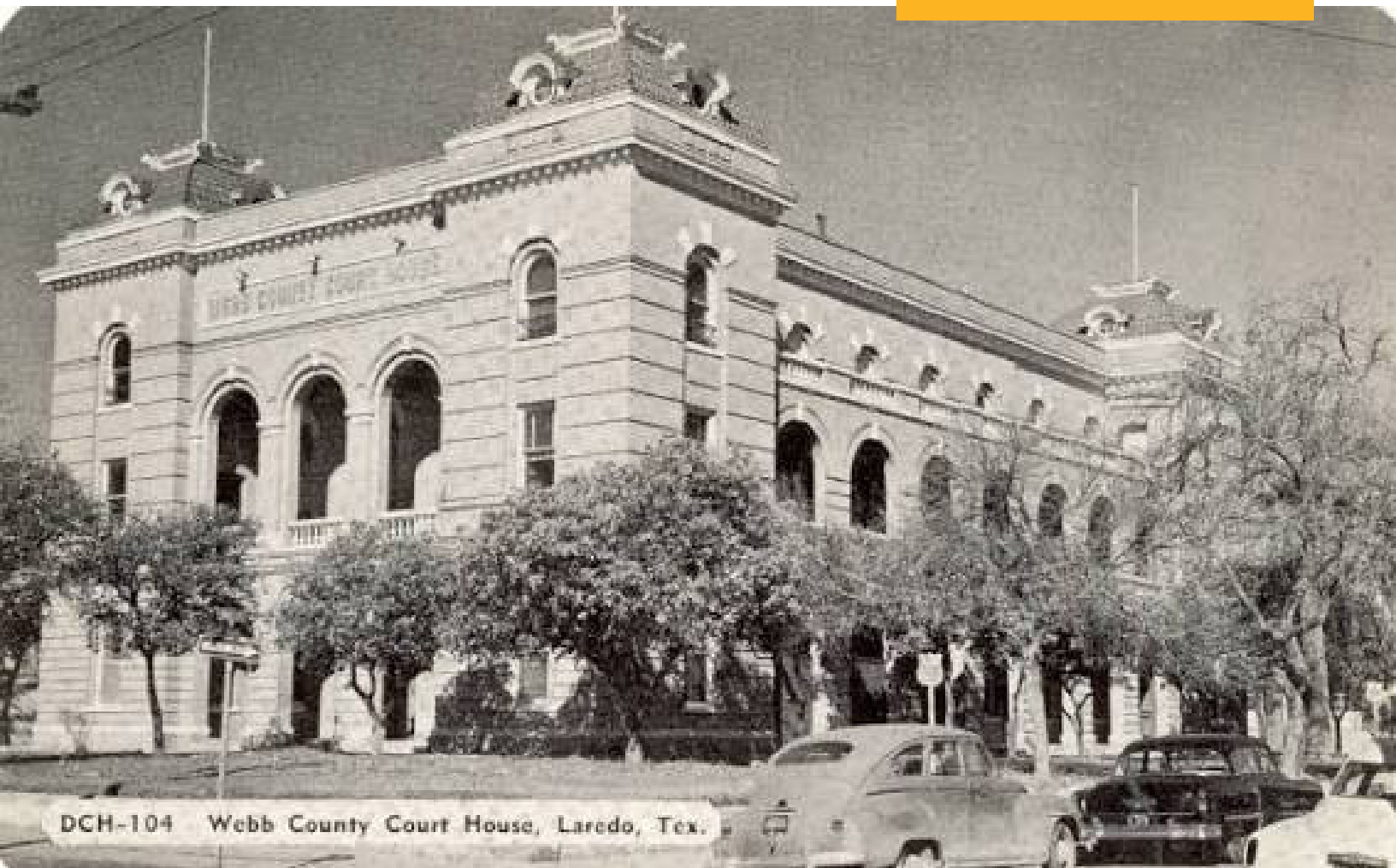

2026-08-03

Response to the Request for
Qualifications for the

**Courthouse Architectural Services
for Round XV Cycle of The Texas
Historic Courthouse Preservation
Program (THCPP)**

Webb County Purchasing Office
1110 Washington St, Suite 101
Laredo, TX 78045



3 August 2026

Webb County Purchasing Office
1110 Washington St, Suite 101
Laredo, TX 78045

To Whom it May Concern,

Architexas – Architecture, Planning, and Historic Preservation, Inc. is pleased to submit our Statement of Qualifications in response to the Webb County Courthouse Architectural Services for Round XV Cycle of the Texas Historic Courthouse Preservation Program.

Architexas, established in 1978, is a full service architecture firm, focusing on historic preservation with extensive experience designing and restoring public and private facilities across Texas. Our work includes a wide range of preservation services, including historic research, existing facilities surveys, conditions assessments, historic resource surveys, historic structure reports, historic finishes analysis, Federal and State Historic Preservation Tax Credits, National Register nominations, State Landmark designations, mitigation strategies, management plans for historic properties, grant application assistance, and Section 106 compliance.

Architexas has a long history working with the Texas Historical Commission (THC) and the Texas Historic Courthouse Preservation Program (THCPP). We have worked with 67 counties across Texas and assisted in securing over \$136 million in grant funding for historic courthouse improvements. During the most recent Round XIV Cycle, we assisted nine counties with preparation of their grants. All were awarded grants totaling nearly \$36 million out of the \$100 million available across all four of the grant categories.

Our team members are connected across the state with THC staff from various departments, including Texas Main Street, Historical Markers, Section 106 Review, Disaster Assistance, and Grants and Tax Credit Programs. This experience has enabled us to understand and implement the rules and regulations found in the Antiquities Code of Texas, the Texas Administration Code (Title 13, Part 2) and the Secretary of the Interior's Standards for Rehabilitation. Knowledge of these codes and standards has helped us advocate for our clients and ensure compliance with THC procedures and regulations are followed throughout the project.

If selected, Architexas will serve as prime Architect, assembling and leading a multi-disciplinary team tailored to each task assignment. We would be honored to support Webb County in the preservation of their historic courthouse.

Thank you for your consideration.

Sincerely,



Susan Frocheur, RA, NCARB
Principal-in-Charge - Austin Office Location
sfrocheur@architexas.com
p. 512.444.4220

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Dallas

1907 Marilla St.
Second Floor
Dallas, Texas 75201

p. 214.748.4561

Austin

1023 Springdale Rd.
Bldg 11, Suite E
Austin, Texas 78721

p. 512.444.4220

San Antonio

417 8th St.
San Antonio, Texas 78215

p. 210.998.2422

Section One Specialized Historic Courthouse Preservation Experience

Architexas

Section One

Firm Background & Experience



Since 1978, we have helped our clients restore, preserve, upgrade, and rehabilitate their historic buildings across the state of Texas and beyond. Through close collaboration, we guide our clients through the complexities of government regulations and incentive programs, documentation, and assessment of historic buildings and sites, historic property management and maintenance, and historic designations.

We design solutions that preserve the integrity of the building, while bringing life and history back to the community. Our historic preservation architects and in-house specialists understand historic materials and assemblies and the importance of assembling the right team to efficiently provide cost effective projects.

Architexas has extensive knowledge of historic properties and districts. We have supported many communities with researching and identifying their historic resources to develop an inventory for a nomination to be submitted to the National Register of Historic Places. Once a district is in place, we aid municipalities and individual owners in the process of preserving their structures and revitalizing their communities.

Our firm works closely with THC and has completed full courthouse restorations for 21 counties, along with master plans for 34 historic county courthouses. Our team is experienced providing a wide range of preservation services, including building reconstruction, historic research, existing facilities surveys and conditions assessments, historic resource surveys, historic structure reports, Federal and State Historic Preservation Tax Credits, National Register nominations, State Landmark designations, mitigation strategies, management plans for historic properties, grant application assistance, and historic finishes analysis.

Recent projects include the full restoration of the Taylor, Mason and Fannin County Courthouses and during the recent THCPP Round XIV cycle, approval of three courthouse master plans and one set of 95% CDs placing these counties in an excellent position to receive future grants.

Architexas

Section One

Firm Background & Experience

Since our inception, we've established and maintained a unique relationship with the THC. Architexas' involvement in the reconstruction of the Hill County Courthouse after a devastating fire, helped to bring the courthouse preservation program into fruition. Our Principal Emeritus, Stan Graves, served as the THC's Division of Architecture Director and Deputy State Historic Preservation Officer for 27 years, where he led the creation of the THCPP.

Architexas continues to volunteer at the THC by participating in grant selection committees, tax credit and courthouse stewardship presentations, and the Courthouse Advisory Committee. The Courthouse Advisory Committee was formed in 2023 and tasked with making recommendations on improving the construction quality of projects, refining the grant selection process, and examining the restoration priorities of the THCPP.

Nearly 67 counties have partnered with us to care for their historic courthouses and current facility needs. We take pride in helping county governments navigate their projects through state reviews, helping to strengthen intergovernmental relationships.

