

# **Van Zandt County Courthouse**

**Past and Present**

**Judge Andy Reese**

**March 13, 2025**

1937



# 1962

Updates -

New Electrical

New Heating &

Air Conditioning



# 2010

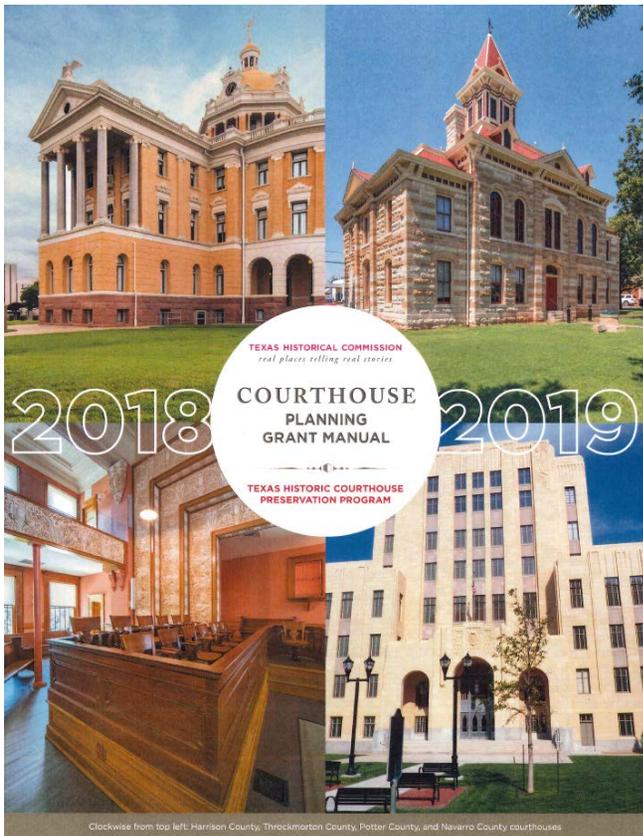
Updates -

New Courtroom

Moved TAC office



# 2018 Planning Grant - \$423,573



## MICHAEL D. BARHAM ARCHITECTS, INC.

5610 Old Bullard Rd., Suite 204  
Tyler, TX 75703  
barham@barham-arch.com

Phone: (903) 561-8110  
Fax: (903) 561-6843

Judge Don Kirkpatrick  
Van Zandt County  
121 E. Dallas Street  
Canton, TX 75103

Invoice: 2619  
Date: 08/13/2020  
Due Date: 09/12/2020

ID: 18048  
Courthouse - Van Zandt County - Grant  
Alterations

For professional service rendered as follows:

Architectural Services		121,020.80
Completion of THC submission requirements, existing building documentation, photos & measuring	\$605,104.00	
% Complete - Construction Documents (95% Complete Submitted to THC)	100%	
<b>Total Fee Due To Date</b>	<b>\$605,104.00</b>	
Less Previously Paid	<u>(\$484,083.20)</u>	
<b>Current Fee Due</b>	<b>\$121,020.80</b>	

Total Billed	<u>\$121,020.80</u>
Invoice Total	<u>\$121,020.80</u>



# Grant of Easement

Received

AUG 22 2013

Division of Architecture

STATE OF TEXAS

COUNTY OF VAN ZANDT

GRANT OF EASEMENT

Van Zandt County ("Grantor"), a political subdivision of the State of Texas, is the owner of a certain real property and improvements known as Van Zandt County Courthouse and Grounds ("Property") located at 121 E. Dallas Street, Canton, more particularly described in Attachment A to this document [Grantor to attach legal description of property], which is incorporated for all purposes as if it were set forth fully herein. In consideration of funds made available to Grantor through the Texas Historic Courthouse Preservation Program ("Program"), receipt of which Grantor acknowledges, Grantor does hereby grant, Bargain, sell, and convey to the Texas Historic Commission, an agency of the State of Texas, ("Grantee") the following easement. ("Easement").

Grantor has legal and equitable fee simple title to the Property and has the right and power to grant this Easement. Grantee has the legal authority to accept the Easement. Grantee considers the Property and the improvements thereon to represent a significant example of a historic, architectural, or cultural site important to the State of Texas. Grantor desires to grant Grantee, and Grantee desires to accept, the Easement on the terms and conditions set forth below.

