describe)	\$ <u>0</u>

*ineligible project cost

Summary of Totals

Division 1: General Requirements	\$ 519,654
Division 2: Site Work	\$ 664,897
Division 3: Concrete	\$ 66,100
Division 4: Masonry	\$ 293,905
Division 5: Metals	\$ 161,600
Division 6: Carpentry	\$ 282,740
Division 7: Thermal and Moisture Protection	\$ 487,474
Division 8: Door and Windows	\$ 204,820
Division 9: Finishes	\$ 715,369
Division 10: Specialties	\$ 56,400
Division 11: Equipment	\$ 6,000
Division 12: Furnishings	\$ 45,290
Division 13: Special Construction	\$ 152,275
Division 14: Conveying Systems	\$ 60,000
Division 15: Mechanical	\$ 744,000
Division 16: Electrical	\$ 366,000

Construction Costs Subtotal =	\$ <u>4,826,524</u>
Ineligible Costs of Construction =	\$ <u>96,545</u>
Allowable Construction Costs = (Construction cost-ineligible costs =Subtotal A)	\$ <u>4,729,979</u>
Contractor's Overhead & Profit = (not to exceed 15 percent of Subtotal A)	\$ <u>305,573</u>
Subtotal A+ Overhead & Profit= (Subtotal B)	\$ <u>5,036,552</u>
Construction Contingency = (not to exceed 10 percent of Subtotal B)	\$ <u>503,655</u>
Total (Allowable) Construction Costs = (Subtotal B + Contingency = Subtotal C)	\$ <u>5,540,207</u>

Architecture/Engineering Services = \$ 221,608
(fees of the architect and structural, MEP and civil engineers shall not to exceed 15 percent of Subtotal C. For projects having 95 percent complete plans and specifications, these fees will not exceed 4 percent of C) CA services only. Plans & specifications provided in Round VI

Reimbursable Expenses= \$ 7.500 total
(travel, printing, meals, etc, itemized)

Travel \$ 1,500
Printing \$ 6,000

Additional Professional Services = \$ 41,000 total
(preparation of grant completion report, warranty services and specialty consultants for archeology, acoustics, audio-visual systems, security systems and/or historic finishes itemized)

Grant completion report \$ 14,000
Acoustical Consultant \$ 15,000
Color Consultant \$ 12,000

Total Professional Services = \$ 270,108
(Subtotal D)

Total (Allowable) Project Costs =
(Subtotal C + Subtotal D)

\$ <u>5,810,315</u>

Gross square footage = 39,000 sf
(Conditioned square footage of courthouse including wall thicknesses + square footage of covered porches x 50%)

Cost per square foot = \$ 149

We require that any professional architects or estimator's cost estimates or opinions of probable costs that have been prepared for this project are attached to this form.

Please note that the applicant is responsible for any errors or omission in the preceding presentation of probably costs.

FORT BEND COUNTY COURTHOUSE RESTORATION
95% Construction Documents Review Phase Construction Cost Estimate

WORK CATEGORY	Eligible?	Quantity	Unit	Unit Price	Item Total	Section Total	Division Total
1							\$149,285
GENERAL REQUIREMENTS							
Temporary bracing and shoring for south wall		1	LS	\$20,000.00	\$20,000		
Hazardous materials abatement						\$142,785	
Hazardous Materials Remediation-Asbestos & Lead		31,730	SF	\$4.50	\$142,785		
Other						\$6,500	
Storm water pollution prevention control		1	ea	\$3,000.00	\$3,000		
Traffic control plan		1	ea	\$3,500.00	\$3,500		
2							\$664,897
SITE WORK						\$387,288	
Demolition and hauling							
Remove interior partitions		4,020	SF	\$3.00	\$12,060		
Remove MEP system		15,935	SF	\$5.00	\$79,675		
Remove 1935 & 1957 Additions		10,550	SF	\$25.00	\$263,750		
Basement slab removal		100	SF	\$19.00	\$1,900		
Remove trees and shrubs		1	Allow	\$5,000.00	\$5,000		
Remove concrete walks		1,514	SF	\$1.50	\$2,271		
Remove concrete walk and ramp		689	SF	\$4.00	\$2,756		
Relocate signage from building incl. HC signs		1	Allow	\$750.00	\$750		
Remove picnic tables/benches		3	Allow	\$250.00	\$750		
Remove handrails		14	LF	\$14.00	\$196		
Asphalt removal @ parking		1,260	SF	\$0.66	\$832		
Remove irrigation System		743	LF	\$1.50	\$1,115		
Trench for storm drainage		660	LF	\$2.00	\$1,320		
Trench Excavation & Fill		4,800	CF	\$3.00	\$14,400		
Remove Curb & Gutter		80	LF	\$1.50	\$120		
Excavation for Swale		788	CF	\$0.50	\$394		
Utilities						\$67,656	
Area Drain (12inx12in)		1	ea	\$1,300.00	\$1,300		
Area Drain (18inx18in)		12	ea	\$1,500.00	\$18,000		
Storm Drainage Piping 6-inch		144	LF	\$10.00	\$1,440		
Storm Drainage Piping 8-inch		345	LF	\$12.00	\$4,140		
Storm Drainage Piping 10-inch		84	LF	\$15.00	\$1,260		
div 15&16							