During Round XIV of the THC Courthouse Preservation Program, we have personally guided nine counties, each in various stages of the program, through the application process. We worked with counties development of plans and specifications, and state funding to viably restore their courthouse. We also work with counties whose courthouses were previously restored. However, due to extenuating circumstances, were still in dire need of repair.

Hill County Courthouse



Architexas

Section One

Firm Background & Experience

With extensive knowledge of the program, we offer unique insight to share with Judges, Commissioners, staff, and concerned residents. Our staff is in contact with various members of the THC weekly. Our close relationships translate to clear communication for our clients and allows for a unique understanding of the inner workings of the organization.

This grant cycle, we worked with Anderson County, who had a previously failed master plan by another architect. We were able to coordinate with the THC staff to identify key issues within the previous report and ensured the new master plan addressed all of their concerns. The master plan easily passed the 95% draft deadline and was approved this spring. Notably, the assigned THC project reviewer reached out to praise the design of the master plan and voiced interest in making it standard for future master plan submissions.

Our wide range of experience encompasses public buildings throughout Texas. We have found that counties often become the steward of many historically designated buildings in their regions. This presents a special opportunity for preservation and adaptive use to best serve the longevity of the building and the county's needs.

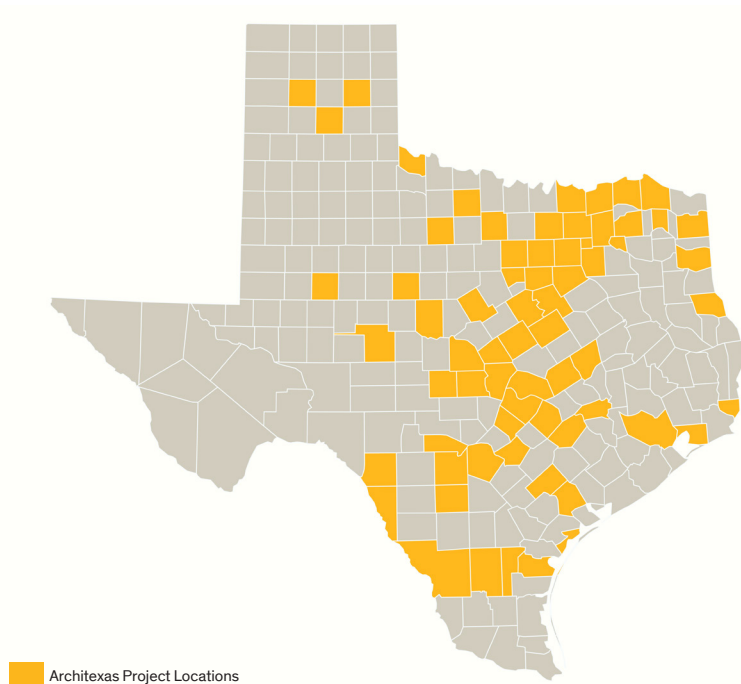
Architexas' portfolio demonstrates our understanding and experience with public entities and their unique needs. Our approach to these projects is one of strong communication and cooperation with our clients and the community at large. With county complex projects, it is particularly important to work closely with the county staff in establishing goals for future service to the community and the development of a program that addresses those goals within the project budget, while also creating a facility design that compliments and reinforces the county's identity. As our past experience demonstrates, we have the ability and the staff necessary to complete your project efficiently and on schedule.

Anderson County Courthouse



Architexas

Historic County Courthouse Experience



Architexas is an award-winning firm founded in 1978, committed to delivering excellence in design, architecture, and the built environment. With a focus on historic preservation, urban planning, and attention to detail, we craft high-quality solutions for our clients. Our team of experienced Architects and Preservation Specialists can assist counties throughout the grant application, planning, and restoration process.

Architexas has completed 34 courthouse master plans, 21 full courthouse restorations and has helped secure over \$136 million in funding through the Texas Historic Courthouse Preservation Program.

Our dedication to restoring these iconic buildings speaks to our practice of research, discovery, technology and craft, resulting in restored and rehabilitated buildings that serve the County, community, and the people as a physical representation of civic pride.



WHAT WE DO

Architecture

- + New Construction
- + Adaptive Use
- + Renovation
- + Master Planning
- + Feasibility Studies

Planning

- + City Planning
- + Downtown Master Plans
- + Land Development
- + Design Guidelines
- + Redevelopment Strategies
- + Transit - Oriented Districts

Historic Preservation

- + Tax Credit Consulting
- + Historic Designations
- + National Register Nominations
- + Historic District Ordinances

ARCHITEXAS.COM

Dallas

1907 Marilla St.
Second Floor
Dallas, TX 75201
p 214.748.4561

Austin

1023 Springdale
Rd. Bldg 11, Suite E
Austin, TX 78721
p 512.444.4220

San Antonio

417 8th Street
San Antonio, TX 78215
p 210.998.2422

Historic County Courthouse Experience



Collin County Courthouse



Cass County Courthouse



Red River County Courthouse

Project List

Anderson County Courthouse	Hopkins County Courthouse
Aransas County Courthouse	Hood County Courthouse
Armstrong County Courthouse	Hunt County Courthouse
Bandera County Courthouse	Jack County Courthouse
Bastrop County Courthouse	Jim Wells County Courthouse
Bosque County Courthouse	Johnson County Courthouse
Burnet County Courthouse	Kaufman County Courthouse
Cass County Courthouse	Kinney County Courthouse
Chambers County Courthouse	Lamar County Courthouse
Coleman County Courthouse	Laredo County Courthouse
Collin County Courthouse (McKinney Performing Arts Center)	Mason County Courthouse
Coryell County Courthouse	Maverick County Courthouse
Dallas County Courthouse (Old Red)	McLennan County Courthouse
Denton County Courthouse	Medina County Courthouse
Dewitt County Courthouse	Montgomery County Courthouse
Duval County Courthouse	Orange County Courthouse
Ellis County Courthouse	Potter County Courthouse
Ellis County Sub-Courthouse	Rains County Courthouse
Fannin County Courthouse	Red River County Courthouse
Frio County Courthouse	Robertson County Courthouse
Gray County Courthouse	Rockwall County Courthouse
Grayson County	San Saba County Courthouse
Gregg County Courthouse	Shelby County Courthouse
Hardeman County Courthouse	Taylor County Courthouse
Harris County Courthouse	Throckmorton County
Harrison County Courthouse	Tom Green County Courthouse
Hayes County Courthouse	Washington County Courthouse
Henderson County Courthouse	Webb County Courthouse
Hill County Courthouse	Wheeler County Courthouse
	Wise County Courthouse

Washington County Courthouse Master Plan

Brenham, Texas



The Washington County Courthouse was constructed in 1939 in the Art Deco style. The 3 1/2 story limestone courthouse has a symmetrical design with facades broken up by a large central projecting bay with lower stepped masses on each side. The building features original aluminum windows, limestone veneer with black marble spandrel panels, and decorative aluminum elements (doors, grilles, light fixtures, and eagle sculpture). The interior finishes include pink travertine wainscoting, terrazzo flooring, and decorative wood paneling.

In 2018, Architexas was selected to prepare a courthouse master plan that was approved by the county and the Texas Historical Commission (THC) in 2019, positioning the county to receive a Round XI planning grant and subsequent approval of the 95% construction documents for a future full restoration. Following a stone failure in 2024, Architexas developed a phased life safety and exterior restoration approach that helped the county secure a \$2.23 million THCPP Round XIII Emergency Grant. The exterior restoration project is currently under construction and is anticipated to be completed in early 2027.

Project Start Date	Client Contact
2018 - Present	Hon. Judge John Durrenberger 979.277.6220
Scope of Services	
THCPP Participation	
Master Planning	
Full Architectural Services	
Construction Administration	

Architexas

Bastrop County Courthouse Master Plan

Bastrop, Texas



The Bastrop County Courthouse was constructed in 1884 and is listed in the National Register of Historic Places. The historic courthouse was significantly altered in 1923 into a Spanish Mission Revival design with a stucco finish and metal clad clock/bell tower.

In 2018, Architexas was hired to prepare a courthouse complex master plan that would comply with the requirements of the THC's courthouse preservation program to enable them to be eligible to apply for funding under the program. Additionally, the county requested assistance in applying for emergency grant funding under the National Park Service Emergency Fund for Hurricane Harvey Disaster Assistance. The master plan was approved by the county and THC in 2020. The county was awarded two Hurricane Harvey Grants, one to repair the copper clad dome of the courthouse and a second to repair exterior masonry at the historic jail, work attributed to Hurricane Harvey damage. The county applied for a planning and construction grant in Round XIV and has been awarded \$10,000,000 for fully restoring their courthouse.

Architexas is currently overseeing emergency roof repair work at the historic courthouse and in A/E negotiations to provide a new HVAC system in the Annex building and courthouse.

