

Executive Committee

December 10, 2020

Videoconference



AGENDA

TEXAS HISTORICAL COMMISSION

AGENDA EXECUTIVE COMMITTEE Videoconference Meeting December 10, 2020 9 a.m.

Pursuant to the Governor's March 13, 2020 proclamation of a state of disaster declaration due to the Coronavirus (COVID-19) and March 16, 2020 suspension of certain provisions of the Texas Open Meetings Act, the December 10, 2020 meeting of the Executive committee will be held by videoconference as authorized under Texas Government Code section 551.127. Members of the public will have access by using the toll-free link: https://zoom.us/webinar/register/WN_LAB2CseNQASJymJq0Eb0Cg or via telephone (for audio only) 1-346-248-7799, (Webinar ID: 938 8239 9600; passcode: 079754). A copy of the agenda and meeting materials will be available at www.thc.texas.gov/teleconferences after December 7, 2020. An audio recording of the meeting will be available after December 12, 2020. To obtain a recording, please contact Esther Brickley at 5412-463-5768. The members may discuss and/or take action on any of the items listed in the agenda.

1. Call to Order – *Chairman Nau*
 - A. Committee member introductions
 - B. Establish quorum
 - C. Recognize and/or excuse absences
2. Consider approval of State Antiquities Landmark Historic Buildings and Structures permit application #1072 for Historic Long Barrack Masonry Cleaning and Roof Repairs, Alamo, Bexar County – *Wolfe/Graham*
3. Consider approval to amend contract 808-19-00360 with Phoenix I Restoration and Construction and increase the contract amount by \$12,839.63 for construction services to complete the project at the French Legation State Historic Site, in accordance with the approved motion at the August 17, 2020 Executive committee meeting – *Bell/Reed*
4. Committee Chairman's Report – *Nau*
 - A. Ongoing Projects; and
 - B. Updates and Upcoming Events
5. Adjourn

TAB 2

TEXAS HISTORICAL COMMISSION

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Item 2

Texas Historical Commission
Executive Committee Meeting
December 10, 2020

Consider approval of State Antiquities Landmark Historic Buildings and Structures permit application #1072 for Historic Long Barrack Masonry Cleaning and Roof Repairs, Alamo, Bexar County

Background:

The Texas General Land Office (GLO) has requested a permit for preservation of the historic Long Barrack by cleaning biological growth from the masonry and repairing the roof to address areas of moisture infiltration. This work was fully documented and problem areas identified during the Stage I Discovery phase by architectural firm, Ford, Powell & Carson. Cleaning the masonry will allow the team to fully assess the condition of the walls.

The Long Barrack was originally constructed to serve as living quarters and offices of the Spanish missionaries. The two-story structure is located north and west of the Alamo church, forming a boundary of limestone arches facing Alamo Plaza street. During the Alamo siege in 1836, many garrison members withdrew into the convent building where they made a last stand against Mexican forces. Since that time the building's rubble masonry walls have withstood many changes, including incorporation into later structures, partial demolition, and interpretive reconstruction in the early twentieth century.

Staff Recommendation:

Staff has reviewed the permit application and recommends approval of the scope which includes:

- Methodical treatment of biological growth and staining on the limestone using the gentlest means possible
- Testing through mock-ups of cleaning products and methodology in advance of work
- Protection/avoidance of deteriorated (friable) masonry areas that could be damaged by cleaning
- Closing gaps in the existing roofing system causing moisture issues, using standard flashing and blister-repair details

Possible Motion:

The commission may issue the permit, issue the permit with special conditions, request additional information for review, request a revised scope of work, or deny the permit application.

Issuance of preservation permit:

Move to authorize the Executive Director to issue Historic Buildings and Structures Antiquities Permit Historic Buildings and Structures permit #1072 for masonry cleaning and roof repairs of the historic Long Barrack, Alamo, Bexar County.

TEXAS HISTORICAL COMMISSION

ANTIQUITIES PERMIT APPLICATION

Historic Buildings and Structures

GENERAL PROJECT INFORMATION

Please complete the following. See detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures, for additional information.