FORT BEND COUNTY COURTHOUSE RESTORATION
95% Construction Documents Review Phase Construction Cost Estimate

WORK CATEGORY	Eligible?	Quantity	Unit	Unit Price	Item Total	Section Total	Division Total
Storm Drainage Piping 15-inch RCP		68	LF	\$30.00	\$2,040		
Tie existing drainage into new piping		11	ea	\$500.00	\$5,500		
Trench Drain		80	LF	\$45.00	\$3,600		
6-inch Sanitary Pipe		115	LF	\$14.00	\$1,610		
6-inch Fire Line		108	LF	\$15.00	\$1,620		
2-inch Water Line		112	LF	\$8.00	\$896		
1-inch Water Line		350	LF	\$6.00	\$2,100		
Double Check Backflow Preventer Assembly		1	ea	\$7,500.00	\$7,500		
12"x8" TS&V with box		1	EA	\$850.00	\$850		
2" waterline standard connection		1	EA	\$200.00	\$200		
Vault Mounted Hose Bibs		4	EA	\$150.00	\$600		
Tie existing drainage into inlet		1	ea	\$1,000.00	\$1,000		
Tie existing sewer into manhole include street excavation		1	ea	\$10,000.00	\$10,000		
Asphalt Repair for Open Cut		500	SF	\$8.00	\$4,000	\$69,300	
Earthworks and grading							
Termite Treatment		480	LF	\$35.00	\$16,800		
Fine grading & Sod		35,000	SF	\$1.50	\$52,500		
Sidewalk restoration						\$108.00	
Restore damaged sidewalk		36	SF	\$3.00	\$108.00		
Historic site features						\$76,000	
Oramental Site Fence		760	LF	\$100.00	\$76,000		
Paving for parking areas and new sidewalks	*					\$42,045	
New concrete walks for accessibility		1,959	SF	\$5.00	\$9,795		
New concrete walks @ accessible parking		770	SF	\$2.00	\$1,540		
New 6" Curb (height varies)		155	LF	\$14.00	\$2,170		
Accessible walk/ramp @ south entrance		1,100	SF	\$20.00	\$22,000		
Asphalt Paving at accessible spaces		1,260	SF	\$4.00	\$5,040		
Pavement marking (New striping at Handicapped spaces)		1	Allow	\$1,200.00	\$1,200		
wheel stops		6	ea	\$50.00	\$300		
Landscape restoration	*					\$22,500	
Pecan Trees		11	ea	\$1,500.00	\$16,500		
Palm Trees-Sago		6	ea	\$1,000.00	\$6,000		

FORT BEND COUNTY COURTHOUSE RESTORATION
95% Construction Documents Review Phase Construction Cost Estimate