TERMS AND CONDITIONS

1. GRANT

In consideration of the grant award to Grantor under the Program, Grantor hereby grants and conveys to Grantee an interest and Easement in the Property for the preservation of historic, architectural, scenic and open space values, of the nature and character and to the extent set forth in the Easement, to constitute a servitude upon the Property running with the land, for the benefit of and enforceable by Grantee, to have and to hold the said interest and Easement subject to and limited by the provisions of this Easement, to and for Grantee's proper uses in perpetuity beginning on the date of execution of this Easement.

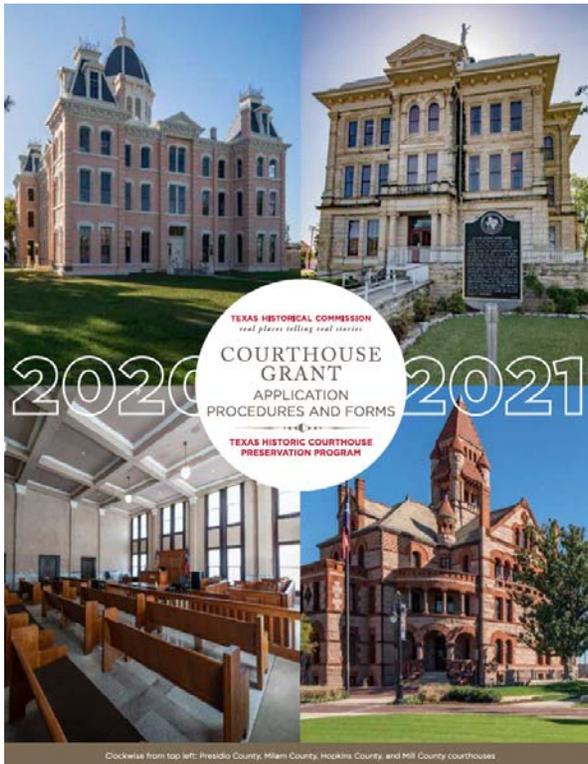
2. SCOPE OF GRANTEE'S INTEREST AND EASEMENT

The Easement herein granted conveys to Grantee an interest in the Property encompassing the following covenants and undertakings by Grantor.

- a. Without the prior written consent of Grantee, which consent shall not unreasonably be withheld, Grantor shall not cause or permit any construction, alteration, remodeling, dismantling, destruction, demolition, or other activity that would affect or alter in any material way the appearance or the historic architectural integrity of the Property. Grantee need not give prior written consent for routine maintenance that does not affect or alter in any material way the historic architectural integrity of the Property. Activities requiring Grantee's written approval include but are not limited to the following:

# 2020 Courthouse Restoration Grant

Up to \$5,576,427 available to Van Zandt County



TEXAS  
HISTORICAL  
COMMISSION  
REAL PLACES TELLING REAL STORIES

P.O. Box 12276  
Austin, Texas 78711-2276  
512-463-6100  
thc.texas.gov

June 17, 2020

The Honorable Don Kirkpatrick  
Van Zandt County Judge  
121 East Dallas St.  
Canton, TX 75103

Dear Judge Kirkpatrick:

On behalf of the Texas Historical Commission, I want to thank you and the citizens of Van Zandt County for your participation in Round XI of the Texas Historic Courthouse Preservation Program. Twenty-one counties applied submitted grant requests that totaled more than \$110 million. With only \$25 million appropriated by the Legislature for this biennium, competition for the program's limited grant funds in Round XI was rigorous. At today's quarterly meeting, THC commissioners selected nine projects: three full construction projects, two emergency projects, and four planning projects totaling \$20,038,121.

While your county's application effort was admirable, its overall score did not rank high enough to compete for funds against this round's applicants. Many deserving projects were not selected for funding, and we encourage you to apply again in a future grant cycle.

Our partnership to cultivate courthouse preservation with each of our program participants is one of our most prized achievements, and we appreciate your commitment to this important and challenging work. The courthouse team is always available to assist your county with courthouse related concerns, and to help your county preserve its historic courthouse. James Malanaphy serves as your courthouse reviewer, and you may reach out to them at 512-475-3285 with any questions or concerns. Should you have any questions about your application, ways to improve your score, or have pressing work that needs to be addressed, please contact the Program Coordinator, Susan Tietz for assistance at 512-463-5860.