1. Property Name and Location			
NAME OF STATE ANTIQUITIES LANDMARK The Alamo [Mission San Antonio de Valero]			
ADDRESS 300 Alamo Plaza	CITY San Antonio	COUNTY Bexar	ZIP CODE 78205

2. Project Name
NAME OR BRIEF DESCRIPTION OF PROJECT WORK Long Barrack Masonry Cleaning and Roof Repairs

3. Applicant (Owner or Controlling Agency)			
OWNER/AGENCY Texas General Land Office	REPRESENTATIVE Mark Havens	TITLE Chief Clerk/Deputy Land Co.	
ADDRESS 1700 North Congress Ave	CITY Austin	STATE TX	ZIP CODE 78701
PHONE (512) 463-7205	EMAIL mark.havens@glo.tx.gov		

4. Architect or Other Project Professional			
NAME/FIRM Ford, Powell & Carson	REPRESENTATIVE John Mize	TITLE Principal	
ADDRESS 711 Navarro St, Suite 400	CITY San Antonio	STATE TX	ZIP CODE 78205
PHONE (210) 226-1246	EMAIL jmize@fpcarch.com		

5. Construction Period	
PROJECT START DATE December 7, 2020	PROJECT END DATE January 31, 2020

PERMIT CATEGORY

Please select the category that best describes the proposed work. (Pick one.)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Preservation | <input type="checkbox"/> Reconstruction | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> Architectural Investigation | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Restoration | <input type="checkbox"/> Hazard Abatement | <input type="checkbox"/> New Construction |

ATTACHMENTS

For all projects, please attach the following:

- Written description of the proposed project;
- Project documents (plans, specifications, etc.); and
- Photographs of the property showing areas of proposed work.

Application reports may be required based on the project work or at the request of Texas Historical Commission staff. Please indicate if the following are provided with your application:

- | | |
|--|--|
| <input type="checkbox"/> Historic Structure Report | <input type="checkbox"/> Architectural Documentation |
| <input type="checkbox"/> Historical Documentation | <input type="checkbox"/> Archeological Documentation |

Antiquities Permit Application for Historic Buildings and Structures, Continued

PROPERTY NAME: The Alamo [Mission San Antonio de Valero]

COUNTY: Bexar

CERTIFICATIONS

The applicant and project professional must complete, sign, and date the following certifications. The Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties are available through links from the Antiquities Permits page on our website at www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks/antiquities-permits. Standard permit terms and conditions are listed in the detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures. Special conditions may also be included in a permit. Please contact Texas Historical Commission staff with any questions regarding the Rules, our procedures, and permit requirements prior to signing and submitting a permit application.

Applicant's Certification

I, Mark Havens, as legal representative of the Applicant,
Texas General Land Office, do certify that I have reviewed and approved the plans and specifications for this project. Furthermore, I understand that failure to conduct the project according to the approved contract documents and the terms of this permit may result in cancellation of the permit.

Signature

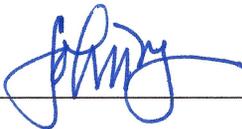
DocuSigned by:

7C299F4374E7497...

Date 11/17/2020**Project Professional's Certification**

I, John Mize, as legal representative of the Firm,
Ford, Powell & Carson, Inc., do certify that I am familiar with the Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Furthermore, I understand that submission of a completion report is required for all Historic Buildings and Structures Permits. Furthermore, I understand that failure to conduct the project according to the Rules, Standards, approved contract documents, and the terms of this permit may result in cancellation of the permit.

Signature


Date 11/12/2020**SUBMISSION**

Please submit the completed permit application in hard copy with original signatures to the mailing or physical address below, or electronically with scanned signatures to hspermit@thc.texas.gov. Attachments, including plans and photographs, must be sent to the mailing address below or delivered to 108 West 16th St., Second Floor, Austin, TX 78701.

Texas Historical Commission
Division of Architecture
P.O. Box 12276
Austin, TX 78711-2276
512.463.6094
fax 512.463.6095
architecture@thc.texas.gov



TEXAS HISTORICAL COMMISSION
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**THC Antiquities Permit Application
Long Barrack Masonry Cleaning and Roof Repairs
November 12, 2020**

Scope of Work

The next step in the preservation of the Long Barrack includes two preservation needs identified during the Stage I Discovery phase: (1) the cleaning of the exterior masonry walls to remove areas of heavy biological growth and (2) roof repairs to address areas of moisture infiltration.

Masonry Cleaning

During the Stage I Discovery assessment work, the preservation team noted several areas of heavy biological growth on the exterior masonry of the Long Barrack that is obscuring the condition of the underlying stones. To fully assess the condition of the stone in these areas, we propose the careful removal of the heavy biological growth and staining.