WORK CATEGORY	Eligible?	Quantity	Unit	Unit Price	Item Total	Section Total	Division Total
3							
Irrigation systems	*						\$66,100
Concrete						\$55,200	
Structural repairs or modifications							
Concrete Repair		400	SF	\$50.00	\$20,000		
New penetrations		100	SF	\$100.00	\$10,000		
Infill penetrations		20	SF	\$100.00	\$2,000		
Concrete on metal deck Rim 224 (conc on metal deck and beam)		100	SF	\$50.00	\$5,000		
Strengthen 211,215,218,220,315,319,321 (3 areas); concrete on deck		910	SF	\$20.00	\$18,200		
Non-structural (e.g., basement flooring)						\$10,900	
Repair west entry steps & water table E & W		60	SF	\$40.00	\$2,400		
New basement slab		150	SF	\$20.00	\$3,000		
Topping slab hallway 113 (needed for terrazzo removal)		220	SF	\$25.00	\$5,500		
Other							
4							\$293,905
Masonry						\$127,855	
General exterior restoration (e.g., repointing, cleaning)							
Building cleaning and pointing		15,680	SF	\$6.00	\$94,080		
Patch and repair exterior masonry		1	Allow	\$25,000.00	\$25,000		
Repair window wells		6	EA	\$500.00	\$3,000		
Repoint interior basement walls		250	SF	\$6.00	\$1,500		
Repoint parapet		450	SF	\$6.00	\$2,700		
Reconstruct interior plaster wall at hallway		105	SF	\$15.00	\$1,575		
Structural repairs or modifications						\$122,450	
Complete rotunda bond beam		6	LF	\$200.00	\$1,200		
Reconstruct south masonry wall		2,200	SF	\$50.00	\$110,000		
Remove embedded steel (lintels, jail bars and at parapet)		1	allow	\$5,000.00	\$5,000		
Install stainless steel lintels		50	LF	\$125.00	\$6,250		
Non-structural repairs						\$10,000	
Non-structural repairs		1	Allow	\$10,000.00	\$10,000		
Other						\$33,600	
Cut & Patch @ Sprinkler		96	ea	\$350.00	\$33,600		
5							\$161,600
Metals						\$29,700	
Structural elements (e.g., decking, roof framing, columns)							

FORT BEND COUNTY COURTHOUSE RESTORATION
95% Construction Documents Review Phase Construction Cost Estimate

WORK CATEGORY	Eligible?	Quantity	Unit	Unit Price	Item Total	Section Total	Division Total
Anchorage of steel framing in roof (anchors and grouting)		1	LS	\$2,000.00	\$2,000		
Purlin connections		1	LS	\$2,000.00	\$2,000		
Build outriggers for south cornice		1	LS	\$1,500.00	\$1,500		
Mechanical platform (1800 lbs)		1	LS	\$6,000.00	\$6,000		
Hold downs for corner domes (steel rod)		4	ea	\$1,000.00	\$3,200		
Parapet bracing (2000 lb)		1	LS	\$4,500.00	\$4,500		
Balustrade Supports		140	LF	\$75.00	\$10,500		
Non-structural fabrications (e.g., stairways, ladders)						\$16,600	
Elevator Pit Ladder		1	ea	\$500.00	\$500		
Dissappearing Attic Acces Stair		2	ea	\$1,500.00	\$3,000		
Ships Ladder & Platform		1	ea	\$4,000.00	\$4,000		
Stairway & Platform		2	ea	\$3,500.00	\$7,000		
Stair nosing		60	LF	\$10.00	\$600		
Pulley/Wall bracket for rotunda lights		1	ea	\$1,500.00	\$1,500		
Decorative metal (e.g., grates, handrails)						\$115,300	
New exterior handrails @ ramp		200	LF	\$50.00	\$10,000		
Hollow Iron Columns-10" dia		2	ea	\$2,500.00	\$5,000		
Security Bar for Basement Windows		80	SF	\$40.00	\$3,200		
Reconstruct Copper Cornice		53	LF	\$1,200.00	\$63,600		
Balcony handrails @ ramp		50	LF	\$100.00	\$5,000		
Balcony Guardrail		22	LF	\$500.00	\$11,000		
Inspect & Repair Liberty Statue		1	allow	\$10,000.00	\$10,000		
Bollards		1	ea	\$7,500.00	\$7,500		
6 Carpentry							\$282,740
Rough carpentry						\$65,360	
Misc. interior framing and furring		16,000	SF	\$2.50	\$40,000		
Hold downs (corner domes, rafters and outriggers)		1	LS	\$4,000.00	\$4,000		
Splice repair		1	LS	\$1,000.00	\$1,000		
Blocking		1	LS	\$2,500.00	\$2,500		
Sheathing reattachment at rotunda		1	LS	\$500.00	\$500		
Attic Walkway		1,000	SF	\$2.00	\$2,000		
Framing of North Roof		1,700	LBF	\$2.00	\$3,400		

FORT BEND COUNTY COURTHOUSE RESTORATION
95% Construction Documents Review Phase Construction Cost Estimate