Sincerely,

Mark Wolfe  
Executive Director

cc: Van Zandt County Historical Commission  
Barham & Associates  
File

GREG ABBOTT, GOVERNOR | JOHN L. NAU, III, CHAIR | MARK WOLFE, EXECUTIVE DIRECTOR

**Commissioners Court  
Meeting 12/23/2020  
Available on Youtube**

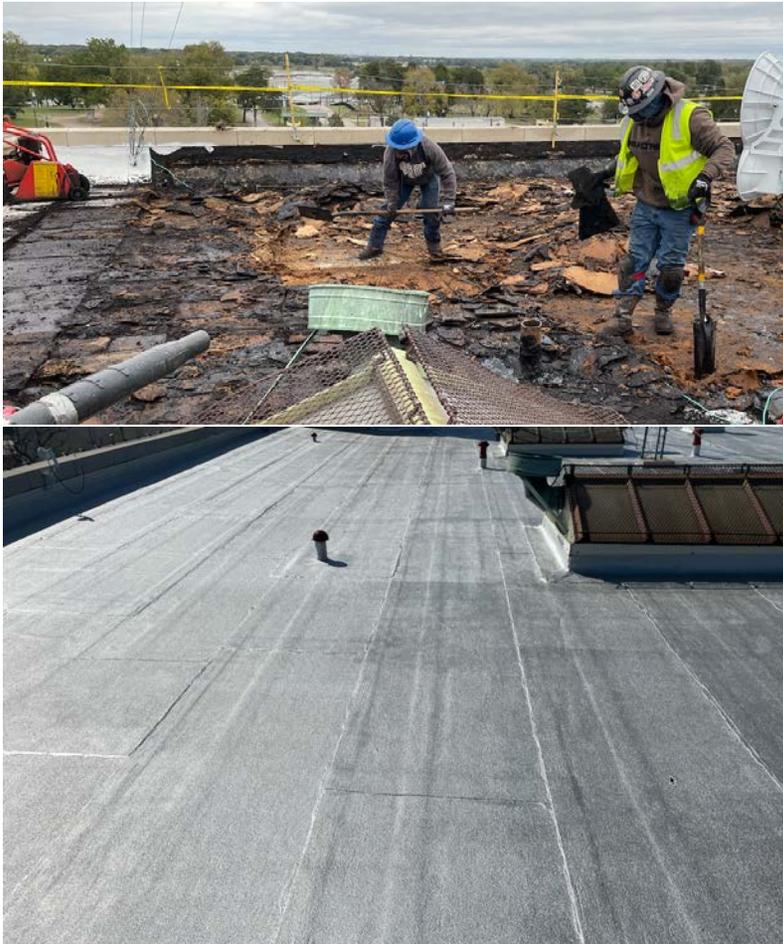
# Maintenance Last 40 years



# 2022

## New Roof

### \$550,000



# 2024 Courthouse Restoration Grant

Up to \$9,576,427 available to Van Zandt County



## Totals

Type into boxed cells only.

Total Allowable Construction Costs =	\$ 11,083,693.00	Subtotal C from the Summary tab
Design and Planning Fees =	\$ -	Fees of the architect and the structural, MEP and civil engineering
Construction Administration Fees =	\$ 554,184.65	For projects having 95% complete plans and specifications
Planning and Construction Admin Total Fees =	\$ 554,184.65	Cannot exceed a total of 16% of Subtotal C
Additional Professional Services =	\$ 100,000.00	Preparation of grant completion report, warranty services
Owner's Representative =	\$ 221,673.86	Cannot exceed 2% of Subtotal C
Total Professional Services =	\$ 775,858.51	Subtotal D
<b>Total Allowable Project Cost =</b>	<b>\$ 11,859,551.51</b>	<b>(Subtotal C + Subtotal D) This amount will be entered as total project cost</b>
Gross square footage =	30184.00	SF
Cost per square foot =	\$ 392.91	

**Grant submitted May 2024**

# 2024 Courthouse Restoration Grant

Up to \$9,576,427



P.O. Box 12276  
Austin, Texas 78711-2276  
512-463-6100  
thc.texas.gov

July 26, 2024

The Honorable Andy Reese  
Van Zandt County Judge  
121 E. Dallas Street, #206  
Canton, TX 75103

Dear Judge Reese,

Congratulations! We are pleased to announce that the Texas Historical Commission voted to award Texas Historic Courthouse Preservation Program (THCPP) funding for the restoration of the Van Zandt County Courthouse. We appreciate all the hard work that went into your application. Competition for grants in Round XIII of the program was challenging, particularly due to increasing project costs and limited grant funding. Of the thirty-one applicants, the Round XIII grant requests totaled over \$149 million and with only \$45 million appropriated by the Legislature, \$46,224,170 was awarded. Details are available on our website.

