

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

April 27, 2015



Case #1988 – 2000 Kazmeier Plaza



LEGAL DESCRIPTION: Greenfield Plaza, Block 2, Lot 8 & Associated BPP

STRUCTURE(S): single-family residence
 multi-family residence
 mixed use
 commercial
 accessory structure(s)

PROPERTY OWNER(S): 48 Place, LLC (Nick Collins)

**LIENHOLDER(S)/
MORTGAGEE(S):** Bayview Loan Servicing LLC

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** N/A

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 28278

IMPROVEMENT VALUE: \$750,579

YEAR BUILT: 1976

SF OF LIVING AREA: 40,214

CURRENT OWNER SINCE: 2014

PROPERTY TAXES OWED: N/A

BACKGROUND:

- This multi-family apartment complex with 48 units (approximately 24 are occupied) came to the attention of City staff through a citizen complaint in July 2013.
- During its meeting on March 24, 2014, the Commission found the buildings in the apartment complex to be dangerous and ordered them repaired within 120 days, in accordance with a detailed repair schedule that was made part of the repair order. The property was to be scheduled for consideration by the Commission at every other scheduled meeting to demonstrate compliance with the repair schedule.
- During its meeting on June 23, 2014, the Commission issued a new repair order, to give the new owner/ lienholder the opportunity to obtain, within 30 days, an engineer's report, to show that the structures are safe and/or showing what repairs need to be done immediately to make the structures safe.
- An asbestos survey for the property was submitted on July 15, 2014.
- All the exterior cantilever balconies have been replaced and approved by the engineer of record and the City of Bryan.
- All the breezeways have been repaired and approved and approved by the engineer of record and City of Bryan on building #1.
- Licensed electrician and plumber have obtained permits to make necessary repairs to plumbing and electrical systems.
- In the November 2014, the Commission issued a new repair order, to allow for repairs to continue and for this property to be rehabilitated:

☒ **repair the buildings within 120 days, in accordance with the schedule below:**

<u>Deadline</u>	<u>Task</u>
30 Days	Repair/replace retaining wall at front parking lot along Kazmeier Plaza Drive.
60 Days	Complete exterior drainage improvements around structures and cover exposed foundation piers on South East side of building #1 and exposed foundation beams at South East side of building #2. Repair all breezeway framing at building #2, licensed engineer report required to be submitted to city.
120 Days	Completer all exterior repairs to stucco or replace with siding on building #2. Install final bracing on all balcony guardrails at mid span. All 48 units re-inspected by City of Bryan and approved for occupancy. Close out all electrical, mechanical, and plumbing permits with approved inspections.

- A building permit was applied for on April 6, 2015, to repair the breezeways, replace windows, and install new siding for building #2.
- As of April 10, 2015, the siding and window replacement on building #1 is complete except for some minor trim work and painting.
- Work on the retaining wall did not start until the later part of March 2015. See attached photos.
- Breezeway structural repairs were 90% completed on building #2 during first part of April 2015 (see attached engineer's report dated April 9, 2015).
- Staff continues to inspect apartment individual apartment units, and contends that while progress has been made and most immediate safety hazards have been repaired, the property is not currently in compliance with the Commission's order of November 24, 2014.
- Since these this apartment complex first appeared on the Commission's agenda on March 24, 2014, 24 units have been inspected by City staff. There are total of about 48 units in the apartment complex.
- The City's Chief Building Official believes that in the last year, significant progress has been made with regard to making this apartment complex a safe place to live from a building safety point of view. Staff believes that the apartment management has been responsive to the Commission's orders and worked with staff to address the identified issues within reasonable time frames. While the project is not currently in compliance with the Commission's most recent repair order from November 2014, staff believes that, in the interest of time and resources, cooperation with the apartment management to bring all apartment units up to the required building standards can occur outside of the Building and Standard's Commission process.

Staff therefore recommends that the Commission take no further action regarding this property at this time. City staff will not release electricity to apartment units that have not met the City's adopted building standards for occupancy.

ATTACHMENTS:

1. pictures
2. various engineer's reports

PICTURES:
From April 2015:



Building #1



Work has started on retaining walls.



Stone delivered for retaining wall and landscaping

Pictures from November 2014:



New siding and balconies at building #1



New siding and balconies at building #1

Pictures from: 2-5-14







Berry Engineering Company

1811 Rose St., Bryan, Texas 77802 Telephone 979 575-3457

Friday, October 10, 2014

Email: gcox@bryantx.gov

Greg Cox
Building Plans Examiner
P.O. Box 1000
Bryan, TX 77805

RE: Inspection of Saddle Ridge Apartment's east building for termite damage studs and moisture damaged support beams.

Dear Greg:

Nick Collins, owner, requested that I visit the Saddle Ridge Apartments at 2000 Kazmeier Plaza, Bryan, Texas for an inspection of termite damage to studs and moisture damage to breezeway support beams.

Observations

On my visit to the apartments the prevailing weather conditions were warm and partly cloudy allowing complete access to the site. The apartment building on east side of the site is under repair having the existing stucco siding removed on the northern part of the building. After removal of the stucco siding, it was discovered that termite damage has occurred on some of the exterior studs. This damage is mostly localized and is not prevalent in all the studs.