WORK CATEGORY	Eligible?	Quantity	Unit	Unit Price	Item Total	Section Total	Division Total
Decking of North Roof		580	SF	\$8.00	\$4,640		
Roof Decking Replacement		690	SF	\$8.00	\$5,520		
Wood Rotunda Deck		360	SF	\$5.00	\$1,800		
Finish carpentry						\$137,380	
Refinish door, window and room trim		16,000	SF	\$2.00	\$32,000		
New wall trim		843	LF	\$20.00	\$16,860		
Install salvaged trim		851	LF	\$20.00	\$17,020		
Court Platforms & Balcony Platforms		1,100	SF	\$65.00	\$71,500		
Casework						\$80,000	
Cabinetry & Tops		30	LF	\$500.00	\$15,000		
Court Rail Modification		1	Allow	\$5,000.00	\$5,000		
Judge Bench Modification		1	Allow	\$10,000.00	\$10,000		
Commissioner Desk Modification		2	ea	\$25,000.00	\$50,000		
7 Thernal & Moisture Protection						\$414,868	\$487,474
Roofing and flashing							
Repair copper cornices & pediments		1	Allow	\$10,000.00	\$10,000		
Reconstruct Roof balustrades		140	LF	\$800.00	\$112,000		
New Built up roofing Single Membrane System		5,200	SF	\$45.00	\$234,000		
Repair copper domes		1	allow	\$10,000.00	\$10,000		
New slate shingle, underlayment, flashing		1,224	SF	\$32.00	\$39,168		
Waterproofing application for cinder concrete		1,340	SF	\$5.00	\$6,700		
Reinstall roof hatch & new railing		1	allow	\$3,000.00	\$3,000		
Drainage systems						\$11,294	
Clean & Reattached gutters		242	LF	\$7.00	\$1,694		
New roof & piping		8	ea	\$750.00	\$6,000		
light well drain		9	ea	\$400.00	\$3,600		
Foundation waterproofing						\$26,400	
Foundation Dampproofing, Bentonite		2,400	SF	\$5.00	\$12,000		
Trench Excavation & Fill		4,800	CF	\$3.00	\$14,400		
Insulation, caulking and sealants						\$34,512	
insulation board		6,300	SF	\$4.00	\$25,200		
Joint Sealers (exterior Windows and Doors)		120	Ea	\$75.00	\$9,000		
Partition Insulation		156	SF	\$2.00	\$312		

FORT BEND COUNTY COURTHOUSE RESTORATION

95% Construction Documents Review Phase Construction Cost Estimate

WORK CATEGORY	Eligible?	Quantity	Unit	Unit Price	Item Total	Section Total	Division Total
Other						\$400	
Bituminous Coating @ elevator pit		200	SF	\$2.00	\$400		
8						\$67,000	\$204,820
Doors & Windows							
Interior and exterior doors including glass							
Restore ext & int wood doors & transoms & glass		65	Ea	\$250.00	\$16,250		
New interior wood doors with transoms & frame		5	ea	\$1,500.00	\$7,500		
New interior wood doors & frame		20	ea	\$1,000.00	\$20,000		
Relocate door & frame		29	ea	\$750.00	\$21,750		
Reorientate Vault Door		1	ea	\$1,500.00	\$1,500		
Windows including glass						\$62,100	
Repair Existing Windows		113	ea	\$500.00	\$56,500		
New wood windows		4	Ea	\$1,400.00	\$5,600		
Hardware						\$45,000	
New door hardware		90	ea	\$450.00	\$40,500		
New window hardware		30	ea	\$150.00	\$4,500		
Other glass and glazing						\$30,720	
Solar control film		3,840	SF	\$8.00	\$30,720		
9							\$715,369
Finishes							
Wood and/or decorative metal ceilings						\$48,570	
Metal Ceiling in Courtroom		1,619	SF	\$30.00	\$48,570		
Wood flooring and wainscot						\$90,600	
Repair and refinish wood flooring throughout		3,310	SF	\$12.00	\$39,720		
New wood flooring (balcony, risers)		1,034	SF	\$30.00	\$31,020		
New wood flooring (25% replacement)		662	SF	\$30.00	\$19,860		
Ceramic tile finishes						\$60,404	
Mosaic tile floor, repair & clean		3,200	SF	\$10.00	\$32,000		
Grout Sealant		3,680	SF	\$2.00	\$7,360		
Reconstruct mosaic tile floors: Border		200	LF	\$32.00	\$6,400		
Reconstruct mosaic tile floors: Field		400	SF	\$23.00	\$9,200		
Reconstruct mosaic tile floors: Solid		32	sf	\$10.00	\$320		
Ceramic tile walls		735	SF	\$4.00	\$2,940		
Ceramic tile floors		546	SF	\$4.00	\$2,184		