Your project was among those selected to receive a Full Restoration Grant to accomplish a specific scope of work. The award for your project is \$9,576,427 and requires a minimum match from Van Zandt County of \$2,283,402. With these state funds, you will positively impact your community by revitalizing a historic part of your county, bolstering pride through the restoration of a treasured landmark, and creating a safer, more functional building to serve its citizens.

The THC will host an orientation webinar to discuss the full restoration process and the team members' responsibilities on Thursday, August 22. A representative of the county should plan to attend, along with your project architect and anyone else who will be closely involved with the project. A reviewer for your project will be assigned and introduced to you before the grant orientation meeting.

Please be aware that within three months of the award date, the county must accept this grant by signing the attached program Funding Agreement. If your county decides not to accept this grant award, please inform Mallory Miller at [mallory.miller@thc.texas.gov](mailto:mallory.miller@thc.texas.gov) in writing, at your earliest convenience.

We look forward to working with you towards the restoration of your treasured historic courthouse. If you have any questions regarding this letter or if we can provide assistance on any courthouse related matter, please do not hesitate to contact the Program Coordinator, Susan Tietz at 512-463-5860 or [susan.tietz@thc.texas.gov](mailto:susan.tietz@thc.texas.gov).

Sincerely,

Joseph Bell  
Executive Director, Texas Historical Commission

cc: Van Zandt County Historical Commission Chair  
Senator Bob Hall  
Representative Travis Clardy  
Komatsu Architecture

**Commissioners Court  
Meeting 10/23/2024  
Available on Youtube**

# 2025 Courthouse Window Restoration



# 2025 Courthouse Window Restoration

At this time, the County has requested assistance with preparing construction documents and specifications for exterior window and door restoration. The restoration scope of work will be phased in construction in consideration of the County's budget. The County proposes the following phases which are based on the severity of window condition and where water penetrates the building during heavy storms:

1. North side of Courthouse (water intrusion)
2. 5<sup>th</sup> and 6<sup>th</sup> floors of Courthouse (water intrusion)
3. South side of Courthouse
4. Door Entrance (x4)
5. West side of Courthouse
6. East side of Courthouse

There are approximately 182 windows.

