

June 25, 2012  
The Norwood House - Today



The Norwood House - Next Year?



**RESOLUTION NO. 20120614-022**

**WHEREAS**, in 1922 local developer Ollie O. Norwood and his wife, Calie Norwood, built a small bungalow on the bluffs above the south bank of the Colorado River, just west of the area where Interstate 35 now crosses Lady Bird Lake; and

**WHEREAS**, the Norwood House occupied a 3-acre estate that included a rose garden, a greenhouse, a fountain, a gazebo/teahouse, and the first geothermal-fed swimming pool in Austin; and

**WHEREAS**, the City of Austin bought the Norwood Estate, including the house, in the mid-1980s; and

**WHEREAS**, the Norwood Estate has not been maintained or improved to reach its highest and best use due to a lack of funding and to the absence of a complete vision for the area; and

**WHEREAS**, the Parks and Recreation Department (PARD) performed a conditions assessment and feasibility study, with multiple community input meetings, that included a detailed review of the historic house and grounds; and

**WHEREAS**, concerned citizens have formed the Norwood Park Foundation (NPF) in order to raise funds and work directly on restoring the Norwood House to a usable facility; and

**WHEREAS**, the NPF and PARD have begun work on a Park Improvement Agreement regarding restoration of the Norwood House; and

**WHEREAS**, the restoration of the Norwood House could help meet the growing community demand for usable public space, and provide an additional facility for hosting private events; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Council supports the efforts of the Norwood Park Foundation to fund and restore the Norwood House and further supports the use of the restored Norwood House as a community meeting space and potential revenue-generating event rental facility for use by the entire Austin community.

**BE IT FURTHER RESOLVED:**

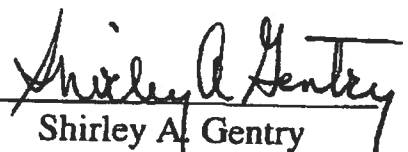
The City Manager is directed to negotiate and execute the Norwood House Park Improvement Agreement with the Norwood Park Foundation, paying close attention to aspects of the Agreement where future departmental budgets may be used for future phase needs.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to present the Preferred Alternative portion of the Norwood Park Conditions Assessment and Feasibility Report (attached as Exhibit A), to the Comprehensive Planning and Transportation Committee (CPTC) for its review. The CPTC will make recommendations to the full City Council regarding adoption of the Preferred Alternative as the conceptual framework for future improvements to the Norwood Estate.

**ADOPTED:** June 14, 2012

**ATTEST:**

  
Shirley A. Gentry  
City Clerk



ENVISION | COLLABORATE | DESIGN | DELIVER

June 14, 2012

Norwood House  
Stabilization Plan for Norwood Park Foundation

## SCOPE OF WORK

### Construction Fencing:

- Install higher construction fencing with a top rail to prevent unauthorized entry into site.

### Hazardous Material Removal and Demolition:

- Remove all gyp board, lay-in acoustical ceiling tile and framing, lighting, electrical wiring, HVAC, ductwork, insulation, doors, wood trim, plaster and all other debris from interior.
- Salvage wood trim pieces at cornice, base, fireplace, trim at doors and windows for use as patterns.
- Salvage interior historic doors for reuse.
- Asbestos Removal: During demolition abate all asbestos containing materials according to hazardous materials guidelines and dispose of properly.
- Lead Paint Removal from Soil: Remove top 6" of contaminated topsoil according to hazardous materials guidelines, and dispose of properly. Contaminated soil removal within critical root zone of Heritage Trees will be coordinated with City Arborist.
- Lead Paint Removal from Wood:
  - Windows Sashes and Screens: Remove existing sashes and screens for batch dipping to strip lead paint. Install plywood over openings to keep building waterproof.
  - Other Surfaces: Remove lead paint or if still solidly attached encapsulate according to hazardous materials guidelines, and dispose of waste properly.

### Structural Stabilization:

Once demolition work is completed the following stabilization work will be done. Focus will be to make the building watertight, and to prevent further decay of the remaining historic fabric.







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- Grade site to direct water away from building foundation. Coordinate work within critical root zone of Heritage Trees with City Arborist.
- Repair/replace all rotted wood beams, joist, rafters and framing.
- Replace missing/rotted support beams at floor perimeter.
- Install new beams and temporary columns to support roof over front porch.
- Level and plumb roof structure at porch and remove temporary shoring. Replace rotted wood framing and sheathing in this area.
- Install any additional framing required to support roof.

**Roofing:**

- Replace missing/rotted roof deck.
- Install new self-adhering underlayment on roof deck.
- Install new Ludowici Classic 14 interlocking tiles and trim pieces to match as closely as possible the original Ludowici tile.

**Exterior Walls:**

- Replace missing/rotted wall sheathing.
- Install 30# felt on wall sheathing, and then temporarily install 1/2" Exposure 1 plywood to cover felt. Prime and paint.

**Exterior Doors:**

- Install new temporary solid core slab doors with good hardware and deadbolts. Prime and paint.

**Exterior Painting:**

- Prime and paint all exterior wood after refurbishment.



**NORWOOD HOUSE**

AUSTIN, TEXAS

**ESTIMATE OF PROBABLE CONSTRUCTION COSTS FOR BUDGETING PURPOSES**

6/14/12

NOTE: ESTIMATE IS BASED ON CURRENT DESIGN INFORMATION, REFINEMENTS IN COSTS WILL BE NECESSARY AS DESIGN PROGRESSES

AREA	UNITS	UNIT TYPE	COST/UNIT	COST
<b>CONSTRUCTION COSTS</b>				
<b>PHASE I</b>				
DESIGN SERVICES	1	ALLOWANCE	\$2,445.00	\$2,445.00
HAZARDOUS MATERIALS REMOVAL	1	ALLOWANCE	\$20,000.00	\$20,000.00
DEMOLITION	1	ALLOWANCE	\$5,700.00	\$5,700.00
STRUCTURAL STABILIZATION	1	ALLOWANCE	\$12,400.00	\$12,400.00
ROOFING REPAIR & REPLACEMENT	1	ALLOWANCE	\$61,000.00	\$61,000.00
WALL REPAIR & WATER PROOFING	1	ALLOWANCE	\$9,000.00	\$9,000.00
CONTINGENCY - MATERIALS, LABOR, EQUIP. RENTAL	1	ALLOWANCE	\$9,270.00	\$9,270.00
EXTERIOR PAINTING	1	ALLOWANCE	\$8,000.00	\$8,000.00
<b>GENERAL CONDITIONS, OVERHEAD &amp; PROFIT</b>				\$9,838.00
<b>CONSTRUCTION TOTAL</b>				<b>\$137,653.00</b>
<b>DEVELOPMENT COSTS</b>				
A/E FEES ESTIMATE				\$6,882.65
PERMITTING/APPROVALS ALLOWANCE				\$8,000.00
MATERIALS TESTING ALLOWANCE				\$1,000.00
OWNER'S CONTINGENCY @ 5%				\$6,882.65
COST ESTIMATING CONTINGENCIES @ 10%				\$13,765.30
<b>DEVELOPMENT TOTAL</b>				<b>\$36,530.60</b>
<b>TOTAL PROJECT COSTS</b>				<b>\$174,183.60</b>