



KOMATSU
ARCHITECTURE

Clay Co. Courthouse Master Plan Update & THCPP Grant Overview

April 16, 2026





KOMATSU
ARCHITECTURE

Get to Know
Our Team

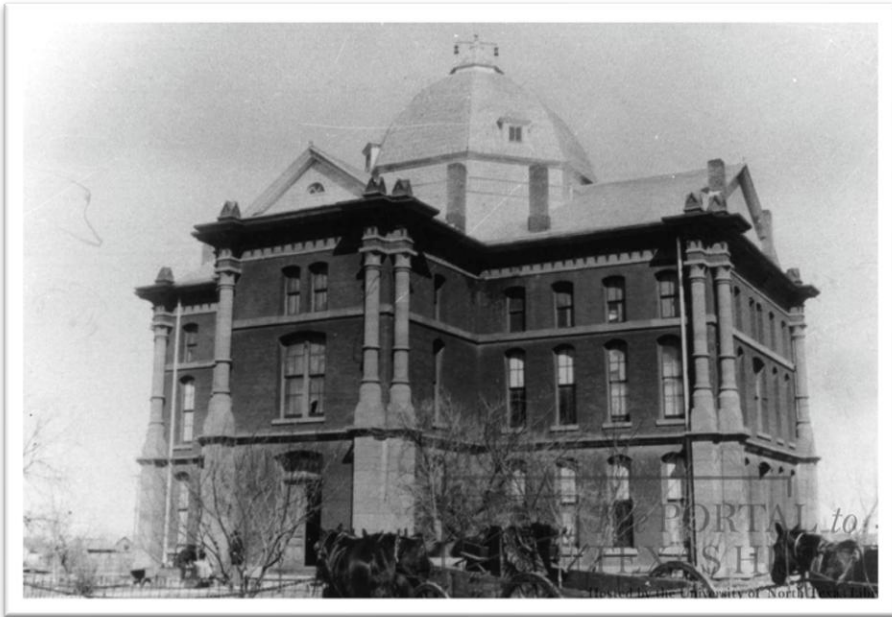


Marie Oehlerking-Read, AIA
*Director of Historic Preservation
Project Manager, Architect*



Joyce Williams, AIA
Project Architect





COURTHOUSE TIMELINE

1884 – Courthouse built.
Designed by W.H. Wilson & Tozer

1912 – Tower replaced with dome & gabled roof.
(Restoration Date)

2002 – Courthouse Master Plan by TWC

2020 – Master Plan Update by Harper Perkins

2025 – Dome and roof restoration by County



2026 & Beyond – What's Next?



MASTER PLAN UPDATE FINDINGS & RECOMMENDATIONS

Indoctrinate Restoration Date of 1912

Existing Materials & Systems

- Masonry: Severe
- Windows: Poor – Severe
- Doors: Poor – Severe
- MEP Systems: Poor

Accessibility

Challenges throughout site and building.
Prior modifications no longer meet current standards.