FORT BEND COUNTY COURTHOUSE RESTORATION
95% Construction Documents Review Phase Construction Cost Estimate

WORK CATEGORY	Eligible?	Quantity	Unit	Unit Price	Item Total	Section Total	Division Total
Plaster and/or drywall						\$185,775	
Plaster Skim Coat on all existing		29,000	SF	\$3.00	\$87,000		
New Plaster & Lath Walls		1,380	SF	\$15.00	\$20,700		
Patch Damaged Plaster		1,000	SF	\$35.00	\$35,000		
Cut & patch at fire sprinkler		67	ea	\$75.00	\$5,025		
Plaster Repair-Ceilings (areas of new clg)		1,025	SF	\$12.00	\$12,300		
Plaster repair allowance		1	allow	\$10,000.00	\$10,000		
Drywall Systems (new partitions)		4,500	SF	\$3.50	\$15,750		
Carpet and resilient flooring						\$83,640	
Carpet: bound rug		6,970	SF	\$12.00	\$83,640		
Acoustical ceilings and/or panels						\$27,580	
Suspended Acoustical Ceiling & Grid		3,940	SF	\$7.00	\$27,580		
General painting						\$158,800	
Painting (interior: walls, trim, windows, doors)		16,000	SF	\$5.00	\$80,000		
Strip and refinish historic interior woodwork		1	Allow	\$20,000.00	\$20,000		
Painting (exterior: windows & doors)		1	Allow	\$50,000.00	\$50,000		
Repaint basement ceiling		1100	SF	\$8.00	\$8,800		
Decorative painting including vault restoration						\$60,000	
Alternate 1: Metallic Paint 3rd flr frieze		200	SF	\$150.00	\$30,000		
Conserve Vault Doors		4	ea	\$7,500.00	\$30,000		
10 Specialties						\$56,400	
Toilet partitions and accessories						\$15,000	
Toilet Partitions		6	ea	\$1,750.00	\$10,500		
Toilet Accessories		30	ea	\$150.00	\$4,500		
Building directories and signage						\$5,400	
Signage		52	ea	\$75.00	\$3,900		
2 Bronze Plaques		1	allow	\$1,500.00	\$1,500		
Specialty storage systems							
Clock and clockworks						\$36,000	
Clock Repair		1	allow	\$36,000.00	\$36,000		
Bell fabrication or restoration							
11 Equipment						\$6,000	

FORT BEND COUNTY COURTHOUSE RESTORATION
95% Construction Documents Review Phase Construction Cost Estimate

WORK CATEGORY	Eligible?	Quantity	Unit	Unit Price	Item Total	Section Total	Division Total
Computer servers and office equipment	*						
Other ineligible items	*					\$6,000	
Undercounter Refrigerator		2	ea	\$3,000.00	\$6,000		
12 Furnishings							\$45,290
Acquisition/restoration of immovable furnishings						\$28,650	
Repair/Refinish exist. table		1	ea	\$3,000.00	\$3,000		
Court seating (loose)		12	ea	\$500.00	\$6,000		
Clerk Tables		2	ea	\$4,000.00	\$8,000		
Reinstall Swivel Jury Seating		11		\$150.00	\$1,650		
New Lawyer Table		1	ea	\$10,000.00	\$10,000		
Documented historical or period appropriate window treatments						\$16,640	
Window Coverings		104	ea	\$160.00	\$16,640		
13 Non-historic window treatments*	*						
Acquisition of movable furnishings	*						
Special Construction						\$20,000	\$152,275
Lightning protection systems							
Lightning Protection		1	Allow	\$20,000.00	\$20,000		
Fire suppression, detection and alarm system						\$132,275	
Fire Extinguishers		10	ea	\$27.50	\$275		
Fire Extinguisher Cabinets		5	ea	\$200.00	\$1,000		
Fire Sprinkler Protection System		16,000	SF	\$5.00	\$80,000		
Fire Alarm & Detection System		1	Allow	\$51,000.00	\$51,000		
Other							
14 Conveying Systems							\$60,000
Elevators						\$60,000	
Elevator equipment, cab interiors, call system		1	allow	\$60,000.00	\$60,000		
15 Mechanical							\$744,000
Plumbing systems						\$117,000	
Plumbing System		1	Allow	\$111,000.00	\$111,000		
tie into storm drains from roof to street		1	Allow	\$6,000.00	\$6,000		
Heating, ventilating and air-conditioning system equipment and controls						\$627,000	