Project Start Date

2018 - Present

Scope of Services

THCPP Participation

Master Planning

Full Architectural Services

Grant Application

Construction Administration

Client Contact

Hon. Judge Gregory Klaus
512.332.7201

Medina County Courthouse Master Plan

Hondo, Texas



The Medina County Courthouse was constructed in 1893 in the Classical Revival Style. The 3 story limestone courthouse is symmetrically designed with intersecting hipped roofs with ventilator caps, gable roofs at the main entries and a decorative sheet metal cornice. In 1942, through a WPA grant, the east and west wing additions were added. During this alteration, the original central tower was removed. The building features double-hung wood windows with both a smooth faced stone lintels (addition) and stone lintels with incised Eastlake motifs (original building), and porticos over projecting bays on the north and south elevations. The interior finishes include plaster walls, wood wainscot, corrugated vaulted metal ceilings, multi-colored concrete floors, stile and rail wood doors, and decorative metal vault doors.

In 2023, Architexas was hired to prepare a courthouse master plan that would comply with the requirements of the THC’s courthouse preservation program to enable them to be eligible to apply for funding under the program. The master plan was approved by the county and the THC in 2024. In 2025 the county decided to move ahead with preparation of 95% construction documents on their own to put them in a better position to apply for a construction grant. The construction documents were approved by the THC in 2026. Architexas assisted the county in applying for a construction grant in Round XIV and has been awarded \$10,000,000 for full restoration of their courthouse.

Project Start Date

2023 - 2026

Scope of Services

- THCPP Participation
- Master Planning
- Full Architectural Services
- Construction Administration

Client Contact

Hon. Judge Keith Lutz
830.741.6020

Section Two Qualifications & Experience of Project Team

Section Two

Project Team and Staffing



Architexas

Susan Frocheur, RA, NCARB

Principal-in-Charge



Susan has over 35 years of experience in the preservation and restoration of historic buildings, as well as new construction located within historic districts. She obtained a Master of Architecture from Tulane University in 1989 and a Master of Science in Historic Preservation with an emphasis in Conservation Technology from Columbia University in 1994.

Susan joined the firm in 2004 and became a principal in 2013. She has extensive project experience at several institutions of higher learning. She has managed and consulted on projects for the University of Texas at Austin, St. Edward's University in Austin, and Austin Community College. Other significant projects include interior and exterior renovation and restoration of the Harris County Courthouse in Houston, the Potter County Courthouse in Amarillo, and the Hardeman County Courthouse in Quanna, Texas. These projects include sensitive installation of new MEP systems into historic fabric, and restoration and reconstruction of historic elements and finishes.

Her restoration and rehabilitation projects have received multiple awards from Preservation Austin, AIA Austin, The Institute of Classical Architecture & Art, and the Associated Builders and Contractors, Inc. Central Texas Chapter.

Time Commitment to Project

65%

Registrations

Architect, Texas No. 26577

NCARB Certificate

Education

Master of Science in Historic Preservation with an emphasis in Conservation Technology
Columbia University, 1994

Master of Architecture
Tulane University, 1989

Associations

Columbia University
Preservation Alumni

The Association of
Preservation Technology

TPTF Advisory Board Member

Relevant Project Experience

Bastrop County Courthouse

Burnet County Courthouse

Duval County Courthouse

Hardeman County
Courthouse

Harris County Courthouse

Jim Wells County Courthouse

McClennan County
Courthouse

Medina County Courthouse

Potter County Courthouse

Rains County Courthouse

San Saba County Courthouse

Taylor County Courthouse

Washington County
Courthouse

Architexas

Anne Stimmel, AIA

Preservation Principal



Anne joined Architexas in July 2008 after receiving a Bachelor of Environmental Design and a Master of Architecture from Texas A&M University. While at Texas A&M, Anne developed an interest in historic buildings and adaptive use. She went on to receive a certificate in historic preservation from the Texas A&M Center for Heritage Conservation.

Anne has had the opportunity to experience working on many types of projects while

at Architexas, including planning, historic preservation, adaptive use, and new construction throughout Texas. This experience has spread across various project types for county, municipal, higher education, religious, and private clients. Her role in these projects has created the development and management of strong relationships between the firm, its clients, and various specialty consultants. As a Principal at Architexas, she leads production teams through all project development and delivery phases.

Notable projects include the Cass County Courthouse restoration through the Texas Historic Courthouse Preservation Program (THCPP), restoration of the sanctuary at First Presbyterian Church of Dallas, adaptive use of Factory Six 03 in the Dallas West End, adaptive use of Hall-Bennett Memorial Hospital in Big Spring into a class A office building. The redevelopment of Irving Heritage Park and the signature city park, Commons at Agora in Corinth. Additional projects include the redevelopment of the Richardson Municipal Campus, which consists of renovating the Richardson Public Library and constructing the new City Hall. She was also the preservation architect for UNT Dallas College of Law, originally the historic Dallas Municipal Building.

Anne's passion for architecture extends beyond her professional work. She actively contributes to various organizations, including her hometown City of Hurst Park and Recreation Board, where she shares her knowledge and experience.

Time Commitment to Project

65%

Registration

Architect, Texas Number 233771

Education

Master of Architecture, Certificate in Historic Preservation
Texas A&M University, 2008

Bachelor of Environmental Design
Texas A&M University, 2006

Associations

American Institute of Architects

Preservation Texas

Preservation Dallas

City of Hurst Park and Recreation Board

Publications

Cambodia Landmine Museum Project published in: Murray, Scott, "Sweeping the County Clean of Landmines." Sakira. ARTASIA Press Co. Bangkok: January - March 2005, Vol. 4 no. 1, pg. 18-23

Relevant Project Experience

Petroleum Building, Big Spring

Hall-Bennett Memorial Hospital, Big Spring

Richardson Library

Richardson City Hall

Grayson County Courthouse

Factory Six03

Meadows Building

UNT Dallas College of Law

Grand Lodge of Texas

First Presbyterian Church of Dallas

Sulphur Springs City Hall

Cass County Courthouse

Fannin County Courthouse

Hunt County Courthouse

The Joule Hotel

Frankford Church Master Plan

Layland Museum

White Rock Boat House

Fair Park Mural Protection

McLennan County Courthouse

Commons at Agora Park, Corinth

Irving Heritage Park

Shelby County Courthouse and Jail Master Plan

Tim Gauna Discovery Park, Ennis

Archer County Jail & Art Museum

Hill Building, Weatherford

Bear Creek Heritage Center, Irving

Ellis County Juvenile Center Addition

Rockdale City Hall

John Stenzel, AIA Project Architect



With nearly 10 years of experience in the field, John Stenzel joined Architexas in February 2026 after working as a Preservation Architect at a small, local Austin firm where he assisted with construction efforts for the preservation and restoration of local culturally significant municipal and faith-based projects such as the Elizabet Ney Museum and First United Methodist Church of Austin. His other past preservation projects across Central Texas include work with the Bastrop Opera House, restoration of

the Palm House in Round Rock, and an adaptive reuse project for the Bartholomew-Robinson building at 1415 Lavaca.

Outside of preservation work, John’s past project experience includes over 5 years working in hospitality design on hotel renovations and boutique restaurant interiors. His past hospitality projects included a full renovation and brand conversion of The Whitley Hotel, a 500 key hotel in the heart of downtown Atlanta. He also worked on a renovation of The Palm House Hotel in West Palm Beach, Florida, a 1960s hotel renovated to its former grandeur after sitting abandoned for nearly two decades.

At Architexas, John works as a Project Architect and is currently leading Stephenson School Building and Duval County Courthouse through construction administration. He is working on construction drawings for the Bastrop County Courthouse Gazebo reconstruction and Texas State Cemetery Caretaker’s Cottage accessibility upgrades.