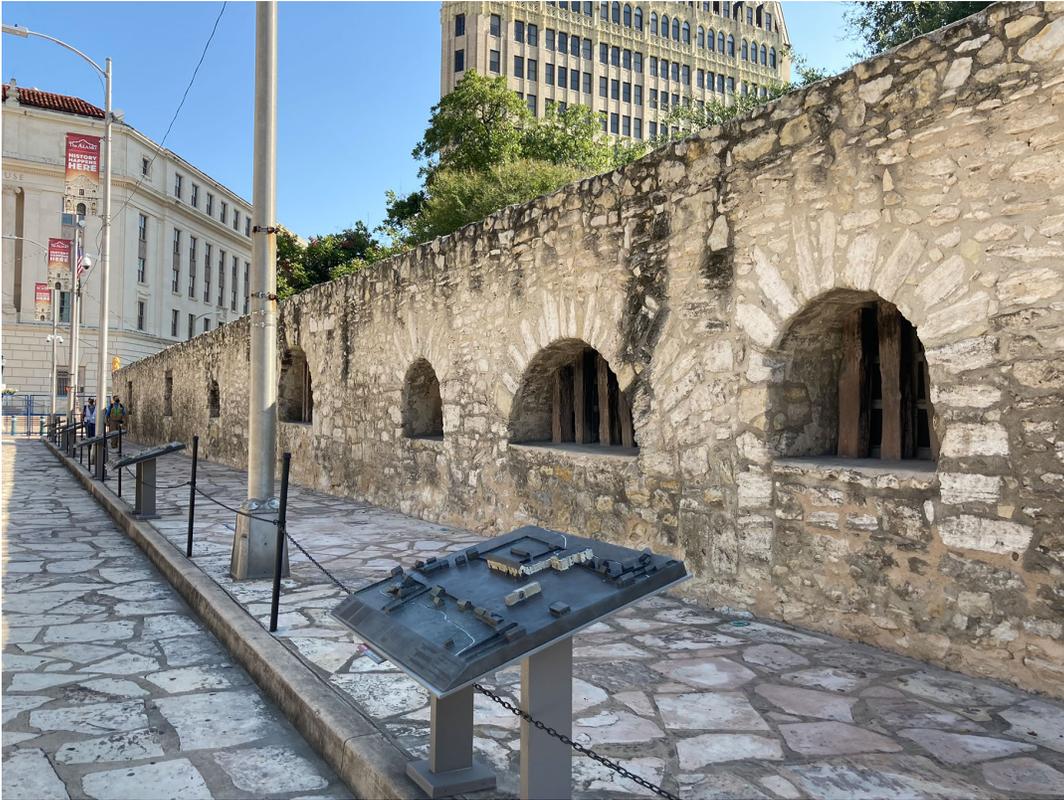
- Cleaning will be performed using the gentlest means possible. Mock-ups will be performed for each of the proposed cleaning methods to determine their efficacy and set the standard for cleaning for each wall surface.
- Stones with significant delamination and deterioration will not be cleaned in order to prevent risk of further deterioration of the stone surface.
- Cleaning will be performed before roof and parapet coatings repair work.
- See attached drawings and specifications for additional information.

Roof Repairs

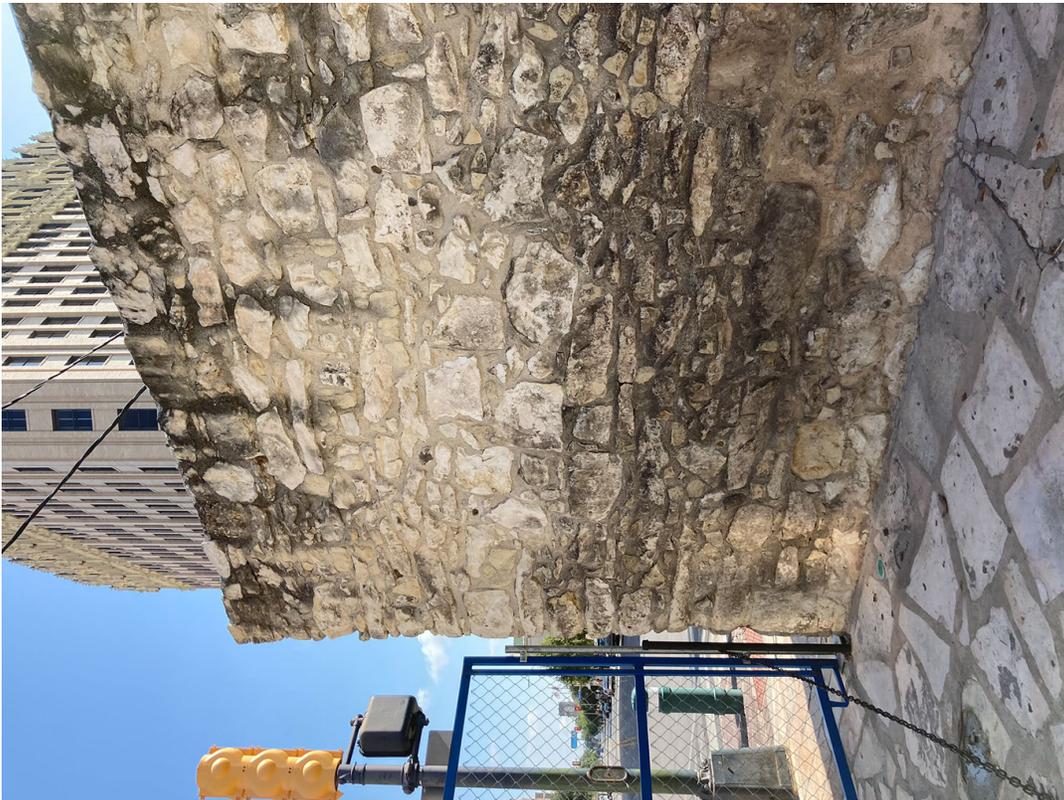
The existing roof assembly is a modified bitumen system with granular cap sheet installed in 2014 over the existing 1965 wood roof structure. The membrane creates a low slope towards thirteen copper-lined scuppers (canals) at the east wall. The perimeter walls extend several inches above the flat roof (ranging from 1” to 6” at the west and 8” at the east), creating low parapets that are capped with a cementitious parge coating. A liquid applied roofing membrane was installed to lap from the cap sheet onto the top surface of the parge coating on the parapets and top of the wall. Much of this membrane has separated from the underlying parge coating, allowing areas of water infiltration. While the modified bitumen cap sheet is generally in good condition, there are several areas of blisters that also need to be repaired.

