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UPSHUR COUNTY, TX.

Scope of Work

BY T. Ross For the Upshur County Courthouse Restoration Project
DEPUTY

Scope of Services

Architectural/Engineering services: The County's project architect, Komatsu Architecture, will provide comprehensive professional services associated with the Contract Bidding, Negotiation and Construction Administration phases. Also included in the scope of services are final revisions to the construction documents to address comments by the County and the THC, including revisions to the original program for the building. Additional architectural services, called out in the Contract between the Architect and the Owner, include preparation of the THCPP grant completion report. The Project Architect will coordinate and provide all documentation required by the grant manual.

Construction services: The County shall select a qualified construction contractor or construction manager to execute the work in conformance with the plans and specifications approved by the THC and as reflected in the Contract between the County and Contractor. The Contractor will coordinate and provide all documentation required by the grant manual.

Per the Master Plan, the recommended period of significance is the original completion date of 1937. With the preponderance of extant historic materials together with the largely unchanged Art Deco style of the Courthouse recommends this time period. As grant funds have now been approved, the Courthouse will now be restored to this time.

Project Philosophy and Description of Work

The primary philosophy of this project is full restoration of the courthouse.

Site Work

1. Concrete flatwork including pedestrian walks is a mixture of historic areas together with new flatwork installed during the Site Drainage and Roof Repairs Emergency Grant Project. Areas of the remaining historic walks will need to be replaced due to deterioration.
2. The site will be the area for three separate geothermal (ground source heat pump) well fields with a fourth field located across Jefferson Street to the north. The existing mechanical system water cooling tower and sump will be demolished.
3. The parking around the periphery of the square is to be maintained.
4. The Site Drainage and Roof Repairs Emergency Grant Project involved the excavation of the basement level foundation wall, waterproofing of that wall and the installation of a footing French drain system. Additionally, the roof drainage downspouts were all tied into a sub-grade drainage system directed to daylight outfall at the northeast and northwest corners of the property. The downspout on the immediate east side of the north entry offset does not appear to be properly directed into the drainage pipe system. This downspout will overflow at the top of the boot when a heavy rain occurs. This condition will be corrected during construction while this area is excavated for installation of new geothermal system well piping, fire line and FDC line.
5. The north entry steps are exhibiting a phenomenon where calcium carbonate is seeping from cracks in the steps and hardening on the surface. The supposition is that the attempts during the Site Drainage and Roofing Repair Emergency Grant project to isolate the underside of these steps with a retaining wall at the east end of the French drain systems adjacent to the east end of the north entry steps assemblies together with a similar effect owing to the new accessible ramp the basement on the west end of the steps is essentially trapping moisture under the north steps. The west end of the area under these steps could not be protected by a retaining

wall where the accessible ramp was already in place. That system apparently does not adequately isolate the under-steps area. Additionally, the issue may be driven by ground moisture/water rising under the steps. This condition may be managed by cutting the concrete steps, trenching the from both ends and installing a section of French drainpipe (similar to that installed as foundation drainage during the Site Drainage and Roof Repairs Emergency Grant project) under the steps thus providing relief for an apparent hydrostatic head buildup under the steps. The number of new laterals will be determined after initial geotechnical testing to ascertain the nature of the problem. This new French drain extension(s) will be tied into the existing foundation drainage system.

6. The Main Street Plaza at the north side of the site is slated to be completely removed, so the lawn, street/curb, gutter, walks, and steps can all be restored to original configurations.