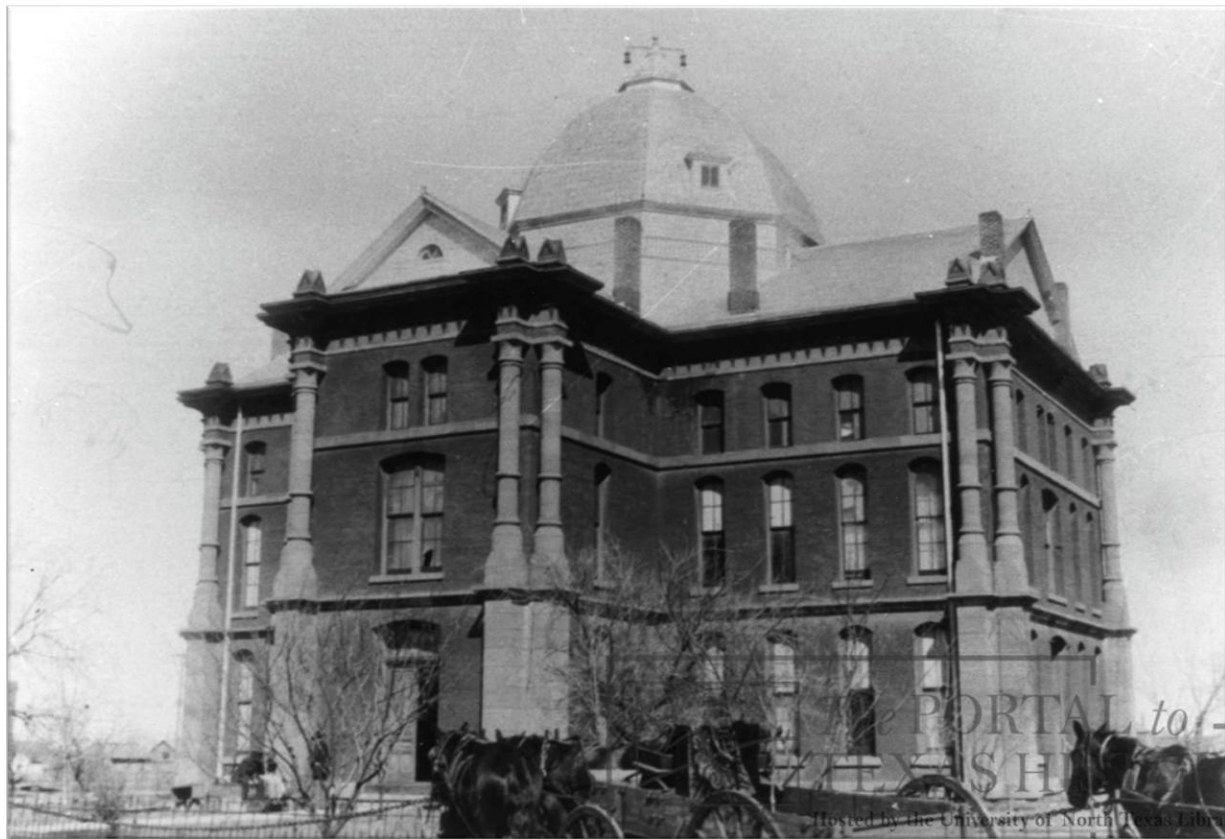
Intrusive Interior Materials







RESTORATION – Preserve, repair, reconstruct to one period in time.



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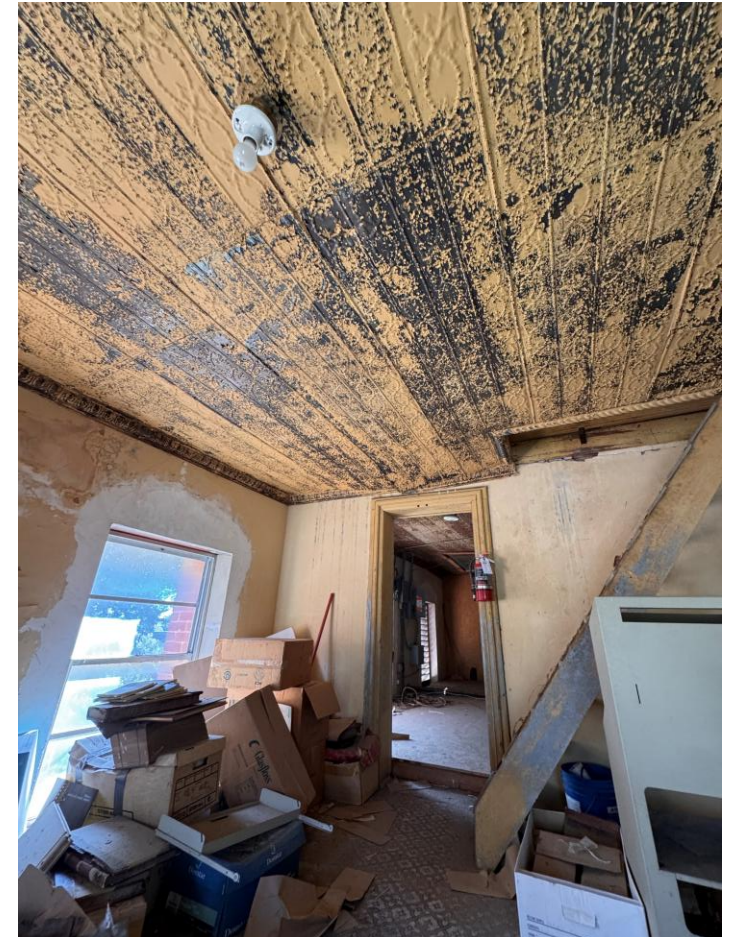
PRIMARY SPACES