FORT BEND COUNTY COURTHOUSE RESTORATION

95% Construction Documents Review Phase Construction Cost Estimate

WORK CATEGORY	Eligible?	Quantity	Unit	Unit Price	Item Total	Section Total	Division Total
Mechanical System		1	Allow	\$627,000.00	\$627,000		\$366,000
16							
Electrical						\$202,500	
General service and distribution		1	Allow	\$202,500.00	\$202,500		
Electrical System						\$112,500	
Interior and exterior building lighting		1	allow	\$112,500.00	\$112,500		
Light Fixtures						\$21,000	
Data and communication systems		1	Allow	\$21,000.00	\$21,000		
Communications							
Site lighting	*						
Building security systems						\$20,000	
Building security system		1	Allow	\$20,000.00	\$20,000		
Audio-visual systems						\$10,000	
Audio-visual system (courtrooms)		1	LS	\$10,000.00	\$10,000		
Construction Costs Subtotal						\$70,545	\$4,456,155
less ineligible costs							
Allowable Construction Costs (Subtotal A)							\$4,385,610
Contractor Overhead & Profit						\$657,842	
Contractor Fee, Profit (7%)					\$306,993		
Contractor Overhead See Div 1 (8%)					\$350,849		
IN DIV 1							
Construction Facilities							
Construction Supervision							
Bond and insurance							
Inspection and testing allowances							
Temporary construction							
Subtotal A+Overhead/Profit=Subtotal B							\$5,043,452
Contingency (10%)							\$504,345
Total (Allowable) Construction Costs							\$5,547,797
Subtotal B+Contingency=Subtotal C							\$5,547,797

FORT BEND COUNTY COURTHOUSE RESTORATION
 95% Construction Documents Review Phase Construction Cost Estimate

WORK CATEGORY	Eligible?	Quantity	Unit	Unit Price	Item Total	Section Total	Division Total
A & E Services (4% of Subtotal C)							\$221,912
Reimbursable Expenses							\$7,500
Additional Professional Services							41,000
Grant Completion Report						14,000	
Acoustical Consultant						15,000	
Color Consultant						12,000	
Total Professional Services (Subtotal D)							\$270,412
Total (Allowable Project Costs (Subtotal C+Subtotal D))							\$5,818,209

FORT BEND COUNTY COURTHOUSE RESTORATION
THCPP ROUND VII GRANT APPLICATION

EXISTING CONDITIONS - ENDANGERMENT



East Elevation, Masonry Problems: Settlement & Spawling at Basement Window, Displaced Water Table under Window, Poor Drainage at Second Floor String Course

FORT BEND COUNTY COURTHOUSE RESTORATION
THCPP ROUND VII GRANT APPLICATION

EXISTING CONDITIONS - ENDANGERMENT



East Elevation: Spawling at Basement Window Lintel, Displaced Water Table, light well drain clogged.



Light wells fill with water, water soaks through into basement deteriorating mortar, window lintels and wood windows. Light well shave separated from exterior wall.

FORT BEND COUNTY COURTHOUSE RESTORATION
THCPP ROUND VII GRANT APPLICATION

EXISTING CONDITIONS - ENDANGERMENT



West Entrance: Broken Concrete Steps, Broken Cast Stone Water Table from previous handrail, doors severely cracked and no longer watertight.



West Entrance: Broken concrete steps, broken cast stone water table where former handrail was attached

EXISTING CONDITIONS - ENDANGERMENT



East Entrance: Broken cast stone water table where former handrail was attached.



North entrance doors (not a public entrance) have severe mold at rails, cracked panels and are warped from magnetic locks.

FORT BEND COUNTY COURTHOUSE RESTORATION
THCPP ROUND VII GRANT APPLICATION

EXISTING CONDITIONS - ENDANGERMENT



North roof gable drains. Water collects from backed up drain, sits against copper walls and infiltrates roof.



Deteriorated mortar at south wall parapet. Masonry is unsupported and falling to 1935 roof below.