**Budget \$500,000+ per year**

# Questions

# **Van Zandt County Proposed Justice Center/ Courthouse**

1930 Trade Days Blvd, Canton, Texas

**Judge Andy Reese**

**March 13, 2025**

# Waller County Justice Center and Courthouse



WALLER COUNTY  
CRIMINAL JUSTICE  
CENTER



Waller County's Courthouse Construction Advances

**Under Construction - \$44,000,000 - 58,000 sq ft**

# San Patricio County Justice Center



**Under Construction- \$55,000,000 - 91,000 sq ft**

# Kaufman County Justice Center



**Completed 2022 - \$40,000,000 - 98,870 sq ft**

# Bell County Justice Center



**Completed 2010 - \$50,000,000 - 184,900 sq ft**

# Hood County Justice Center



**Completed 2006 - 56,279 sq ft**

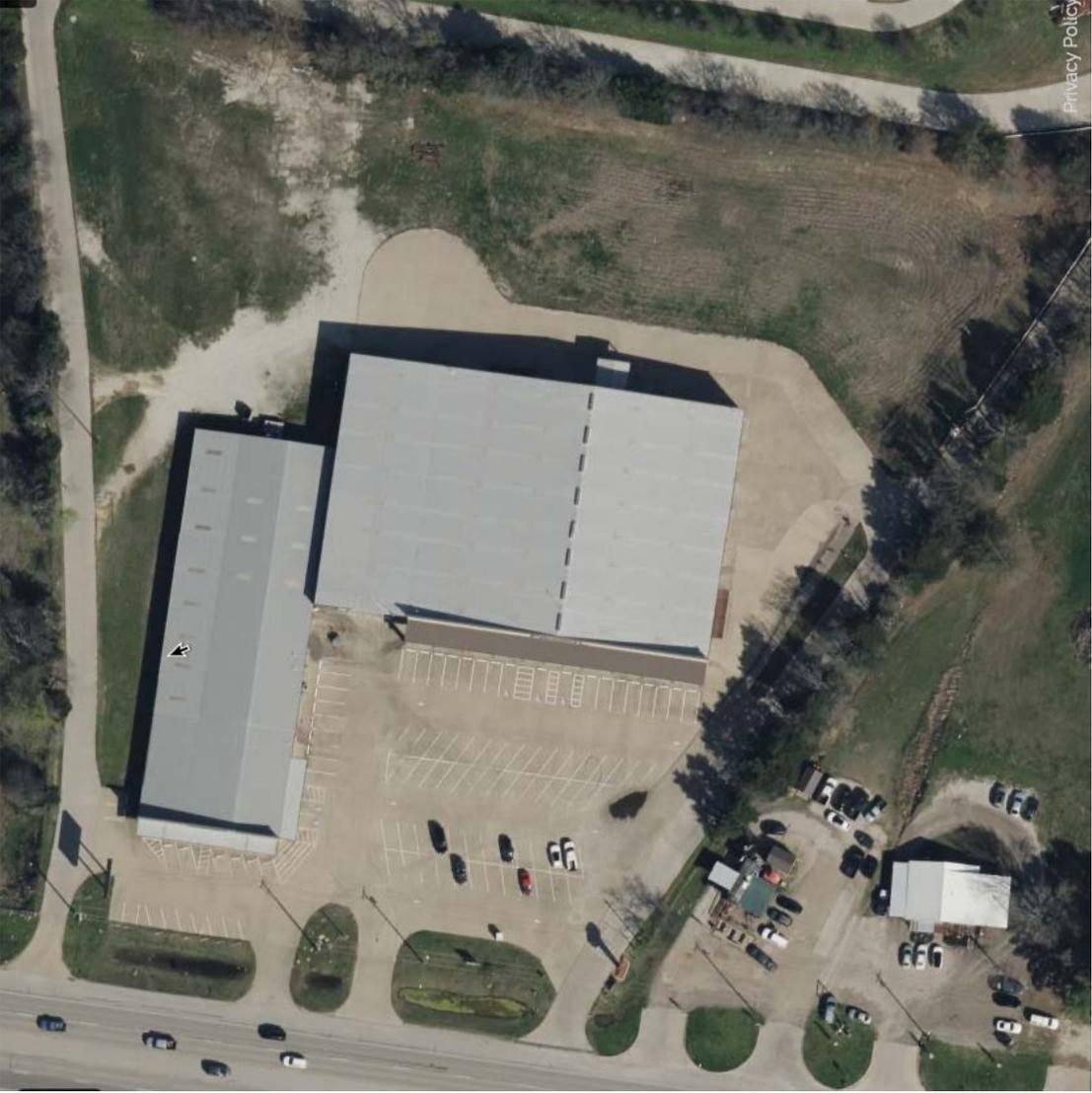
# 1930 Trade Days Blvd, Canton, TX



**83,000 sq ft - \$4,500,000 asking price**

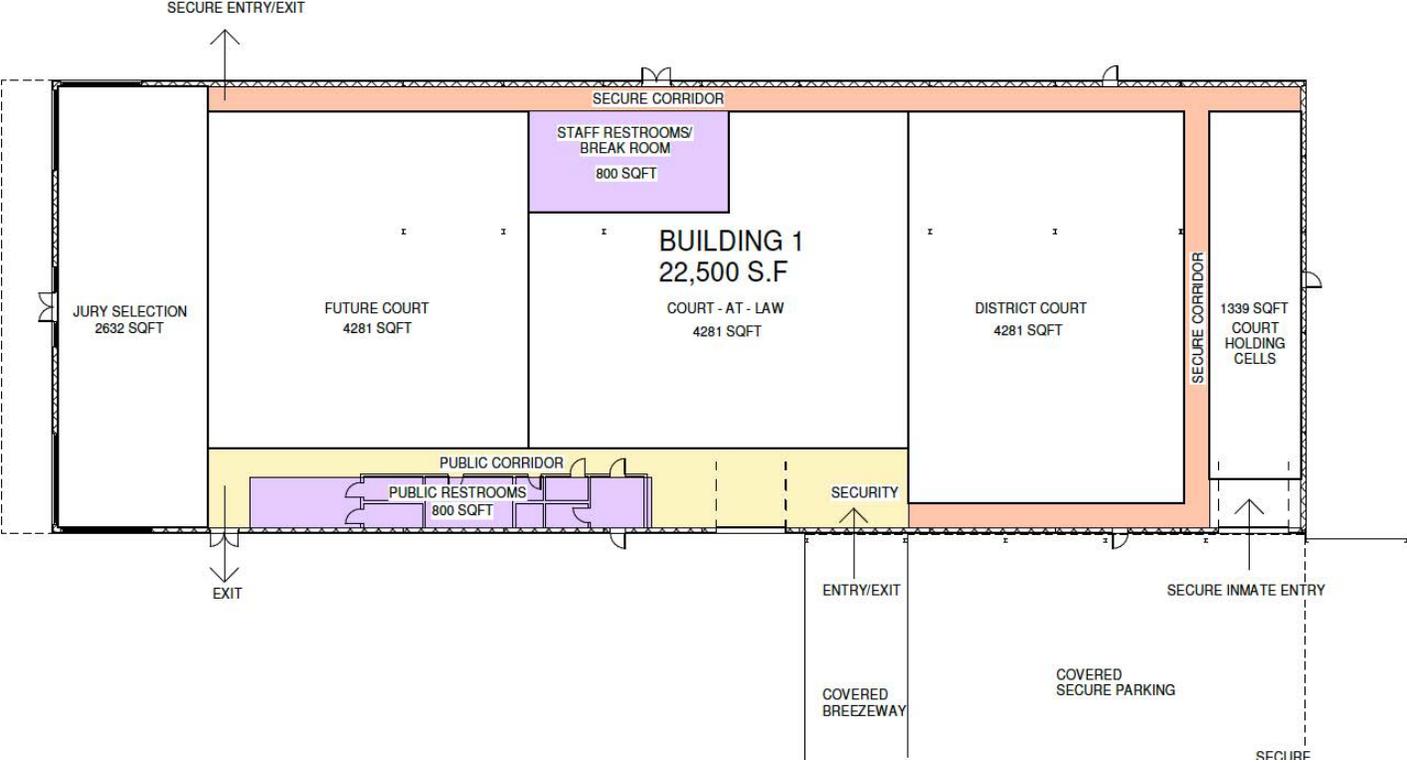
**North Building (left) built in 1985 - 22,000 sq ft**