Time Commitment to Project

50%

Registration

Architect, Texas Number 32962

Education

Master of Architecture, University of Texas, 2021

Bachelor of Science in Architecture, George Institute of Technology, 2017

Associations

American Institute of Architects

AIA Austin LGBTQIA+ Alliance, 2026 Chair

AIA Austin Leadership Collective, 2025 Cohort

AIA Austin Design Excellence Conference Speaker

•“Queering Architecture – Preservation & LGBTQIA+ Activism in Austin” 2024

•“Identity, Belonging, and Resistance: The Margins as a Third Place” 2025

•“From Conflict to Connection: A Practical Framework for Better Communication in Architecture” 2026

Preservation Austin

Association for Preservation Technology

Relevant Project Experience

Bastrop County Courthouse Gazebo

Texas State Cemetery Caretaker’s Cottage

Stephenson School building

Duval County Courthouse

City of Austin Elizabet Ney Museum*

Bartholomew-Robinson Building Adaptive Reuse for State Bar of Texas*

Bastrop Opera House Black Box Theater*

Palm House Museum Round Rock Relocation and Restoration*

The Woodlark Hotel Portland Interior Design*

St. Burch Tavern Iowa City Interior Design*

El Felix Atlanta Interior Design*

Supercia Charlotte Interior Design*

Pescado & Southside Slide Rosemary Beach Interior Design*

Palm House Hotel Restoration – Palm Beach Florida*

Waldorf Astoria Atlanta Feasibility Study*

Ritz Carlton Naples Renovation and Addition*

The Westin at The Avenue – Wilmington NC*

Centennial Yards Boutique Hotel and Office Development – Atlanta GA*

The Whitley Luxury Collection Hotel Renovation & Brand Conversion*

First Methodist Church of Austin Exterior Restoration*

Galilean Lutheran Church Corpus Christi Renovation & Addition*

First Methodist Church Weatherford Steeple Renovation*

Emmanuel Episcopal Church Lockhart Condition Assessment*

Congregation Beth Israel Austin Master Plan*

Grace Episcopal Church West Campus Georgetown*

*indicates work prior to Architexas

Callie Lawson

Preservation Specialist



Callie Lawson joined Architexas in February of 2025 as a Preservation Specialist. She holds a BFA in Photography and Ceramics, with a minor in Business, from Texas Tech University. Before joining Architexas, Callie served as the Executive Director of the Archer County Museum and Arts Center, where she contributed significantly to the restoration of their historic 1910 jail and the reestablishment of the museum. She secured over \$500,000 for the organization through

fundraising and grants while reorganizing and maintaining the organization's QuickBooks accounts, donor database, and collection management system, planning programming, creating pop-up exhibitions, and operating the website and social media.

At Architexas, Callie specializes in grant and tax credit applications, as well as historical research. Callie is responsible for coordinating and securing funding from the THC during the Courthouse Grant Program and recently assisted seven counties with their applications. She has also helped with historical research for projects including the First Baptist Church of Dallas, Seventh and James Baptist Church, Hillsboro Junior College, Mineral Wells Post Office, Mineral Wells High School, several buildings on MD Anderson's campus, and the Canadian Municipal Building.

Time Commitment to Project

75%

Education

Bachelor of Fine Arts in Photography and Ceramics, Texas Tech University, 2018

Relevant Project Experience

- Anderson County Courthouse
- Burnet County Courthouse
- Johnson County Courthouse
- Medina County Courthouse
- Montgomery County Courthouse
- Shelby County Courthouse
- Canadian Municipal Buildings
- Crockett County Courthouse
- First Baptist Church of Dallas
- Hillsboro Junior College
- Texas Through Time Donor Packet
- UT MD Anderson Campus - Multiple Buildings

Dana Ridenour

Design Staff



Dana Ridenour joined the Architexas design staff in 2022 after graduating Magna Cum Laude from Tulane University in New Orleans, Louisiana, where she received her Bachelor of Architecture with a minor in preservation studies. During her time in New Orleans, she studied design and preservation, with the historic city serving as a perfect backdrop to deepen her technical knowledge of historic buildings and materials.

Prior to joining Architexas, Dana was involved in her University's AIAS chapter and worked for the Tulane University Planning Office. In this role, she assisted the campus architect with the management of capital projects and helped advance the Planning Office's initiatives involving the preservation of the campus' historic buildings.

At Architexas, Dana is currently assisting in the project management and design development of the Stephenson School Building in Dripping Springs, Texas. She is also managing construction for the rehabilitation of the Old Stagecoach Inn in Round Rock, Texas and the restoration of the Mary Christian Burleson Homestead in Elgin, Texas.

Time Commitment to Project

45%

Education

Bachelor of Architecture
Tulane University, 2022

Relevant Project Experience

- Taylor County Courthouse
- Duval County Courthouse
- Bastrop County Courthouse
- Washington County Courthouse
- Stephenson School Building
- UT Austin Blanton Museum Ellsworth Kelly
- UT Wildflower Center Carriage House
- Old Stagecoach Inn
- Bastrop Historic Jail

Karina Tribble, PE, LEED AP

Principal, Structural Engineer



Ms. Tribble has extensive experience with retrofit of and large additions to prominent existing buildings as well as restoration and preservation of historic land-marked structures. She has also been involved in the design of innovative new structures in a wide variety of materials including steel, concrete, masonry and wood. She is especially proud of her work with parks that include award-winning landscape structures. Ms. Tribble is LEED certified and

has worked on several LEED rated projects. Building and project types include museums, higher education, single family and multi-family residences, landscape structures, high-end retail and municipal buildings.

Time Commitment to Project

60%

Registration

Professional Engineer, Texas
No. 109642

LEED Accredited Professional

Education

Bachelor of Architectural
Engineering
University of Texas at Austin,
1995

Associations

American Institute of Steel
Construction

Society of Marketing
Professionals, Austin

ALA, Allied Member

Association for
Preservation Technology (APT)

Preservation Austin

Relevant Project Experience

Rockdale City Hall

Hardeman County Jail

Washington County
Courthouse

Kanes County Courthouse

Denton County Courthouse

Goliad State Park Historic
Custodian's Cottage

University of Texas Hogg
Memorial Auditorium
Renovation

St. Edwards University Main
Building and Bell Tower



Travis Brown, PE

MEP Engineer



Travis Brown, of Brown Engineers, has 39 years' experience in HVAC design and over 35 years' experience in project management. Mr. Brown has designed HVAC systems for airports, retirement centers, telephone central office buildings, churches, elementary schools, detention centers, laboratories, university facilities, medical facilities, governmental facilities and hospitals.

Mr. Brown has been involved in thirteen overseas projects for the U.S. State Department. Brown

Engineers' project experience include historic renovations to the Santa Fe Building in Amarillo, new Potter County Sheriff's Administration Offices, the adaptive use of the new Randall County Annex, and the adaptive use of the Randall County Justice Center.

Time Commitment to Project

45%

Registration

Professional Engineer, Texas
No. 76745

Education

Bachelor of Science,
Mechanical Engineering
Texas Tech University, 1988

Relevant Project Experience

Anderson County Courthouse

Taylor County Courthouse

Washington County
Courthouse

Mason County Courthouse

Bosque County Courthouse

Duval County Courthouse

Atlanta Miller Community
Center

City of Amarillo New City Hall



Jeffrey Acton
Building Envelope Specialist



enclosure-related issues, such as air and moisture leakage, cladding distress, and material failures.

Jeff Acton has over twenty years of experience in the engineering and construction industries. His specialties include enclosure peer review, detail development, litigation consulting, and large-scale assessment and repair design. Jeff enjoys designing constructible, water- and air-tight solutions for complex architectural details and interfaces. A significant part of his work involves assessment and testing of building

Time Commitment to Project

40%

Registration

State of Texas No. 100952

Registered Professional Engineer, 2020 - 2024

IIBEC and BEC Austin Presenter, 2025 - Present

Austin Historic Landmark Commission - Commissioner

Education

Bachelor of Science, Architectural Engineering, The University of Texas at Austin, 2002

Relevant Project Experience

San Antonio City Hall

Consulting on historic enclosure repairs and performance improvements for full building restoration.

Grimes County Courthouse

Assessment, repair design, and construction consulting for Hurricane Harvey moisture-related damage with Komatsu Architecture and Premier Commercial Group.

Beineke Rare Book Library

Assessment, design, and construction consulting for replacement of plaza and repairs to historic inset stone panel cladding.

LBJ Presidential Library

Assessment and repair design consulting for replacement of historic exterior plaza paving and waterproofing.

Blanton Museum of Art Renovations and Additions

Assessment, design review and construction period services for renovations to existing structure with Architexas, Snohetta, and White Construction.

Navarro County Courthouse

Post-restoration moisture infiltration assessment and repair assistance for window and wall damage.

ACC Rio Grande

Assessment and repair design consulting for large-scale renovation and adaptive reuse of historic school building with Studio8, Overland, Hutson Gallagher, and Bartlett Cocke.

El Tropicano Hotel

Condition assessment, detail peer review, and design and material consulting for historic hotel renovation project with Studio8 Architects.

Jhonny Langer

Art Conservation Specialist



Source is a restoration and conservation firm based in Galveston, TX. Since 1990 we have offered services including historical paint analysis, restoration and conservation of decorative finishes, implementation of decorative finishes for long term restoration projects, and consultation.

Time Commitment to Project

25%

Education

San Francisco Art Institute, 1998

Four year study in sculpture and painting

Collezione Peggy Guggenheim, 1991

One year internship in museology and art conservation

Preservation of Art, 1993

Two year apprenticeship in art restoration and conservation

Accolades

Preservation Dallas Craftsmanship Award 2026

National Trust Honor Award 2010 - For the restoration of Sengelmann Hall in Schulenburg, TX.

Sally B. Wallace Historic Preservation Award 2010 - For the Robert C. Gracey House, Galveston, TX.

Sally B. Wallace Historic Preservation Award 2012 - For Craftsmanship on the 1870 stencil replication at First Presbyterian Church, Galveston, TX.