SECONDARY SPACES



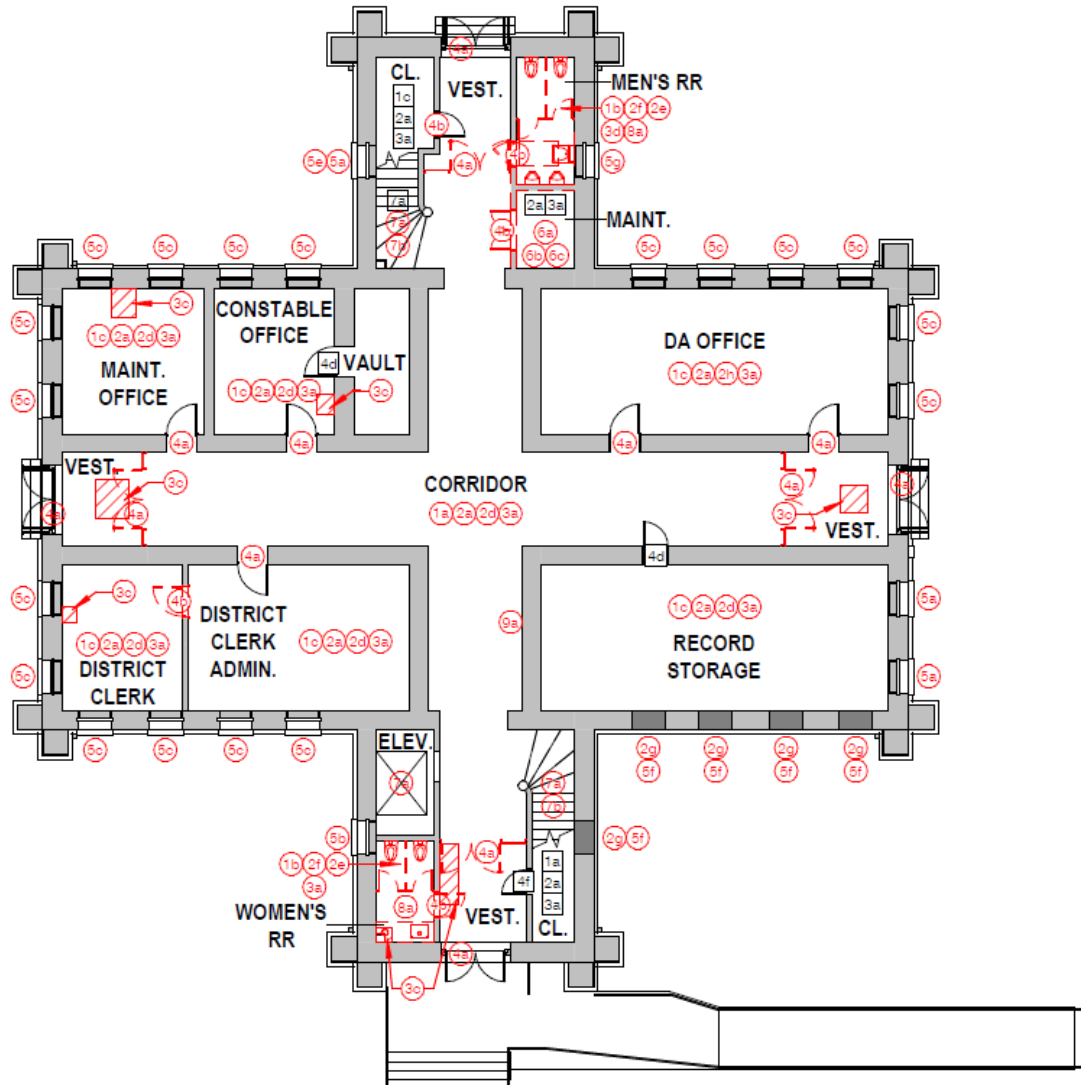
