

**From:** [Gary Jackson](#)  
**To:** ["Elizabeth Brummett"; Jeff Casbeer](#)  
**Cc:** [Jonathan Griffin](#); [Justin Kockritz](#); [James Stokes](#); [Bill Pedersen](#); [Charlie Sandberg](#)  
**Subject:** RE: Pratt Truss Bridge Located on Battleground Golf Course - Deer Park, Texas  
**Date:** Thursday, April 05, 2018 5:07:00 PM  
**Attachments:** [Pratt Truss Bridge Located on Battleground Golf Course - Deer Park Texas.msg](#)  
[image001.jpg](#)  
[image002.png](#)  
[image003.jpg](#)  
[image004.png](#)  
[image005.png](#)  
[image006.jpg](#)  
[Historic Bridge Agreement.pdf](#)

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Ms. Brummett,

I'm following up on my attached letter dated March 12, 2018 regarding the Pratt Truss bridge located on the Battleground Golf Course in the City of Deer Park, Texas. The bridge is in critical need of removal or repair. As indicated in the letter, the bridge deck was first replaced at the time of relocation in the 1990s. In 2012 the bridge deck was replaced again and an anti-rust coating and weatherproof paint was applied to the truss structure, and additional structural support was added at a total cost of \$229,635. However, the truss elements have continued to deteriorate over time. It is necessary that the City move forward with either repair or removal of the bridge as soon as possible.

We have identified options to keep the bridge on the golf course while maintaining safe conditions for golfers and other users of the golf course. Options available to the City of Deer Park include repairing the historic truss structure, replacing the truss structure with a similar type structure to maintain the historic feel of the bridge, or removing the truss structure altogether. Based on the RPS Engineering analysis of the truss structure, they estimate that over 50 percent of the truss members show substantial section loss which would require the members to be replaced or repaired. It's estimated that at least 25 percent of the truss members would be replaced, and another 25-50 percent would have new structural steel welded or bolted to the original truss members leaving very little of the structure untouched. The cost for each option is as follows:

- 1) Repairing the bridge is estimated to be approximately \$241,000 and would substantially alter the historic nature of the truss.
- 2) Replace the existing truss structure with a similar style structure that maintains the historic feel of the bridge is estimated to be \$156,000.
- 3) Removal of the truss structure is estimated to cost \$40,000.

If either the replace or removal option is selected, the City proposes mitigation in the form of a bridge documentation package consisting of large and/or medium format photography and a written summary to document the history, current condition of the bridge and reasons for replacement/removal. This information would supplement the photography, dimensioned sketch plans and write-up that TxDOT prepared prior to the relocation of the bridge to the City of Deer Park.

We appreciate your efforts to locate a copy of the Preservation and Maintenance Agreement for this bridge. We too have been unable to locate such a document. We have, however, located a copy of

the acquisition agreement (copy attached). The acquisition agreement contains a clause stating that the City of Deer Park agrees to preserve and maintain the bridge and the features that give it its historic significance has been located. The acquisition agreement also has a couple of other components as follows:

- 1) A termination section, which includes an option for either party (City or Coryell County) to terminate upon 30 days written notice to the other party.
- 2) A "right of first refusal" clause stating that should the City decide to sell, donate or otherwise transfer the title to the Bridge, the City shall notify the Mother Neff State Park Association of Moody, Texas at least 30 days in advance.

The City of Deer Park is formally requesting your comments and input on the 3 options presented above (repair, replace, or removal of the bridge). We also request your input on the status of the historic marker if the replace or remove option is selected. While a final decision has not been made by City Council, a previous discussion in Council Workshop favored the removal option.

Thank you.