- The current roof system is under warranty; therefore, the proposed repairs will be in-kind repairs of the existing system.
 - Work will include replacement of the liquid applied membrane at the lap from the cap sheet onto the parapet parge coat. The parge coat will be repaired as necessary to ensure adequate bond of the membrane.
- Blisters in the cap sheet will be repaired.
- See attached drawings from 2014 project for reference.

Long Barrack Masonry Cleaning & Roof Repairs



1. West wall looking northeast. Note heavy biogrowth on upper wall



2. West wall, north end showing areas of heavy biogrowth

Long Barrack Masonry Cleaning & Roof Repairs



3. West wall, detail showing area of heavy biogrowth



4. West wall, center, showing biogrowth

Long Barrack Masonry Cleaning & Roof Repairs



5. West wall, detail at wall base showing area of heavy biogrowth.



6. South wall at corner with west wall. Note heavy biogrowth on upper wall.

Long Barrack Masonry Cleaning & Roof Repairs



7. South wall at courtyard elevation, showing areas of heavy biogrowth



8. East wall (arcade) at courtyard.

Long Barrack Masonry Cleaning & Roof Repairs



9. Long Barrack roof, looking northwest.



10. Long Barrack roof looking south.

Long Barrack Masonry Cleaning & Roof Repairs



11. Detail of roof at southwest corner, showing failed membrane lap joint at parapet edge.



12. Detail of roof edge at south wall showing failed membrane lap joint.

Long Barrack Masonry Cleaning & Roof Repairs



13. Detail of roof edge at south wall showing failed membrane lap joint between cap sheet and parapet parge coat.



14. Detail of roof at east wall near canale. Note blister in cap sheet at right.

TAB 3

TEXAS HISTORICAL COMMISSION

Item 3

Texas Historical Commission
Executive Committee Meeting
December 10, 2020

Consider approval to amend contract 808-19-00360 with Phoenix I Restoration and Construction and increase the contract amount by \$12,839.63 for construction services to complete the project at the French Legation State Historic Site.

Background

Government Code §2155.088 requires the governing board of a state agency to approve by vote in an open meeting any material change to a contract for goods or services, regardless of the dollar amount of the contract. The government code defines a material change as an extension of the completion date of a contract for six or more months or a change in the amount of the contract by at least ten percent.

An amendment to the agreement between the THC and Phoenix I Restoration and Construction is needed to complete repairs of hidden conditions and reconciliation (Noted in the Requested Amendment Detail) of contract allowances at the French Legation State Historic Site. The THC Executive Committee authorized contract amendments up to \$75,000 and approved a motion that required the THC Chairman to approve any amounts exceeding \$50,000. The THC processed a contract amendment totaling \$47,127.83 on August 31, 2020. In complying with the August 17th motion, the THC is requesting additional amendment authority of \$9,967.46 and approval of the final amendment of \$12,839.63.