TERTIARY SPACES



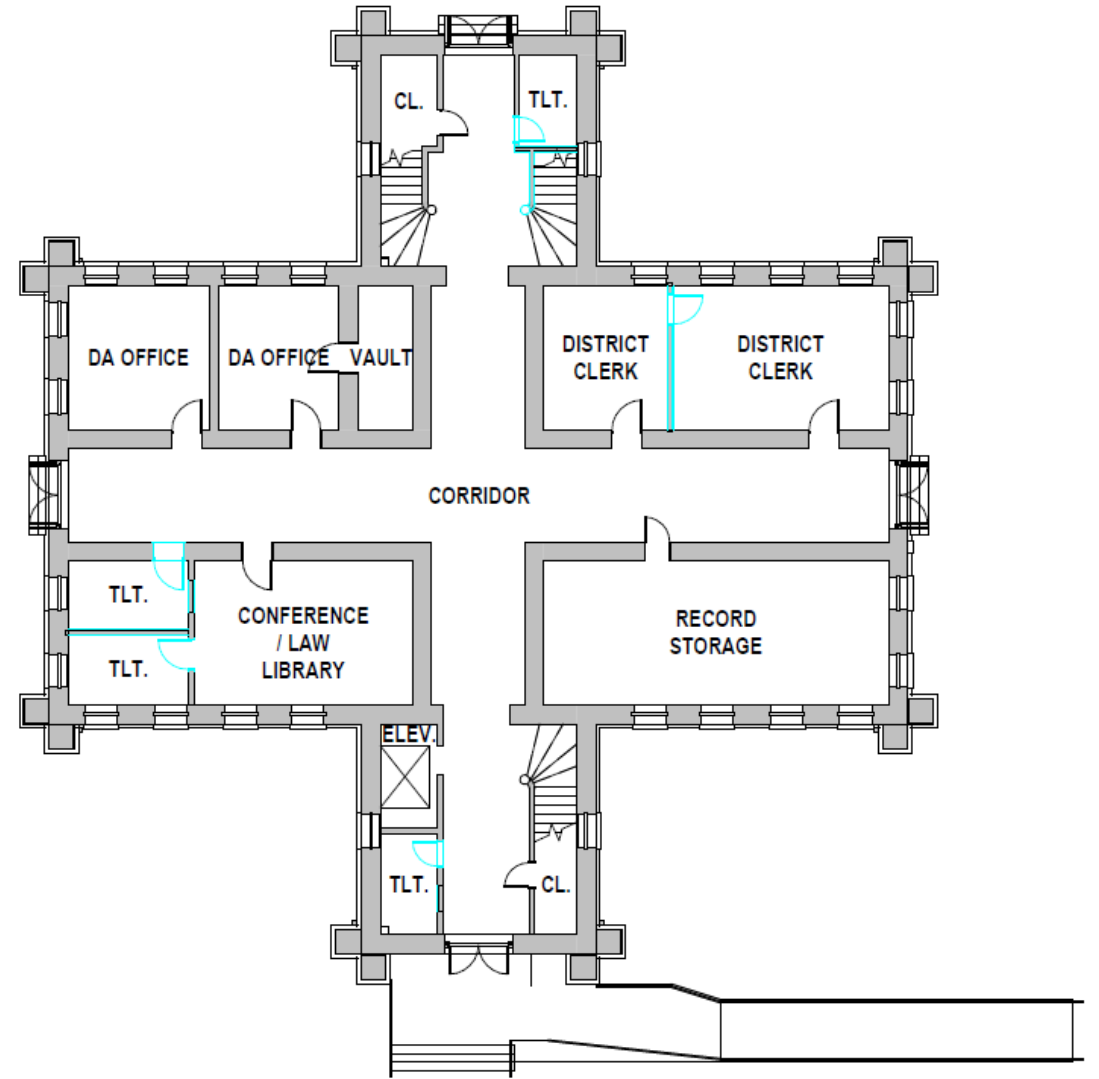
HISTORIC MATERIAL