Preservation Texas Master Craftsman Award 2014 - For using traditional technique or method to achieve authenticity in the restoration of historic resource.

National Trust President's Award 2019 - Co-recipient for Paint and Finish Analysis and Restoration of Apollo and Gemini mission insignia's at the Apollo Mission Control Center in Houston, TX.

2020 AIA Houston - For Renovation/Restoration of the 30th Street Pump House Rehabilitation with the LaBiche Architectural Group in Galveston, TX.

Relevant Project Experience

Fair Park Tower Building

Fair Park Portland Cement Building

Fair Park Age of Steam Museum

Fair Park Discovery Gardens Building

Hall of State at Fair Park

Dallas Municipal Building

Santuario De Guadalupe

Red River County Courthouse

Newton County Courthouse

Simon Theater and Ballroom

First Presbyterian, Dallas

Lampasas County Courthouse

Ellis County Courthouse

Medina County Courthouse\

Taylor County Courthouse

Harris County Courthouse

San Saba County Courthouse

Hardeman County Courthouse

Mason County Courthouse

Michael van Enter

Historic Metals Specialist



As a conservator of Fine Art, I have specialized in monumental and 20th century sculpture. My broad base of material experience has included a full range of metal objects, antiques and decorative architectural arts. I have worked and trained under some of the best conservators in private practice in the USA and abroad. As a specialist in hot patina and patina matching of metals, I have had the privilege to work as a sub-contractor

to Art Foundries of International acclaim. It has also been my good fortune to work with some leading international artists such as Kenneth Snelson and world leading institutions like the Dallas Museum of Art, Nasher Sculpture Center, Modern Art Museum of Fort Worth, Texas.

I have also collaborated with City of Dallas, Public Art Program over the last ten years. Projects have ranged from fine art conservation to disassembly and restoration of historically significant works of art that have been rescued from destruction and re-installed on City of Dallas Property.

Time Commitment to Project

25%

Education

Johannesburg School for the Art Ballet and Music, Major in Visual Arts

Associations

American Institute for the Conservation of Historic and Artistic Works

AIC – CHIPP Conservators in private practice Specialty Group

Heritage Preservation – SOS

THC – Texas Historic Commission approved conservator practice.

Preservation Dallas

The American Institute of Architects

Dallas Museum of Art

Relevant Project Experience

Rockefeller House – sculpture conservation. 2000

Modern Art Museum Fort Worth – George Rickey, J Chamberlain and N Ramous. 2001

Gettysburg Pennsylvania – monument restoration (CSI). 2002

Pomodoro, Grand Sphere – polishing, De Moines, Iowa,.2002 and 2011

The Rachofsky House – conservation and repair – Boetti – Cragg and others. 2004

Sotheby's Auction House – 3D authentication of Picasso bust. 2005

THC Texas Historic Commission – conservation of historic vault doors 2005

The Mercantile Building (Joule Hotel), Dallas, Texas – salvage of Mosaic collection. 2006

St. Ann, Dallas, Texas – conservation and removal of Virgin de Guadalupe. 2007

Conservation of Phillip Johnson balustrade – Strait Lane, Dallas, Texas. 2008

Union Station, Dallas, Texas – BECK construction fabrication of iron panels. 2008

Galveston Historic Commission – Bishops Repairs to Griffin. 2012

Omni Hotel-Restoration of the original Pegasus. 2012-20013

Glasscock County Court House- Restoration of vault doors. 2016-2017

The Statler Hotel & Residences- Rehabilitation of the Jack Lubin Mural. 2016-2017

Curatorial Services, State Parks Texas Parks and Wildlife- Conservation for Masonic Monument

Armillary and Battle Texas screw at San Jacinto Battle Ground State Historic Site. 2017

City of Dallas, Office of Cultural Affairs, Lutheran Church Fused Glass Rehabilitation. 2015-2016

Navarro County Courthouse, vault door restoration. 2014-2018

Love Field Modernization Project; restoration & reinstallation of the Red Liberman. 2018-2019

Hall of State Restoration- Steel Doors, Chandeliers, Bronze Lanterns 2019-2021

University Crossing Public Improvement, Decorative Fence on Lovers Ln. & 75. 2023

AT&T Stadium, Conservation of Olafur Eliasson Three Spheres. 2024

Green Family Collection, sculpture conservation & maintenance. 2021-2025



Kyle Moncrief

Vice President, Cost Estimation



Kyle's analytical abilities to decipher and determine cost of various options and approaches to a project have proven to be invaluable in Phoenix's success. After each project is complete, a careful analysis is done of cost variances and these variances are used to benefit subsequent projects. Kyle understands the art of estimating and negotiating. He ensures we are competitive and providing value to the client with minimal risks.

Kyle personally performs project estimating, budget estimates and analysis, contract negotiations / value engineering, and establishment of cost codes / schedule of values.

Kyle has performed over 500 + successful estimates including the Children's Aquarium at Fair Park, where he successfully negotiated a 10 million dollar bid down to the budget of 7.9 million dollars through value engineering.

Time Commitment to Project

25%

Education

Bachelor of Science in Civil Engineering
Louisiana Tech University, 2006

Relevant Project Experience

Tom Green County Courthouse

State Cemetery Caretaker's Cottage

French Legation House

Nueces County Courthouse

JFK Memorial

Dallas Heritage Village-Fair Park

Texas State Capitol Exterior Preservation

Polk County Courthouse

Navarro County Courthouse

Jefferson County Courthouse

Hardeman County Courthouse

Hopkins County Courthouse

Jim Wells County Courthouse

Washington County Courthouse

Brazoria County Historical Museum

Perot Museum-Fair Park

Texas Discovery Gardens-Fair Park

Texas Discovery Gardens Phase III

Texas Discovery Gardens HVAC modifications

Dallas Children's Aquarium-Fair Park

Women's Museum-Fair Park

Dallas City News Studio-Fair Park

Fair Park Concrete Repairs

Fair Park Misc. Repairs

Motorized Sunscreens at Fair Park

Pylon and Sculpture Base Reconstruction- FairPark

State Fair Big Tex Circle

State Fair Phase IV Site Development

State Fair Observation Tower, Phase I, II

State Fair Outdoor Arena

Wayfinding Signage

Section Three Project Approach & Understanding of Services

Architexas

Section Three

Project Approach and Understanding of Services

Approach to developing phased preservation recommendations.

Architexas approaches preservation planning as a strategic, long-term process that balances the protection of historic resources with the operational needs of a functioning courthouse. Our phased preservation recommendations are developed from a comprehensive understanding of the building's history, existing conditions, architectural significance, and future functional requirements. This ensures that each recommendation is technically sound, financially achievable, and aligned with the Texas Historical Commission's Historic Courthouse Preservation Program (THCPP) and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Following completion of the historical research, building assessments, stakeholder interviews, and code evaluations, our multidisciplinary team synthesizes the findings into a prioritized matrix of preservation and capital improvement projects. Each recommendation is evaluated based on urgency, life safety considerations, impact on historic character, operational necessity, cost effectiveness, and opportunities for future grant funding.

Recommendations are organized into three implementation phases:

Immediate Priorities (0–5 Years) focus on stabilizing the building and addressing conditions that threaten historic fabric or public safety. Typical recommendations include building envelope repairs, moisture mitigation, structural stabilization, deferred maintenance, critical accessibility improvements, and replacement or repair of failing building systems.

Intermediate Priorities (5–10 Years) emphasize rehabilitation and modernization efforts that improve building performance while preserving historic integrity. These projects may include restoration of significant architectural features, mechanical and electrical system upgrades, interior rehabilitation, accessibility enhancements, and operational improvements that support continued courthouse functions.

Fannin County Courthouse



Architexas

Section Three

Project Approach and Understanding of Services

Long-Term Priorities (10–20 Years) establish a road map for future restoration initiatives, comprehensive building system replacements, site improvements, and preservation projects that may be implemented as funding becomes available. This phase also identifies cyclical maintenance activities and long-range capital investments necessary to ensure continued stewardship of the courthouse.

For each recommended phase, Architexas provides planning-level cost estimates, identifies logical project sequencing, discusses implementation considerations, and evaluates potential funding opportunities, including future Texas Historic Courthouse Preservation Program grant cycles. Recommendations are developed to maximize eligibility for preservation funding while allowing Webb County the flexibility to undertake improvements as budgets and priorities evolve.

The final phased preservation plan serves as both a preservation strategy and a capital planning tool, enabling Webb County to make informed investment decisions while protecting one of its most significant historic public entities for generations to come.

Ability to balance preservation goals with operational courthouse needs.

Architexas recognizes that the Webb County Courthouse is both a historically significant landmark and an active public facility that must continue to serve the County efficiently. Our approach balances preservation priorities with the practical demands of daily courthouse operations, ensuring that improvements enhance functionality while protecting the building's historic character and architectural integrity.

