

Fayette County, Texas is inviting qualified architectural firms to submit proposals to update the Courthouse master plan which was originally developed in 2005. The master plan update will include a condition assessment, recommendations of work needed on the building, any changes to the building or its use, or any programmatic changes – and a cost estimate for all recommendations for work that needs to be done on the building.

Firms with experience in historical preservation are encouraged to respond.

Proposals should address the firm's qualifications, relevant experience, project approach, proposed team, and fee schedule.

Proposals may be emailed to bids@co.fayette.tx.us or delivered to Cindy Havelka, 143 N. Main, La Grange, TX 78945. Proposals need to be submitted by 2:00 p.m. on Friday, Aug. 29, 2025.

See RFP Below



The Fayette County Courthouse is the oldest extant courthouse from the body of work produced by courthouse architect J. Riely Gordon. The courthouse was built in 1890 and the architectural design of this building was the first to employ all of the essential elements of the Romanesque Revival style. Its historic significance revolves around its 135 years as the home of memorable trials, hundreds of stump speeches by governors and legislators, 94 annual county fair parades around the square, patriotic celebrations, pep rallies and community events. In the small community of La Grange and Fayette County, the courthouse is the most identifiable building because of its unique architectural character and historical associations.

In the early 1990s, restoring the courthouse became a priority and the Commissioners Court saw the Texas Historical Courthouse Preservation program as a vehicle not only to address the basic and costly needs of the building, but to also take the opportunity to restore the decorative and character-defining features of the building that had been lost over time. In 2005, a courthouse master plan was developed, funding sought, and the building restored.

In the past 20 years, the County has maintained the courthouse to the best of its ability. However, time and weather have taken their toll on the exterior and more work needs to be done. To be able to qualify for the courthouse preservation program again, an updated master plan needs to be completed.

Fayette County is seeking a qualified preservation architect, preferably with experience preparing Historic Structures Reports to update the master plan to include the courthouse's current condition, new recommendations, and any significant changes to the building or its history since the original plan was completed in 2005. We recognize the timeline is tight; a draft of the plan must be ready to submit to the Texas Historical Commission by January 23, 2026 with a final plan submitted by March 13, 2026.

For guidance on the Texas Historic Courthouse Preservation Program's preservation master plan requirements for a new master plan, please see the outline on the grant program's website:

https://thc.texas.gov/sites/default/files/2024-02/THCPP_Courthouse_Preservation_Master_Plan_Outline.pdf

The successful candidates will be selected on the basis of their response.

1. Qualification Statement (QS) – The QS shall contain no more than **nine 8.5 x 11 single-sided pages**.
 - a. QS Format:
 - i. Readability – The submitter has latitude in formatting the QS. Graphics, photos and other visual aids are permitted within the nine allotted pages. There is no specific font, font size, color or other formatting requirements, although a font size smaller than 10 is not recommended. Selection committee members may consider legibility and

readability when scoring. Unreadable text will not be considered and may cause the QS to be deemed non-responsive. It is the submitter's responsibility to provide a legible, readable document.

b. QS Content:

- i It is recommended that the QS include the name of the firm, firm addresses, email address, telephone number and contact information for key personnel. The response should also identify each proposed project team member, each proposed member's time commitment to the project as a percentage of their total work week, and whether the proposed member is an employee of the responding firm or a sub-contractor to that firm.

C QS Content: - For scoring purposes the QS must include:

- i Information showing the firm's project understanding and technical approach, including similar project-related experience of the project manager and each task leader responsible for major work. For each project referenced, identify the project leader's or the task leader's specific role(s) and work contributed.
- ii In addition to individual project-related experience of the project leader and task leaders required under (i), list no more than ten relevant projects performed in the by the responding firm within the last 10 years. This should include the project start date, location, phone number and project contact person's name, title and phone number. It should also include the original project completion time estimate vs. the actual completion time for the cited project as well as a brief description of the project.
- iii Proposed project schedule: Indicate the number of weeks necessary to complete the updated master plan.