Vendor/Contract Number	Date Executed	Original Contract	Proposed Amendment
Phoenix I Restoration and Construction, LTD. Contract #808-19-00360	06/12/2019	Original amount: \$1,392,500 Current Amount: \$1,932,465.11 Current End Date: November 30, 2020 Approval: \$12,839.63	Amendment requested: Approval of a contract amendment for \$12,839.63 to complete work at the French Legation State Historic Site.

Suggested Action

Move to approve the amendment of contract 808-19-0360 with Phoenix I Restoration and Construction for construction services to complete the restoration project at the French Legation State Historic Site.

ITEM X.X. Requested Amendment Detail

1. VC Replace existing concrete grade beam at NW and add at NE:

The Visitor Center building was constructed by the DRT in 1974 to resemble a historic carriage house. The foundation is composed of creosote treated beams sitting on the soil, supported by wooden piers. Overall, it was found to be in good condition and was not scheduled to be replaced. During the course of the construction activities, the contractors discovered two locations where a section of the wooden beam was missing. One was at the pair of carriage doors on the east façade, and the other was at the north end of the west façade. Because we were pouring a new concrete slab floor for the original building, as well as a new concrete slab for the addition, we replaced these missing sections of wooden beam with concrete grade beam, which will have better long-term durability.

2. East Fork - New threshold and concealed damage repair at windows:

The plans called for the existing threshold at the front doors of the 1841 Legation to be retained, as it was thought to be original. Upon closer examination during the course of making repairs to the threshold, it became clear that it was not original. Rather than repairing the existing threshold, we fabricate and install a new threshold, which allowed us to meet that met ADA accessibility requirements.

All of the windows in the Legation were replaced with historically accurate reproductions. During the course of removing the existing windows and repairing the frames, concealed rot was discovered at the two windows on the west façade that needed to be addressed.

3. Delete wood handrail and substitute metal handrail on one side of VC stairs:

The Visitor Center building had an exterior staircase to access the second floor that did not meet code. The staircase was redesigned and reconstructed as part of the project, requiring it to turn the corner at the bottom rather than remaining as a single, straight run. The design included a wooden handrail that was similar to what was existing. However, during construction it became clear that it was going to be difficult to achieve smooth transitions for the full length of the staircase as required by ADA. We elected to change to a steel railing in order to be able to achieve the required transition and will also benefit from the greater durability and lower maintenance of this material compared to wood.

4. Add lower roof venting at VC:

The existing Visitor Center structure featured attic vents in the gable ends. The design intent for the addition was to mimic that venting style. However, because the one-story addition has a much larger attic volume than the two-story existing structure, it was found that gable vents could not provide enough free area to meet code requirements. A change to linear ridge and soffit vents solved the problem, but there were additional material and labor costs when compared to gable vents.

5. Allowance overage on VC track lighting

The construction contract included an allowance for interior lighting at the Legation, giving us the flexibility to select light fixtures that would best suit our intended use of the building. The allowance amount was an estimate. When we selected the fixtures that we wanted to use, the cost was slightly higher than the allowance amount.

6. Visitor's Center Ceiling Revision:

The large, existing room of the Visitor Center has an exposed ceiling structure. The second floor above it, where our staff offices will be located, featured a raised platform at the north

end of the room. In order to make that space more functional, we eliminated the raised platform, which required some visible structural interventions at the first-floor ceiling. Because this area is directly above the visitor reception counter, we elected to have that portion of the ceiling finished out with gypsum board for a cleaner appearance. We also added painted wooden baseboard at the perimeter walls and support columns to enhance the appearance of this formerly rustic space.

7. Siding and electrical work at VC breakroom:

The design included removing a unit kitchen in a breakroom on the second floor of the Visitor Center and installing new millwork, water heater, and appliances. During the installation process, it became clear that several electrical outlets needed to be relocated to better coordinate with the new work, and that one outlet needed to be upgraded to a ground fault circuit interrupted outlet due to its proximity to the new sink.

8. Relocate condensate line from existing CV [sic] air handler to interior drain at ice maker:

The existing HVAC system serving the first floor of the Visitor Center was to be reused. During the course of the work, it was discovered that a condensate drain line that was thought to be a secondary overflow was actually the primary drain line. Because this line would produce water whenever the unit was running, the scheduled outlet location in the courtyard was not desirable. The line was re-routed to empty into the drain for the ice machine. In addition, new float switches and a new programmable thermostat were installed.

9. Final allowance reconciliation:

The original contract made use of an allowance for materials testing. The allowance amount was an estimate. The actual cost of the testing exceeded the allowance amount and this excess amount was added to the contract.

CHAIRMAN'S REPORT