

ADVERTISEMENT TO BIDDERS

Freestone County Courthouse – Historic Courthouse Restoration
118 E. Commerce Street, Fairfield, TX 75840

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.

Pre-Bid Conference:

Tuesday, August 26, 2025, 10:00 AM
Freestone County Courthouse
District Courtroom

Bids Opened:

Tuesday, September 23, 2025, Tuesday 10:00 AM
Freestone County Courthouse
Commissioners Court

Bids Due:

Monday, September 22, 2025, 4:00 PM
Freestone County Courthouse
Freestone County Auditors Office, Room 209

Contract to be Awarded:

Monday, October 6, 2025

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>