EXISTING CONDITIONS - ENDANGERMENT

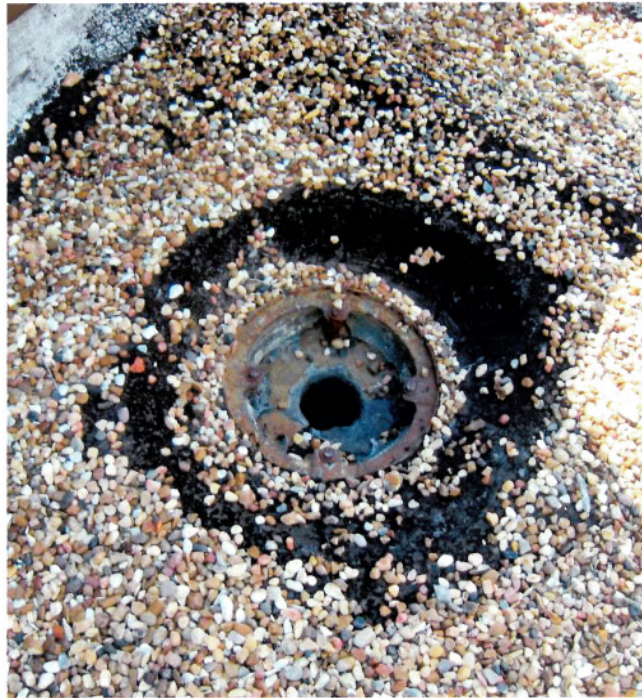


Deterioration of flat-work copper roofing at joints and penetrations; broken solder at seams, movement around anchors.



Roof deterioration; corroding and dissimilar anchors in copper, broken cement shingles, buckling BUR.

EXISTING CONDITIONS - ENDANGERMENT



Typical roof drain: Missing cover to prevent ballast from clogging drain piping.



Deteriorated cant strip, standing water year round, clogged roof drain.

FORT BEND COUNTY COURTHOUSE RESTORATION
THCPP ROUND VII GRANT APPLICATION

EXISTING CONDITIONS - ENDANGERMENT



Membrane flashing over masonry caps

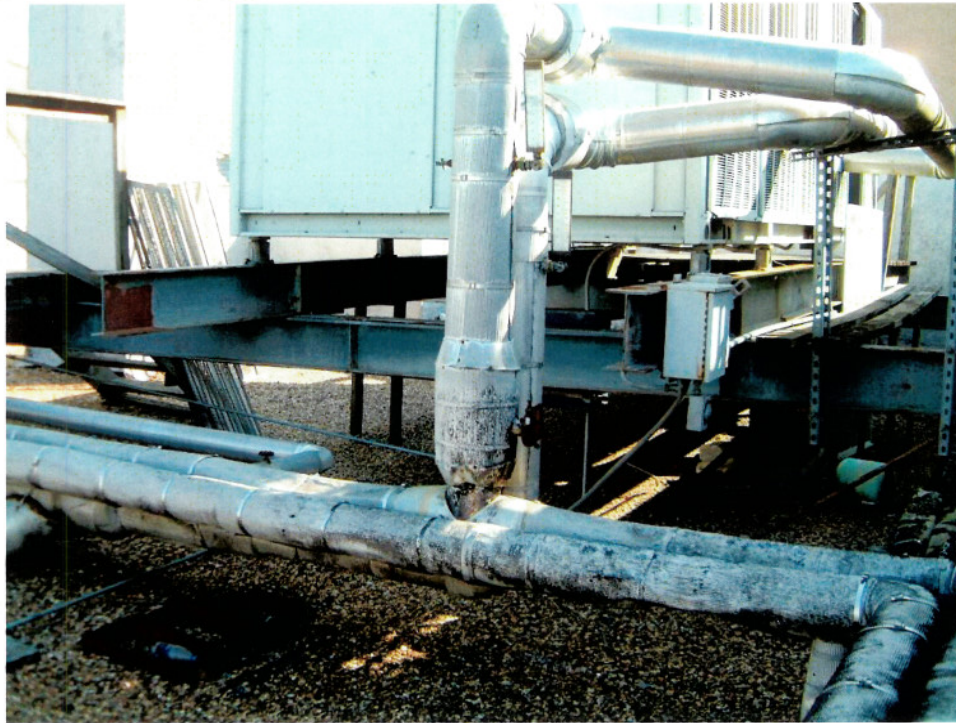


Concealed original roof under newer roof deck; Fire Hazard. Cinder concrete slab not visible to observe condition and monitor cracks.