Through collaboration with County leadership, courthouse staff, elected officials, and the Texas Historical Commission, we evaluate how existing spaces support current operations and identify opportunities to improve work-flow, accessibility, security, building systems, and public service without compromising character-defining historic features. We carefully assess the impact of proposed interventions to ensure that modifications are compatible with the historic fabric and consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Denton County Courthouse



Architexas

Section Three

Project Approach and Understanding of Services

Our recommendations integrate preservation with modern operational requirements by addressing code compliance, accessibility, life safety, technology infrastructure, and building systems modernization in a manner that minimizes impacts to historic materials. When operational needs require change, we prioritize solutions that are reversible, minimally invasive, and respectful of the courthouse's historic significance.

Recognizing that the courthouse must remain operational throughout future improvements, our Master Preservation Plan includes logical project sequencing and phased implementation strategies that reduce disruption to courthouse functions while allowing the County to address critical preservation needs, deferred maintenance, and capital improvements over time.

The result is a comprehensive preservation road map that safeguards the courthouse's historic legacy while ensuring it continues to function as a safe, accessible, efficient, and resilient public facility for the citizens of Webb County.

Quality and completeness of the proposed work plan.

Our Master Plan approach follows the Texas Historical Commission's Master Plan outline to ensure the project meets the program's requirements. We begin by gathering existing documentation and historical research for the courthouse square and its buildings. We then gather existing programming documents and work to develop long-term space needs for the county's historic courthouse.

Our team then conducts an in-depth investigation and evaluation of the site, exterior, and interior conditions of a building to develop an assessment. The inspection is done to note deficiencies, assess the condition of deterioration to damaged exterior envelope building elements and to provide rehabilitation recommendations to assist the County in preserving their historic structures. The conditions of the building envelope are assessed from the exterior by visually reviewing the exterior envelope, windows, roof, and doors. Exterior assessments often utilize binoculars, lifts, drone footage, 3D photo scanning, etc., as needed.

The inspection, evaluation and recommendations are conducted based on a format that was established by the National Park Service and has been utilized as a standard system of inspecting and evaluating the condition of National Historic Landmark Buildings. The findings of the investigation are then organized into three general categories, Description/Construction, Existing Condition and Recommendations. Building elements are assessed as being good, fair, or poor. We then prioritize deteriorated elements into critical, serious, and minor categories to help the owner strategically think through how to proceed with repairs.

The final master plan is then compiled to include all required items such as estimates of probable costs, drawings, programming, etc.

As a design-oriented architecture firm, our mission is to create long lasting, meaningful, well-crafted buildings for our community. We see each project as a singular design that responds to its surrounding context, architecture, and physical environment. We develop a program that is derived from the owner's needs while responding to its project budget and time constraints.

Ellis County Courthouse



Architexas

Section Three

Project Approach and Understanding of Services

Here is a structured architectural approach based on the services requested in this RFQ:

Visioning Meeting with County and Key Stakeholders

- + Define project goals, objectives, and guiding principles.
- + Understand the vision and expectations of the county and key stakeholders.

Survey of Existing Buildings

- + Confirm size, layout, and current condition of existing buildings.
- + Identify department locations and their square footage.

Programming Survey and Meetings

- + Distribute programming surveys to department heads to gather information on staff, equipment, and future needs.
- + Schedule individual meetings with department heads to discuss survey results, gather additional input, and clarify goals. By conducting individual meetings, the team can capture any missing information from the survey.

Meetings with Key Stakeholders

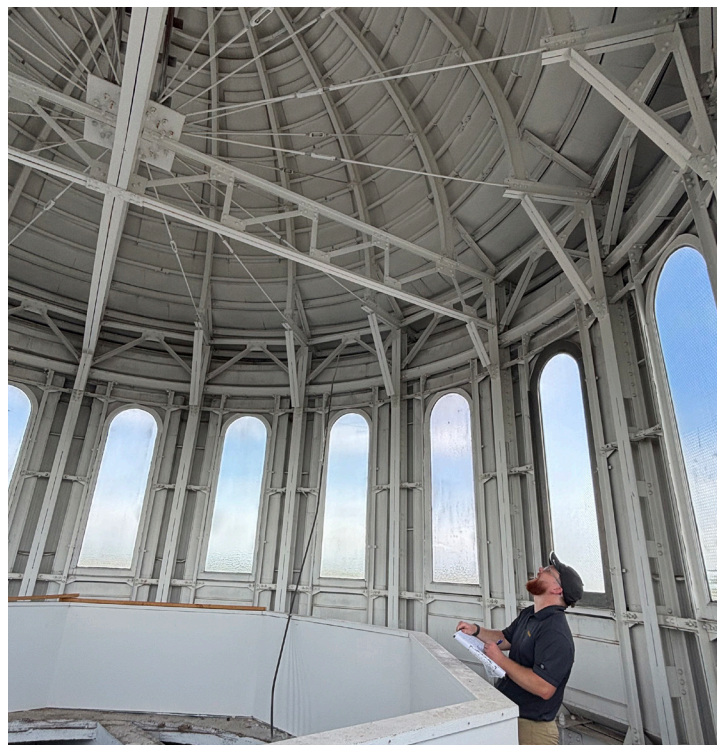
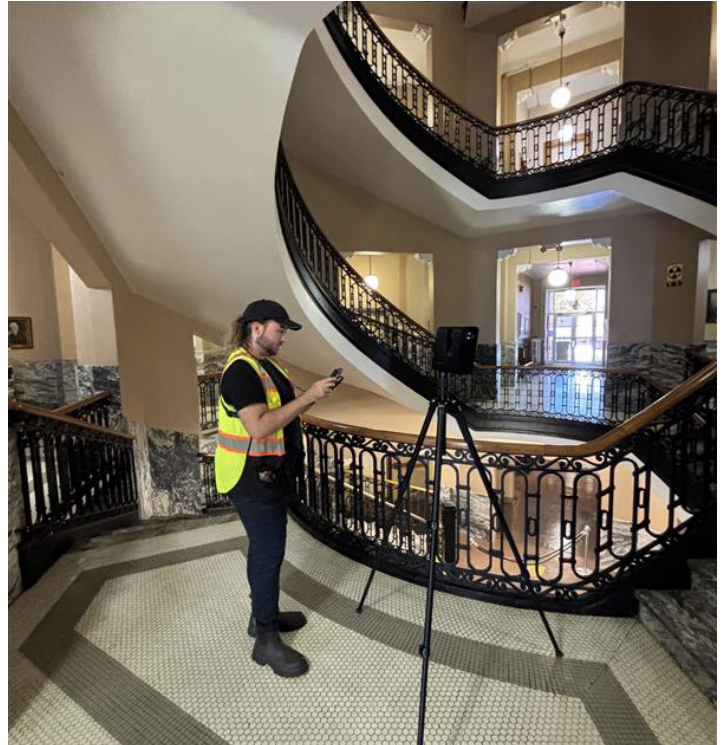
- + Engage with council members and any other stakeholders to understand their goals and expectations for the project.
- + Share information gathered from staff meetings and surveys.

Space Requirement Analysis

- + Develop an excel spreadsheet summarizing space requirements based on programming surveys and meeting information.
- + Determine net and gross square footages needed to meet project goals.

Development of Adjacency Diagrams

- + Illustrate the functional relationships between various departments.
- + Identify locations based on interactions, public access, and security needs.



Architexas

Section Three

Project Approach and Understanding of Services

Diagrammatic Test Fits

- + Develop test fit options for renovation, addition, or new construction based on input from staff and stakeholders.
- + Demonstrate square footage needs and adjacency requirements for each option.

Site Assessment and Zoning Review

- + Evaluate parking and site access requirements for each project option.
- + Ensure compliance with existing zoning regulations and code requirements.

Cost Estimation

- + Review project information with cost estimator to obtain cost estimates for each option.
- + Present cost estimates to the county for review and consideration.

Workshop for Final Master Plan Strategies

- + Collaborate with designated county staff and stakeholders to identify final master plan strategies.
- + Refine project direction based on workshop outcomes.

Summarize Findings and Recommendations

- + Compile survey results, meeting notes, diagrams, cost estimates, and master plan strategies into a comprehensive report.
- + The report will provide recommendations for future growth and assist with project decisions.

Final Presentation

- + Conduct a final presentation to the county to present the report findings and recommendations.
- + Ensure clarity and understanding of the proposed approach and next steps.

This approach ensures thorough engagement with Webb County, comprehensive data collection and analysis, and informed decision-making throughout the building assessment and master plan process.



Section Four Experience with Texas Historical Commission Projects

Architexas

Section Four

Experience with THC Projects

As mentioned previously, Architexas played a significant role in the establishment of the Texas Historic Courthouse Preservation Program. We continue working hand-in-hand with the THC weekly, if not daily, on the majority of our projects. We have assisted many counties pursue funding through the THCPP.

Over the history of the program an average of 49% of applied projects are funded each round. We consistently have at least one project each grant cycle receive funding through the program and have helped guide numerous counties from master plan through full restoration.