FIRST FLOOR

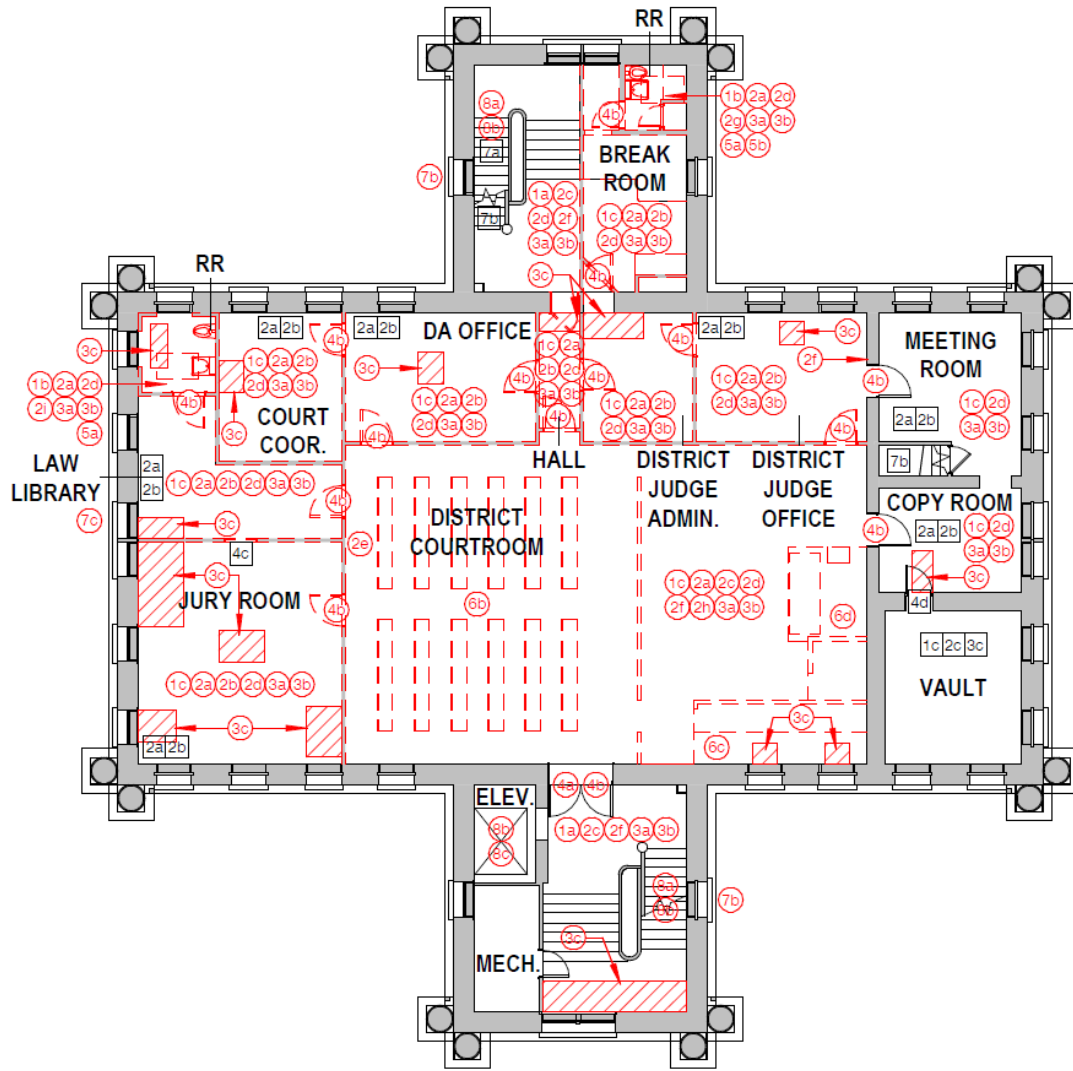


EXISTING