Also, the breezeways on this east building have had the sheathing removed to allow inspection of the supporting beams for the second floor. Most beams are in good condition; however, some have moisture damage and will require replacement with new treated wood. In addition, the supporting wood 4x4's columns at the stairways are to be replaced even though they are providing adequate support for the breezeway floor. They are to be replaced with treated wood 6x6's.

Discussion

Structurally, most of the exterior wood studs are in good condition. The studs that show noticeable damage from termites or moisture are to be replaced. Also, the 1x4's installed across the studs near the corner of the building that provide support for wind loading are to be replaced if termite damage has occurred. The 1x4's are to be replaced with steel straps installed near the building corners at an angle connecting the studs.

The damaged beams that provide support for the breezeway second floor are to be replaced with new treated wood. The new wood beams are to be treated No 1 grade. No 1 grade lumber is straighter and has less knot holes and will provide, over time, better performance. The 4x4's that support the breezeway's second floors are to be replaced with treated wood 6x6's. The 6x6 columns will provide better support and enhance the appearance to the breezeway.

Opinions

Therefore, UPON MY REVIEW OF THE INFORMATION AND DOCUMENTS MADE AVAILABLE TO ME AND MY ENGINEERING EXPERIENCE, IT IS MY OPINION THAT:

The east building exterior studs that has noticeable damaged arc to be replaced with new treated lumber. The support beams for the breezeways that have damage arc to be replaced with treated No. 1 lumber. The 4x4 wood columns at the stairway arc to be replaced with treated 6x6 wood columns. Also, the building should be chemically treated to prevent the return of termites and other insects.

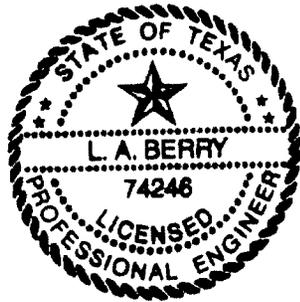
Limitations

The opinion expressed in this report is directed to and intended for the benefit of the addressee and may not be quoted in whole, or in part without the written consent of the principal(s) of Berry Engineering Company. Berry Engineering Company and principal(s), thereof, agrees to or assumes no responsibility or liability for any latent defects at the above referenced property. In addition, Berry Engineering Company neither verifies nor guarantees the accuracy of any data or documentations provided by other parties used in this report. The opinion(s) expressed in this report are current as of the date of this report and are limited to matters expressly stated herein, and no opinions or warranties are implied or inferred beyond the scope of such matters.

Please feel free to call me to discuss any questions you may have concerning the opinion expressed in this report.

Yours truly,

L. A. Berry, P. E.
Principal



Berry Engineering Company

1811 Rose St., Bryan, Texas 77802 Telephone 979 575-3457

Thursday, April 09, 2015

Email: gcox@bryantx.gov

Greg Cox
Building Plans Examiner
P.O. Box 1000
Bryan, TX 77805

RE: Inspection of Saddle Ridge Apartment's breezeways-West building.

Dear Greg:

Nick Collins, owner, requested that I visit the Saddle Ridge Apartments at 2000 Kazmeier Plaza, Bryan, Texas for an inspection of the west building three breezeways that have been repaired. As requested, the sheathing was not installed to allow an inspection of the support structure.

Observation

The prevailing weather conditions were warm and partly cloudy allowing complete access to the site. The structures in each breezeway that support the second floor entrances and staircases on the west building have been repaired with good workmanship. All damaged, broken or rotted wood has been replaced with new treated lumber. The existing 4x4 support columns have not been replaced, however, new 6x6 wood columns were present and are to be installed along with the sheathing.

Discussion

The three breezeways are ready for installation of the sheathing and the 6x6 columns. The workmanship of the repairs is good and acceptable. The breezeways will be safe for occupancy after the installation of the 6x6 columns and the sheathing is installed. The 6x6 columns will provide better support and enhance the appearance to the breezeway.

Opinions

Therefore, UPON MY REVIEW OF THE INFORMATION AND DOCUMENTS MADE AVAILABLE TO ME AND MY ENGINEERING EXPERIENCE, IT IS MY OPINION THAT:

The west building three breezeways have been repaired and after installing the sheathing and 6x6 support columns will be safe for occupancy.

Limitations

The opinion expressed in this report is directed to and intended for the benefit of the addressee and may not be quoted in whole, or in part without the written consent of the

principal(s) of Berry Engineering Company. Berry Engineering Company and principal(s), thereof, agrees to or assumes no responsibility or liability for any latent defects at the above referenced property. In addition, Berry Engineering Company neither verifies nor guarantees the accuracy of any data or documentations provided by other parties used in this report. The opinion(s) expressed in this report are current as of the date of this report and are limited to matters expressly stated herein, and no opinions or warranties are implied or inferred beyond the scope of such matters.

Please feel free to call me to discuss any questions you may have concerning the opinion expressed in this report.

Yours truly,



L. A. Berry, P. E.
Principal