Clients Approved for THCCP Funding

Round XIV



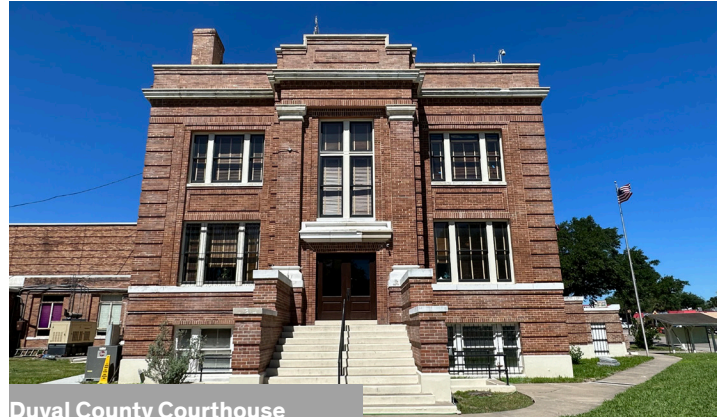
Architexas

Section Four

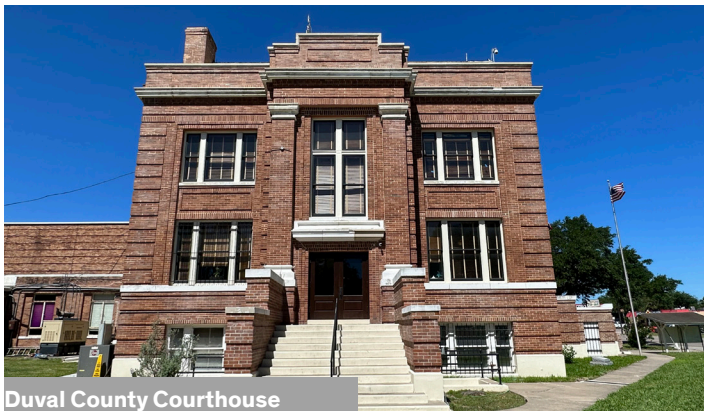
Experience with THC Projects

Clients Approved for THCCP Funding

Round XIII



Round XI



Architexas

Section Four

Experience with THC Projects

Clients Approved for THCCP Funding

Round X



Hunt County Courthouse



Milam County Courthouse



Orange County Courthouse

Architexas

Section Four

Experience with THC Projects

Clients Approved for THCCP Funding

Round IX



Fannin County Courthouse



Hunt County Courthouse



San Saba County Courthouse

Architexas

Section Four

Experience with THC Projects

Clients Approved for THCCP Funding

Round VIII



Hunt County Courthouse



Lamar County Courthouse



San Saba County Courthouse

Architexas

Section Four

Experience with THC Projects

Clients Approved for THCCP Funding

Round VII



Round VI



Architexas

Section Four

Experience with THC Projects

Clients Approved for THCCP Funding

Round V



Architexas

Section Four

Experience with THC Projects

Clients Approved for THCCP Funding

Round IV



Bosque County Courthouse



Cass County Courthouse



Hardeman County Courthouse



Harris County Courthouse



Harrison County Courthouse



Rains County Courthouse

Architexas

Section Four

Experience with THC Projects

Clients Approved for THCCP Funding

Round III



Denton County Courthouse



Harrison County Courthouse



Lamar County Courthouse

Architexas

Section Four

Experience with THC Projects

Clients Approved for THCCP Funding

Round II



Denton County Courthouse



Harrison County Courthouse



Lamar County Courthouse

Architexas

Section Four

Experience with THC Projects

Clients Approved for THCCP Funding

Round I



Hopkins County Courthouse



Gray County Courthouse



Red River County Courthouse

Section Five Past Performance & References

TEXAS HISTORICAL COMMISSION

REAL PLACES TELLING REAL STORIES



Texas Historic Commission

Susan Tietz

Courthouse Preservation Program Coordinator

Susan.Tietz@thc.texas.gov

512.463.5860

Washington County Courthouse

Judge Durrenberger

County Judge

countyjudge@wacounty.com

979.277.6220

Taylor County Courthouse

Judge Phil Crowley

County Judge

phil.crowley@taylorcounty.texas.gov

325.674.1235

Bastrop County Courthouse

Shawn Harris

Director of General Services

shawn.harris@co.bastrop

512.581.7100

San Saba County Courthouse

Judge Jody Fauley

County Judge

ssjudge@co.san-saba.tx.us

325.372.3635

Potter County Courthouse

Mike Head (Retired)

Facility Manager

mikehead@co.potter.tx.us

806.231.1490

Taylor County Courthouse

Abilene, Texas



The Taylor County Courthouse was designed by architect George Burnett from Waco, Texas. The building was completed in 1915 and represents one of the finest classical revival designs in the state of Texas for its time period. It was conceived as a fully fireproof building with a reinforced concrete structure, brick and stone exterior walls, masonry and plaster interior walls, and generally non-combustible interior finishes. It is a three-story rectangular building centrally positioned in the courthouse square, which encompasses one full city block in downtown Abilene.

In January 2019, Taylor County was awarded a grant by the THCPP to update its master plan for the Historic Taylor County Courthouse. Architexas completed the master plan update, which included a reevaluation of the county's current programming needs, evaluating the building to meet present code compliances, and updating the cost estimate. During the master plan update, the County decided to move ahead with the preparation of 95% Construction Documents in hopes of obtaining another THCPP grant to fully restore their courthouse. Architexas prepared the construction documents while additionally assisting the County in preparing the courthouse grant application. In June 2020, the County was awarded \$6 million to fully restore their courthouse and the building was recently rededicated in April of 2026.

Project Duration

2019 - 2026

Cost of Construction

\$20 million

Square Footage

39,643 square feet

Scope of Services

- Master Planning
- Full Architectural Services
- THCPP Participation

Client Contact

Hon. Judge Downing A. Bolls, Jr.
Taylor County Judge
300 Oak Street, Suite #200
Abilene, TX 79602
325.674.2911

Mason County Courthouse

Mason, Texas



The Mason County Courthouse, designed by E.C. Hosford and Co., is one of two Hosford courthouses in Texas completed in 1910. Mason County Courthouse was constructed in the Classic Revival style out of locally quarried sandstone. The courthouse is centrally positioned in the courthouse square on two city blocks and is the centerpiece of the Mason National Register of Historic Places District.

Mason County has been a previous recipient of grant awards from the Texas Historic Courthouse Preservation Program for design documents and exterior upgrades. In 2020, Mason County selected Architexas to update the courthouse master plan, apply for a construction grant, and update design documents. A THC Texas Historic Courthouse Preservation Program construction grant was awarded for a full restoration.

Overnight on February 4, 2021, the courthouse was burned by an arsonist. Fortunately, the design documents were completed the same week, and critical documentation of the courthouse was provided. Architexas assisted the owner post-fire in identifying items for salvage, protection, and documentation. Planning for security, clean-out, and abatement were coordinated with the THC and insurance provider. Architexas updated design documents to include a phased project to expedite the roof and cupola reconstruction as well as the reconstruction of all interiors.

Project Duration

2020 - 2024

Final Construction Cost

\$20 million

Final Project Size

11,400 square feet

Scope of Services

- THCPP Participation
- Post-fire Planning
- Master Plan Update
- Construction Documents
- Construction Administration

Owner Contact

Sheree Hardin
201 Ft. McKavett St.
Mason, Texas 76856
325.347.5556
sheree.hardin@co.mason.tx.us

Fannin County Courthouse

Bonham, Texas



Architexas provided preservation architectural design and planning services for the restoration and rehabilitation of the Fannin County Courthouse, in compliance with the Texas Historic Courthouse Preservation Program (THCPP).

Consumed by fire in the 1950s and rebuilt in 1960, reducing the courthouse to a modernist style, Fannin County community and leadership chose to restore the courthouse to the original Dodson design. Architexas began collaborating with Fannin County in 2008, assisting in securing a THCPP Planning Grant. In 2016, Architexas further supported the county by helping secure a THCPP Construction Grant. Because the original 1888 drawings were not available, Architexas utilized historic photographs, extant buildings of a similar design by the same architect, and careful examination of building components now scattered at various locations throughout the city of Bonham.

The completed work reconstructed the exterior of the courthouse to its original 1888 appearance. The interior achieved the goal of a functional county courthouse with state-of-the-art systems in a historic setting. The reconstruction also achieved the original national and state historical significance for the courthouse.