Exterior Restoration

1. Removal and demolition of exterior intrusive conduits, wiring, cabling, pipes, panels, etc. on the facades of the building.
2. Demolition of ground mounted HVAC equipment (condenser units and associated electrical, piping, concrete pads, and fencing).
3. Removal of selected metal handrails.
4. Remove all low slope built-up roofing at parapeted flat roof areas above fourth floor including insulation down to concrete deck.
5. Remove all damaged flashings at plumbing vents, stacks, etc. at fourth floor roof area.
6. Remove all intrusive communications equipment and associated wiring, conduits, etc.
7. Remove elevator concrete penthouse at fifth floor roof area.
8. Removal of intrusive non-historic/contributing doors and windows. Windows to be removed located at fifth floor only.
9. Removal of selected non-historic windowsills.
10. Demolition of all electrical/communication conduits, conductors, etc. from building facades.
11. Remove all communications equipment and associated wiring and conductors, anchorages, and other associated appurtenances.
12. Demolition of deteriorated sections of brick façade cladding based on survey of existing conditions by Contractor.
13. Selective removal of deteriorated sections of steel doors and windows, sashes and frames, based on survey of existing conditions by the Contractor/subcontractor.
14. Repairs to brick masonry building cladding including removal and reinstallation at areas where steel lintels are being replaced. Selective joint cut out and repointing of masonry joints throughout all facades.
 - a. Restoration of stone masonry (limestone) throughout all facades including stripping of elastomeric coating, cut out and repointing of all joints and application of new coating.
15. Complete cleaning all facades.
16. Complete restoration of the existing steel windows including repairs and refinishing. Reglazing where required with matching systems.
17. Reinstallation of replacement sashes at fifth floor where windows have been previously removed.
18. Restoration of existing steel doors. Repair steel doors and frames where possible. Replacement of deteriorated doors and frames with replicated units where required.
19. Installation of new single membrane roofing system, subsequent flashings, scuppers, etc. at lower roof areas above fourth floor.
20. Installation of two replicated skylights on fifth floor.
21. Repaint originally painted areas of sheet metal work throughout following repairs or replicated

- replacements. Colors in accordance with conservation report.
22. Installation of new metal handrails compliant with TAS requirements.
 23. New lightning arresting system as deemed necessary.
 24. Restoration of exterior steps at Main Entrances with new terrazzo steps system to match that at the porch areas.
 25. Replication of missing historic torchiere lamps at exterior entrances.
 26. Restoration and repair of original clocks.
 27. Restore metal letter signage.

Interior Restoration

1. Removal of all non-historic interior partitions, doors, windows, ceilings, flooring, finishes, lighting, plumbing, and HVAC.
2. Removal of selected concrete slabs and raised concrete slabs on all levels.
3. Removal of existing elevator, hoistway, and equipment.
4. Removal of all plumbing fixtures as indicated at second floor and single user restrooms. Restored first floor restroom to be maintained.
5. Complete removal of fifth floor jail complex.
6. Removal of water damaged plaster walls and ceilings.
7. Restoration of plaster wall surfaces including patching at duct and conduit penetrations.
8. Installation of new historically compatible interior partitions, doors, and lighting.
9. Installation of new modernized toilet rooms at second floor and single user restrooms only. Restored first floor restroom to be maintained.
10. Infill of non-historic openings.
11. Installation of new elevator, hoistway, pit, and penthouse.
12. Installation of replicated open stair servicing the first through fifth floors at west half of building.
13. Installation of stairway servicing the fifth floor from the fourth floor as an extension of the existing and original open stair.
14. Installation of replicated plaster Courtroom Ceiling.
15. Replication of original Commissioners Court configuration and location.
16. Repair/Replacement of terrazzo flooring in main corridors.
17. Restoration of all stone wainscot.
18. Repair of existing historic light fixtures
19. Replication of missing historic light fixtures
20. Reopening and restoration of the Courtroom balcony space with replication of balcony seating and finishes.
21. Restoration and repair of all historic furniture and millwork.

At this time, the functions anticipated to remain in the restored courthouse include:

First Floor

- Fire Marshall
- Maintenance
- County Extension Office
- County Auditor's Office
- Misdemeanor Community Supervision office
- IT office
- Storage

Second Floor

- County Clerk's Office and Storage
- County Commissioners' Offices
- Commissioners Court

Third Floor

- County Courtroom (historic District Courtroom)
- Assistant District Attorneys' offices
- District Attorney Investigator offices
- Justice of the Peace's offices
- County Judge's offices

Fourth Floor

- County Treasurer's Office

Fifth Floor

- Juvenile Probation Office
- Adult Probation Office

10-31-2022
TODD TEPTELLER
UPSHUR CO. JUDGE