ADVERTISEMENT TO BIDDERS

Freestone County Courthouse – Historic Courthouse Restoration

118 Commerce Street, Fairfield, TX 75840

Invitation:

Freestone County. is requesting qualifications for a Construction Manager-at-Risk. Freestone County requires that all persons or firms submitting qualifications be a sole proprietorship, partnership, corporation, or other legal entity that will assume the risk for complete restoration, rehabilitation, alteration, or repair of a facility at a contracted price as a general contractor and will provide consultation to the County regarding construction and cost during and after the design of the projects. A two-step selection process will be used. The first step is the submission of a response to this Request for Qualifications. The second step will be an interview of final applicants. Provide four (4) copies of the Statement of Qualifications.

Scope of Work:

The work will result in the full restoration of the Freestone County Courthouse to its original 1921 integrity. Exterior masonry will be cleaned and repointed as needed. Historic windows and doors will be fully restored and returned to their original locations. Entry portico columns and pilasters will be restored to original appearance and some cases the column capitals of the portico columns will have to be reconstructed. Interior spaces are to be repaired and restored as needed. Damaged plaster will have to be repaired or replaced. The slope of the roof will be adjusted to ensure proper drainage to the scuppers and a new roof membrane is to be installed. The public restrooms at the basement level will be redone to meet current accessibility standards and the spaces on the top floor are to be reconfigured to closer match their original layout. Existing fluorescent strip lighting will be replaced with historically compatible pendant lights. A new HVAC system is to be installed throughout, and the duct work will be reconfigured. A severely damaged concrete column in the basement will be repaired. Excavation around the building may be required to waterproof the foundation. Minor landscaping work may be required to replace any landscape that will be damaged or removed during construction. It is recommended that the prospective contractor have a history of working on significant historical buildings, preferably a previous historical courthouse restoration under the guidance of the Texas Historical Commission.

Project Phasing:

CMAR proposals are for the entire restoration of the Freestone County Courthouse. However, the project will be phased and require the General Contractor to have work limited to exterior work including window repair and replacement while the Courthouse in occupied. Applicants should expect not to begin interior work for approximately 24 to 30 months. The CMAR will be submitting a GMP for each phase of the project. Design review and pricing will be required the interior phase of the project.

Selection Criteria:

Respondents shall prepare a list of qualifications and provide requested documents that address the following information about their firm or company:

CRITERIA	WT.
A. Experience – Respondent's References, Technical and Construction Management Background, Previous Experience with County & A/E Team	25
B. Respondent's Past Performance on Comparable Jobs	15
C. Proposers methodology of executing project phasing	10
D. Financial, Bonding and Insurance – Ability to Provide Bonds/Insurance and Resources to Perform	15
E. Safety – Respondent's Safety Record	5
F. Fee Proposal (Only Under Step 2, if Requested)	30
Total	100

Proposals shall be enclosed in a sealed package and clearly labeled with the following statement in the LOWER LEFT-HAND CORNER of the package:

Request for Qualifications Open on ~~**November 4, 2022**~~

Qualifications must be delivered to: Freestone County, Freestone County Auditor's Office, Judge Lloyd Lane, 118 Commerce Street, Fairfield, Texas 75840, by ~~**10:00 am on November 4, 2022**~~, at which time there will be a public opening and announcing of respondents by Freestone County Freestone County office hours are from 8:00 am to 4:00 pm, Monday through Friday excluding holidays, (903) 389-3535. Respondents and the public are welcome to attend.

Freestone County will evaluate and rank the submitted Requests for Qualifications in relation to the criteria set forth in this document. The County will select the Requests for Qualifications that it feels offers the best value based on the criteria listed. If requested to proceed to the second step, any and or all applicants should be prepared for interviews and presentation of the second step on ~~**November 9, 2022**~~, at times to be determined. The evaluation and ranking by the County will be completed within forty-five (45) days after the date of the Request for Qualifications opening, at which time the County will request additional information from selected respondents to complete step two of the selection process.

Schedule:

Event	Date	Time	Location
Pre-Proposal Meeting			County Courtroom
Proposals Due			Freestone Co. Auditor Office
Interviews			Commissioner's Court
Contract Award			

Digital Plans Available:
Sterling and Kap Architects, LLC
2416 Columbus Avenue
Waco, TX 76701
254-756-2311
scott@sterlingandkap.com

Architectural Plans Download:

https://tinyurl.com/favr9sbw

Project Manual Download:

https://tinyurl.com/27mne4hv

COMMISSIONERS COURT
FREESTONE COUNTY, TEXAS

FILED FOR RECORD
At 9 ,o'clock A M

APR 15 2026

RENEE GREGORY
Clerk County Court, Freestone County, Texas
By Renee Gregory

Pending

HESCO