Project Duration	Client Contact
2008 - 2022	Retired Commissioner Dean Lackey Fannin County Courthouse 101 E. Sam Rayburn Drive Bonham, Texas 75418 903.227.1687
Cost of Construction	
\$25 million	
Square Footage	
25,156 square feet	
Scope of Services	
Master Planning	
THCPP Participation	
Full Architectural Services	
Phased Construction Planning	
Awards	

Architexas

Section Five

Past Performance and References - Success in managing similar projects

Architexas recently completed the full restoration of the Taylor County Courthouse in Abilene, TX as the prime architect. The project was completed under the THCPP, where the county received a grant to revise their prior master plan and a second grant for construction (full restoration). The original budget at the completion of 95% CD's in 2020 was \$14.5M. Shortly after the county received the construction grant, we advised the county to complete the project in two phases: Phase 1 – Selective Demolition, and Phase 2 – Exterior and Interior Restoration as the interior of the building had been heavily modified concealing the condition of historic fabric and assemblies, which had the potential to significantly affect the budget.

The demolition was publicly bid and was completed in four months at a cost of \$450,000. Following demolition, we were able to accurately document the condition of existing elements and confirm where elements were missing by field investigation. At this time, we took the opportunity to 3-D scan the interior and exterior of the building, a fairly new technology at the time for architects. The 3-D model was referenced by the entire design team, the county, bidders, and contractor throughout the duration of the project. It was also the appropriate time to bring our finish analysis consultant onto the site as many of the original finishes were exposed and could easily be documented rather than having to destructively remove finish assemblies while the county occupied the building.

Taylor County Courthouse



Architexas

Section Five

Past Performance and References - Success in managing similar projects

We completed the remaining 5% of the construction documents incorporating our findings and received county and THC approval including updates to the budget. The budget estimate following demolition was increased to \$16M as one of the courtroom balconies was completely removed during an earlier alteration, much of the suspended plaster ceilings at the 3rd floor had to be removed, and ornamental plaster elements were either missing or in worse condition than anticipated. Unfortunately, as we prepared to go out to bid for the Phase 2 – Interior and Exterior Restoration project, costs were escalating due to COVID. We reviewed the costs for our recently bid projects and spoke with numerous contractors and subcontractors about the type of materials and assemblies requiring restoration/reconstruction on this project and revised/increased the cost estimate approximately 20% to \$19M, our best guess given the volatile climate. We had numerous conversations with the County and included a number of Alternates/Unit Prices/Allowances into the bid documents to offset potential additional increases. The County decided to move ahead. We received four legitimate bids from general contractors with restoration experience ranging from \$19.5M to \$22.5M. The lowest bidder was accepted, and following a number of value engineering meetings with the county and THC, the project was awarded at a cost of \$19.3M.

The quality of the completed work remained high, and budgets were closely adhered to as a result of the phased approach and open/frequent communication with all parties. The added demolition phase enabled the bid documents to thoroughly describe the scope of work resulting in minimal change orders.

Taylor County Courthouse





Proposer Information

Name of Company: Architexas - Architecture, Planning, and Historic Preservation, Inc.

Address: 1023 Springdale Rd. Building 11, Suite E.

City and State Austin, TX

Phone: 512.444.4220

Email Address: sfrocheur@architexas.com

Signature of Person Authorized to Sign:

A handwritten signature in black ink, appearing to read "Susan Frocheur", written over a horizontal line.

Signature

Susan Frocheur, RA, NCARB

Print Name

Principal-in-Charge

Title

Indicate status as to "Partnership", "Corporation", "Land Owner", etc.

Corporation

08.03.2026

(Date)

Note:

All submissions relative to these RFQ shall become the property of Webb County and are nonreturnable.

If any further information is required, please call the Webb County Contract Administrator, Juan Guerrero, at (956)523-4125.

References Form

Please list at minimum five (5) local governmental entities where similar scope of services were provided.

THIS FORM MUST BE RETURNED WITH YOUR OFFER.

REFERENCE ONE

Government/Company Name: Texas Historic Commission

Address: 1511 Colorado St, Austin, TX 78701

Contact Person and Title: Susan Tietz, courthouse Preservation Program Coordinator

Phone: 512.463.5860 Fax: _____

Email Address: susan.tietz@thc.texas.gov Contract Period: ongoing

Description of Goods / Services Provided: _____

Architexas has completed 34 courthouse master plans, 21 full courthouse restorations and has helped secure over \$136 million in funding through the Texas Historic Courthouse Preservation Program.

REFERENCE TWO

Government/Company Name: Washington County

Address: 100 E Main Street, Suite 203 Brenham, TX 77833

Contact Person and Title: Judge Durrenberger

Phone: 979.277.6220 Fax: _____

Email Address: countyjudge@wacounty.com Contract Period: 2015 - Present

Description of Goods / Services Provided: _____

In 2015, Architexas was hired to provide a courthouse master plan and to assist the County in applying for funding under the THCPP. The County was awarded a Round XI planning grant of \$713,000 to develop construction documents for a full restoration. After the unexpected failure of a stone panel in 2024, Architexas assisted Washington County with an updated condition assessment and THCPP emergency request for repair funding. Construction is ongoing in 2025.

REFERENCE THREE

Government/Company Name: Taylor County
Address: 300 Oak Street, Suite #200 Abilene, TX 79602
Contact Person and Title: Judge Phil Crowley
Phone: 325.674.1235 Fax: _____
Email Address: phil.crowley@taylorcounty.texas.gov Contract Period: 2019-2026
Description of Goods / Services Provided: _____

In January 2019, Taylor County was awarded a grant by the THCPP to update its master plan for the Historic Taylor County Courthouse. Architexas completed the master plan update, which included a reevaluation of the county's current programming needs, evaluating the building to meet present code compliances, and updating the cost estimate. During the master plan update, the County decided to move ahead with the preparation of 95% Construction Documents in hopes of obtaining another THCPP grant to fully restore their courthouse. Architexas prepared the construction documents while additionally assisting the County in preparing the courthouse grant application. In June 2020, the County was awarded \$6 million to fully restore their courthouse and the building was recently rededicated in April of 2026.

REFERENCE Four

Government/Company Name: Bastrop County
Address: 804 Pecan St, Bastrop, TX 78602
Contact Person and Title: Shawn Harris - Director of General Services
Phone: 512.581.7100 Fax: _____
Email Address: shawn.harris@co.bastrop Contract Period: 2018 - Present
Description of Goods / Services Provided: _____

In 2018, Architexas was hired to prepare a courthouse complex master plan that would comply with the requirements of the THC's courthouse preservation program to enable them to be eligible to apply for funding under the program. Additionally, the county requested assistance in applying for emergency grant funding under the National Park Service Emergency Fund for Hurricane Harvey Disaster Assistance. The master plan was approved by the county and THC in 2020. The county was awarded two Hurricane Harvey Grants, one to repair the copper clad dome of the courthouse and a second to repair exterior masonry at the historic jail, work attributed to Hurricane Harvey damage. The county applied for a planning and construction grant in Round XIV and has been awarded \$10,000,000 for fully restoring their courthouse. Architexas is currently overseeing emergency roof repair work at the historic courthouse and in A/E negotiations to provide a new HVAC system in the Annex building and courthouse.

REFERENCE Five

Government/Company Name: San Saba County

Address: 500 E Wallace St, San Saba, TX 76877

Contact Person and Title: Judge Jody Fauley

Phone: 325.372.3635 Fax: _____

Email Address: ssjudge@co.san-saba.tx.us Contract Period: 2014-2020

Description of Goods / Services Provided: _____

In 2014, Architexas was hired by San Saba County to provide architectural services required to implement an emergency grant provided by the Texas Historical Commission's Texas Historic Courthouse Preservation Program (THCPP), including the preparation of construction documents and the provision of construction administration services for Phase I, new electrical service and interior and exterior stairway repairs. Phase I was substantially complete in July of 2016.

In September of 2016, the San Saba County Courthouse was awarded a THCPP grant to undertake Phase II, full restoration of the courthouse. Architexas provided design and construction administration services to ensure the building met the County's needs for the next hundred years. Scope of work included replacement of MEP systems, careful integration of a new fire alarm and fire riser system, and restoration of historic elements and materials. Phase II was finished in 2020.

- ****Additional pages are permitted if more space is required****

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CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Non-applicable

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 

Signature of vendor doing business with the governmental entity

08.03.2026

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

- (2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed; or

- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

- (a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

- (a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

- (1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

- (2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

Offeror: Complete & Return this Form with Response Submission.
Senate Bill 252 Certification

SB 252 CHAPTER 2252 CERTIFICATION I, Susan Frocheur, the undersigned representative of Architexas - Architecture, Planning, and Historic Preservation, Inc. (Company or business name) being an adult over the age of eighteen (18) years of age, pursuant to Texas Government Code, Chapter 2252, Section 2252.152 and Section 2252.153, certify that the company named above is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153. I further certify that should the above-named company enter into a contract that is on said listing of companies on the website of the Comptroller of the State of Texas which do business with Iran, Sudan or any Foreign Terrorist Organization, I will immediately notify Mr. Jose Angel Lopez III, Webb County Purchasing Agent at (956) 523-4125 or via email at joel@webbcountytx.gov

Susan Frocheur, RA, NCARB

Name of Company Representative (Print)



Signature of Company Representative

08.03.2026

Date