Gary M. Jackson  
Assistant City Manager  
City of Deer Park

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**From:** Elizabeth Brummett <Elizabeth.Brummett@thc.texas.gov>  
**Sent:** Friday, March 16, 2018 4:32 PM  
**To:** Jeff Casbeer <Jeff.Casbeer@rpsgroup.com>  
**Cc:** Jonathan Griffin <Jonathan.Griffin@rpsgroup.com>; Gary Jackson <gjackson@deerparktx.org>; Justin Kockritz <Justin.Kockritz@thc.texas.gov>  
**Subject:** RE: Pratt Truss Bridge Located on Battleground Golf Course - Deer Park, Texas

Good afternoon, Mr. Jackson and Mr. Casbeer,

Thank you for the request regarding this bridge. We are currently checking our files again in a final effort to locate the maintenance agreement, and I will touch base once I've received some boxes from storage. If I am not able to locate it, I agree that a similar bridge agreement would be helpful to consider and will pass one along.

Thank you,

**A. Elizabeth Brummett**  
State Coordinator for Project Review  
Division of Architecture  
Texas Historical Commission  
P.O. Box 12276  
Austin, Texas 78711  
512-463-6167  
[www.thc.texas.gov](http://www.thc.texas.gov)



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**From:** Jeff Casbeer [<mailto:Jeff.Casbeer@rpsgroup.com>]  
**Sent:** Wednesday, March 14, 2018 9:45 AM  
**To:** Elizabeth Brummett <[Elizabeth.Brummett@thc.texas.gov](mailto:Elizabeth.Brummett@thc.texas.gov)>  
**Cc:** Jonathan Griffin <[Jonathan.Griffin@rpsgroup.com](mailto:Jonathan.Griffin@rpsgroup.com)>; Gary Jackson <[gjackson@deerparktx.org](mailto:gjackson@deerparktx.org)>; Justin Kockritz <[Justin.Kockritz@thc.texas.gov](mailto:Justin.Kockritz@thc.texas.gov)>  
**Subject:** RE: Pratt Truss Bridge Located on Battleground Golf Course - Deer Park, Texas

Good morning Elizabeth,

In the absence of a specific Preservation and Maintenance Agreement for the Deer Park bridge, could you please provide an example of another Preservation and Maintenance Agreement that might be typical for a bridge like the one on the Battleground Golf Course? We are trying to assemble as many pieces of this puzzle as possible and think it could be very helpful for the City to see what kind of conditions are typically contained in such an agreement.

Thank you for your help!

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***Formerly Klotz Associates***

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**From:** Gary Jackson <[gjackson@deerparktx.org](mailto:gjackson@deerparktx.org)>  
**Sent:** Tuesday, March 13, 2018 11:17 AM  
**To:** [Elizabeth.Brummett@thc.texas.gov](mailto:Elizabeth.Brummett@thc.texas.gov)  
**Cc:** James Stokes <[jstokes@deerparktx.org](mailto:jstokes@deerparktx.org)>; Jonathan Griffin <[Jonathan.Griffin@rpsgroup.com](mailto:Jonathan.Griffin@rpsgroup.com)>; Jeff Casbeer <[Jeff.Casbeer@rpsgroup.com](mailto:Jeff.Casbeer@rpsgroup.com)>; Bill Pedersen <[bpedersen@deerparktx.org](mailto:bpedersen@deerparktx.org)>; Charlie Sandberg <[csandberg@deerparktx.org](mailto:csandberg@deerparktx.org)>  
**Subject:** [EXT] Pratt Truss Bridge Located on Battleground Golf Course - Deer Park, Texas

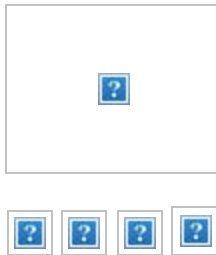
Ms. Brummett,

Please find the attached letter regarding the Pratt Truss bridge located on the Battleground Golf Course in the City of Deer Park, Texas.

Please do not hesitate to contact me if you have any questions.

Thank you.

**Gary M. Jackson,**  
*Assistant City Manager*  
**City of Deer Park**  
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