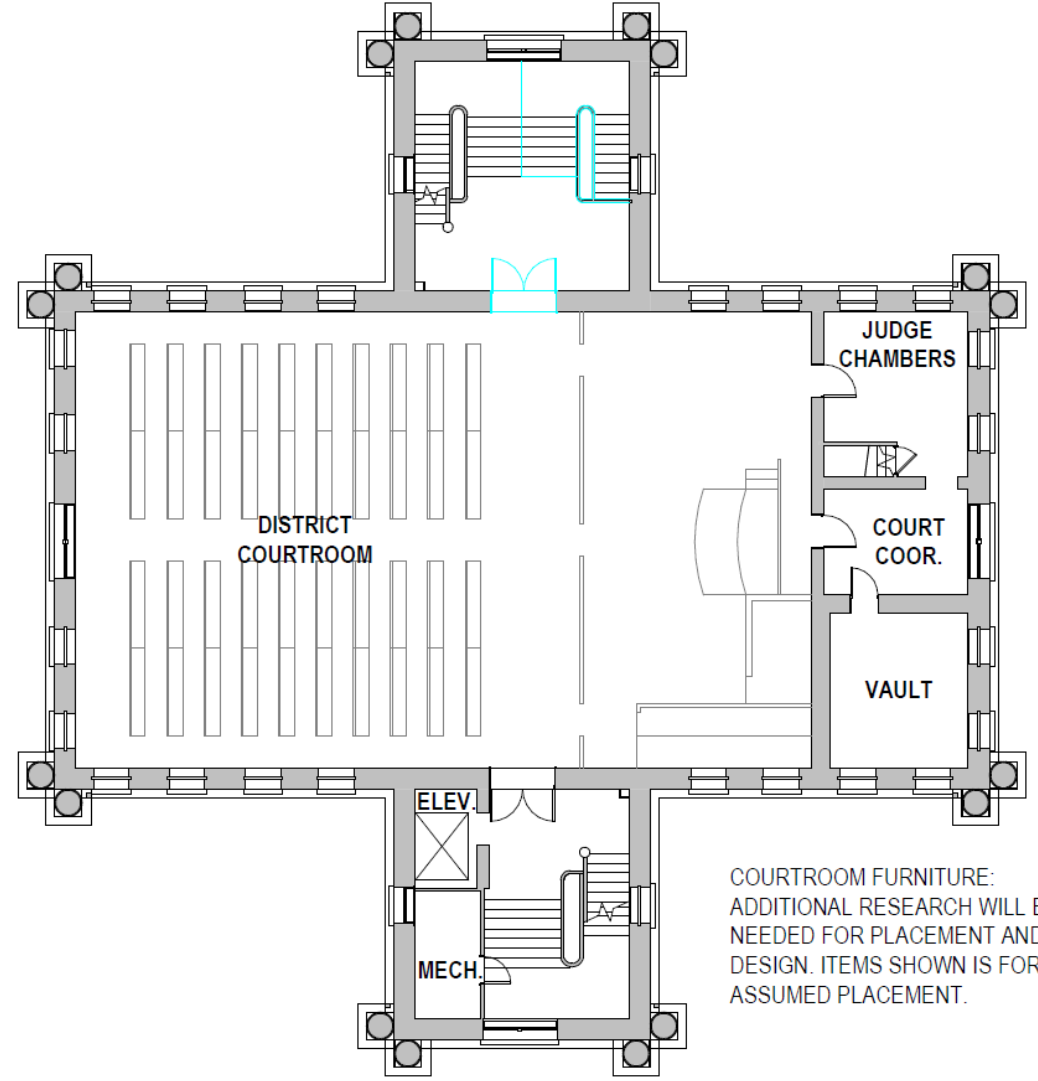


PROPOSED RESTORATION