EXISTING CONDITIONS - ENDANGERMENT



Bubbles in BUR indicate deck movement below or moisture collection



HVAC Equipment on Roof of 1909 CCH; Hazardous Insulation, Improper supports on BUR

FORT BEND COUNTY COURTHOUSE RESTORATION
THCPP ROUND VII GRANT APPLICATION

EXISTING CONDITIONS - ENDANGERMENT



Rm 324: Water damage to plaster below window



Rm 325: Water damage to ceiling & wall from roof leak

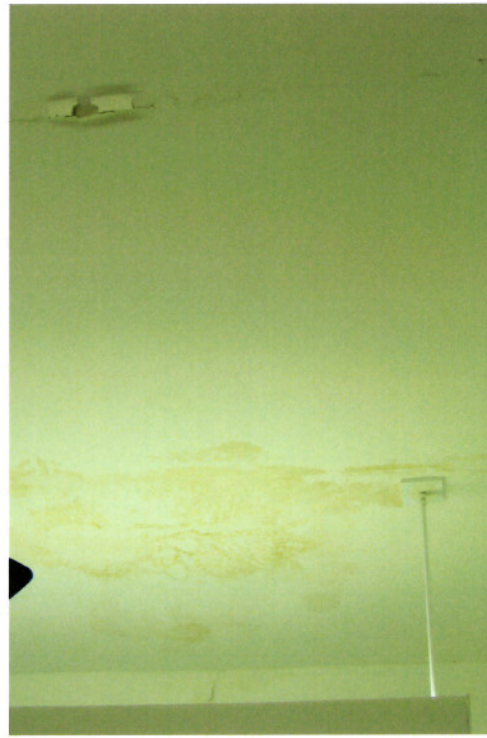


Rm 323: Water damage to wall from roof leak.

EXISTING CONDITIONS - ENDANGERMENT



Rm 224: Water damage to wall, plaster delamination.



Rm: 305 Water damage from recent ceiling leaks.



Plaster ceiling separating from wall at third floor exterior wall.

Water damage at third floor ceilings.

EXISTING CONDITIONS - ENDANGERMENT



Rm 224: Water damage to wall beneath window at mechanical units, delamination of wall.



Rm 224: Deteriorated wood window & frame, evidence of termite infestation, plaster delamination below.

EXISTING CONDITIONS - ENDANGERMENT



Rm 124: Moisture damage to plaster ceiling below mechanical room.



Rm 124: Deteriorated wood window & frame

EXISTING CONDITIONS - ENDANGERMENT



Interior plaster wall damage at exterior doors.



Mixture of original wood flooring (some with leveling compound) and concrete in same corner office.

FORT BEND COUNTY COURTHOUSE RESTORATION
THCPP ROUND VII GRANT APPLICATION

EXISTING CONDITIONS - ENDANGERMENT



Rm 004: Generator, electrical panels, water heater located below grade and subject to flooding through basement walls. Mortar deteriorated from flooding through basement walls.

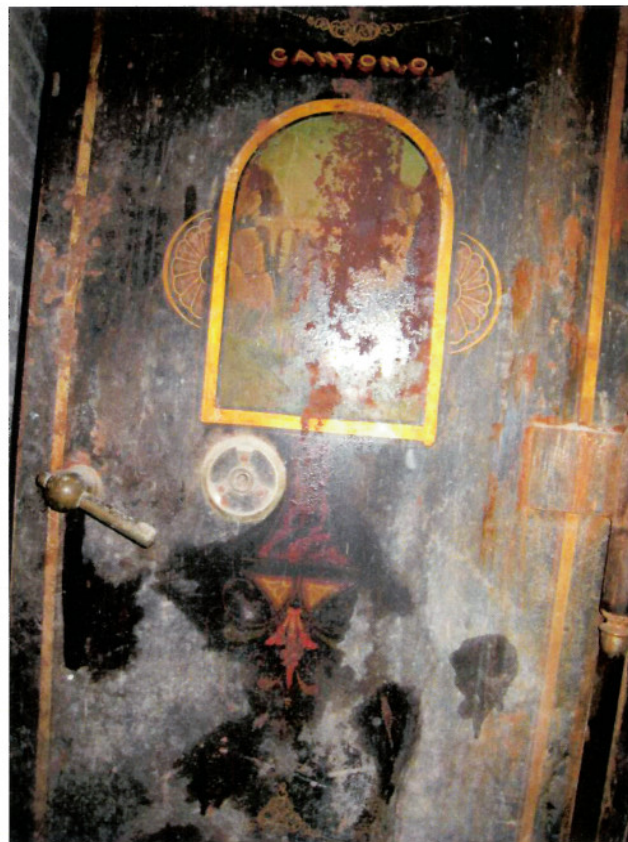


Rm 104: Evidence of considerable water penetration of foundation walls. No drains in light wells hold water against building.

EXISTING CONDITIONS - ENDANGERMENT



Foundation supports with large holes for current or previous piping.



Deteriorated vault door in unconditioned basement.