**South Building (right) built in 2013 - 61,000 sq ft**

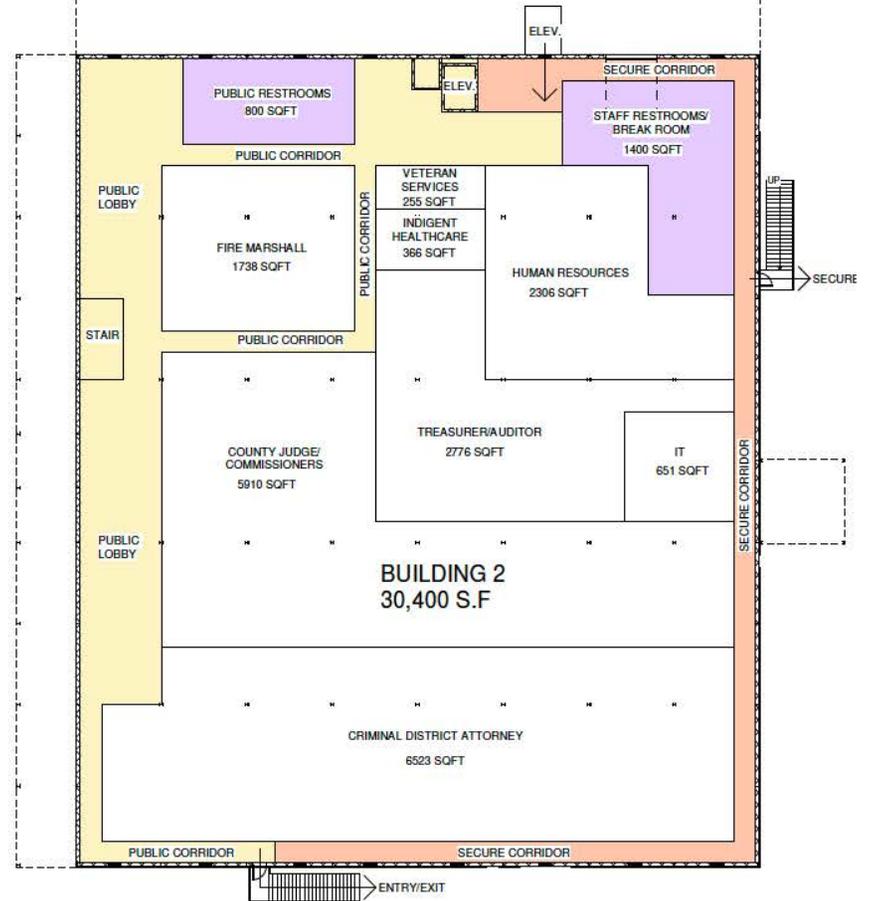
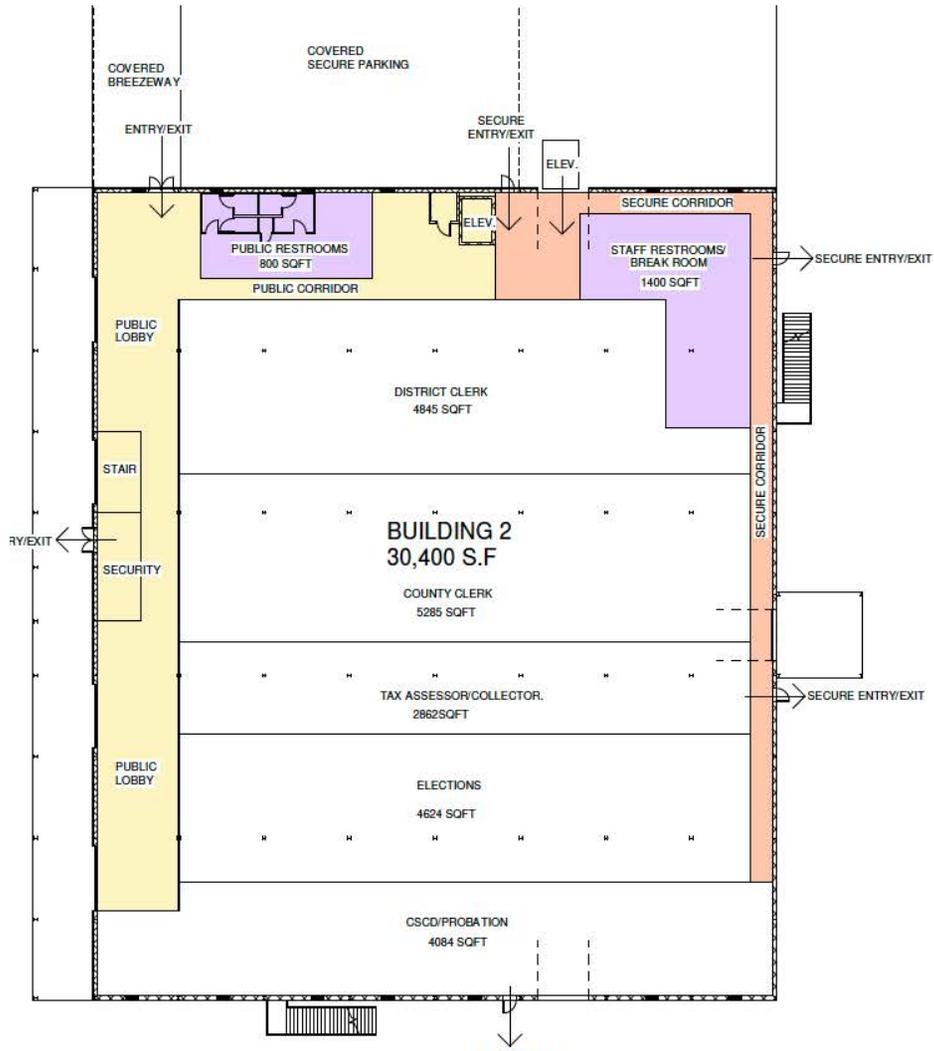


Privacy Policy

# Judicial Courtrooms



# Other County Departments



# Proposed Space Allocation

<b>Building/Space Name</b>	<b>Area (S.F.)</b>
County Judge/Commissioners Courtroom	6,030
Criminal District Attorney	6,630
District Clerk	5,068
County Clerk	5,434
Auditor's Office	1,850
Treasurer's Office	998
District Court	5,510
Court-at-Law	5,826
Future Court	5,826
Court Holding Cells	1,358
Veteran's Services	280
Human Resources	2,541
Elections	4,770
Tax Assessor-Collector	2,986
Fire Marshal	2,114
CSCD/Adult Probation	4,365
Indigent Health Care	370
Information Technology	790
Public Areas	4,570
Employee Common Areas	4,920
<b>Total this Area</b>	<b>72,236</b>
Janitorial rooms @ 2%	1,445
Mechanical rooms @ 15%	10,835
Electrical rooms @ 12%	8,668
Circulation, walls, plumbing chases @ 30%	21,671
Stairs, elevators @ 8%	5,779
<b>Total</b>	<b>120,634</b>

**CONCEPTUAL BUDGET**

**PROPOSED VAN ZANDT COUNTY COURTHOUSE - RENOVATION OF THE PAUL MICHAEL PROPERTY**

**January 31, 2025**

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Site Acquisition		not included
Utility Extensions		none anticipated
Street and/or Other Extensions (none required)		\$0
New parking area, sidewalks, site utilities (included in building construction cost)		\$0
Fencing		\$0
Site Demolition		\$0
<b><u>Building Construction Cost (including site work)</u></b>		<b>\$16,660,000<sup>1,2,4</sup></b>
• Renovation	\$16,660,000	
83,300 s.f. x \$200.00 /s.f.	\$16,660,000	
<b><u>Services</u></b>		<b>\$2,001,628<sup>4</sup></b>
• Architectural/Engineering Fees	\$1,959,128	
• Printing and Reimbursable Costs	\$2,500	
• Topographic Survey & Geotechnical Reports	\$10,000	
• Construction Testing	\$25,000	
• TAS Review and Inspection	\$5,000	
<b><u>Furniture, Equipment and Supplies</u></b>		<b>\$0<sup>4</sup></b>
• Office Furniture	to be determined	
• Cabling (included in building construction cost)	\$0	
• Server Racks (included in building construction cost)	\$0	
<b>TOTAL ESTIMATED COST</b>		<b>\$18,661,628<sup>4</sup></b>
<b>ROUNDING FACTOR</b>		<b>\$338,372</b>
<b>PROJECT BUDGET</b>		<b>\$19,000,000<sup>3,4</sup></b>

<b>Purchase Price</b>	<b>\$4,200,000</b>
<b>Construction</b>	<b>\$19,000,000</b>
<b>F&amp;F, Tech, Other</b>	<b>\$ 1,800,000</b>
<b>Total Cost</b>	<b>\$25,000,000</b>

**VAN ZANDT COUNTY  
2025 CO**

2024 TAXABLE AV: \$ 4,842,472,536

	AVG I&S Tax	AMOUNT	TERMS	ANNUAL DEBT SERVICE	TOTAL PAYBACK
<b>2025 TAX EXEMPT GO 30 YEAR TERM</b>	0.0174	\$ 20,000,000	30 YRS @ 4.47%	\$ 1,238,822	\$ 37,079,784
<b>TAX EFFECT TO HOMESTEAD</b>	<b>Home Value</b>	<b>Net Taxable</b> <small>*After 20% Homestead</small>	<b>Annual Tax Effect</b>	<b>Monthly Tax Effect</b>	
<b>\$20 Million for 30 YEARS</b>	\$ 700,000	\$ 560,000.00	\$ 97.44	\$ 8.12	
Assumes 98% Collection	\$ 600,000	\$ 480,000.00	\$ 83.52	\$ 6.96	
*20% Homestead Exemption	\$ 500,000	\$ 400,000.00	\$ 69.60	\$ 5.80	
	\$ 400,000	\$ 320,000.00	\$ 55.68	\$ 4.64	
	\$ 300,000	\$ 240,000.00	\$ 41.76	\$ 3.48	
	\$ 200,000	\$ 160,000.00	\$ 27.84	\$ 2.32	
	\$ 100,000	\$ 80,000.00	\$ 13.92	\$ 1.16	
<b>Tax Rate estimated with 98% Collection Rate</b>					

# Summary

<b>Year</b>	<b>County</b>	<b>Building</b>	<b>Square Feet</b>	<b>Cost</b>
<b>2022</b>	<b>Kaufman</b>	<b>Justice Center</b>	<b>98,870</b>	<b>\$40M</b>
<b>2025</b>	<b>San Patricio</b>	<b>Justice Center</b>	<b>91,000</b>	<b>\$55M</b>
<b>2025</b>	<b>Waller</b>	<b>Courthouse</b>	<b>58,000</b>	<b>\$44M</b>
<b>2026</b>	<b>Van Zandt</b>	<b>Justice Center</b>	<b>83,000</b>	<b>\$25M</b>

### Effect of Inflation/Cost Increases

Year	Cost	6% Cost Increase	Total
2025	20,000,000	1,200,000	21,200,000
2026	21,200,000	1,272,000	22,472,000
2027	22,472,000	1,348,320	23,820,320
2028	23,820,320	1,429,219	25,249,539
2029	25,249,539	1,514,972	26,764,512
2030	26,764,512	1,605,871	28,370,382
2031	28,370,382	1,702,223	30,072,605
2032	30,072,605	1,804,356	31,876,961
2033	31,876,961	1,912,618	33,789,579
2034	33,789,579	2,027,375	35,816,954
2035	35,816,954	2,149,017	37,965,971
Totals		17,965,971	

# Questions