SECOND FLOOR



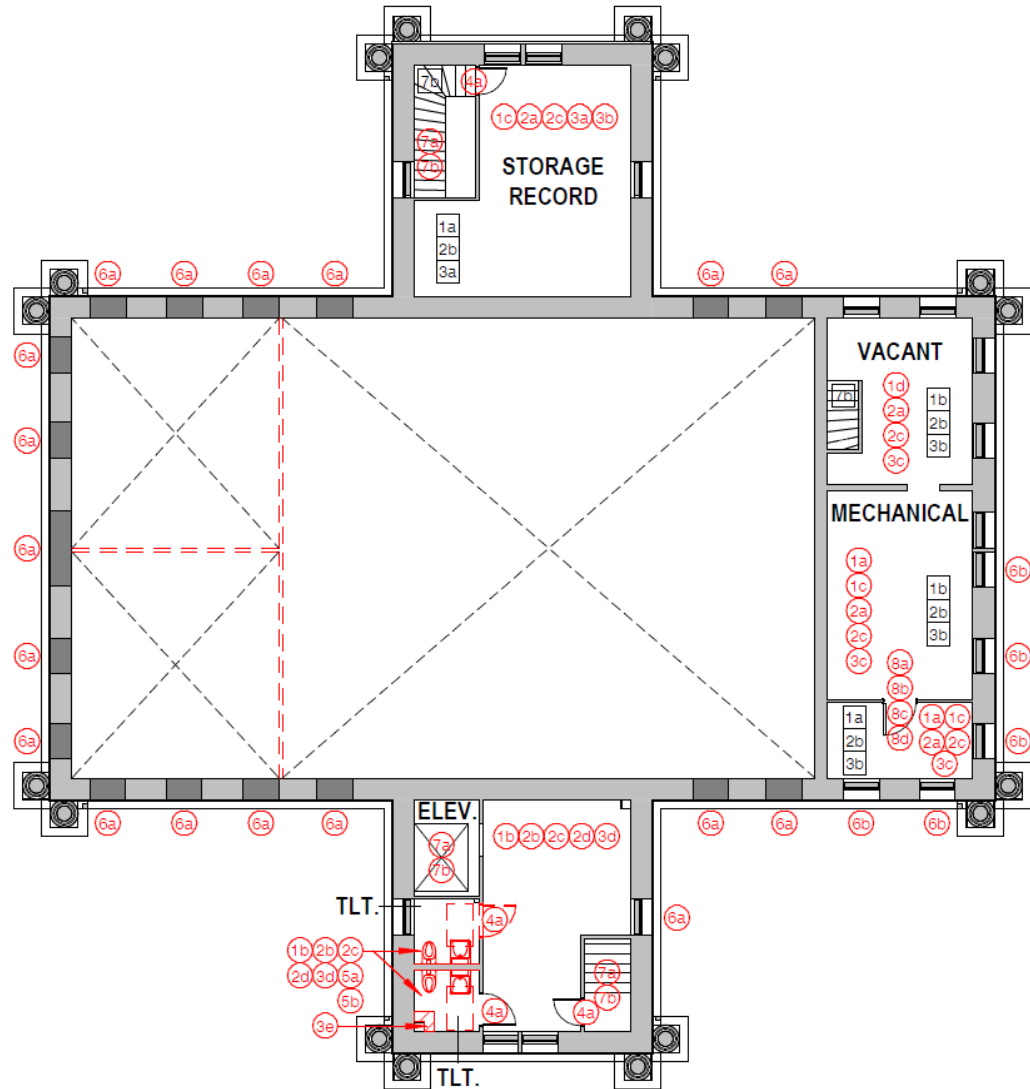
EXISTING



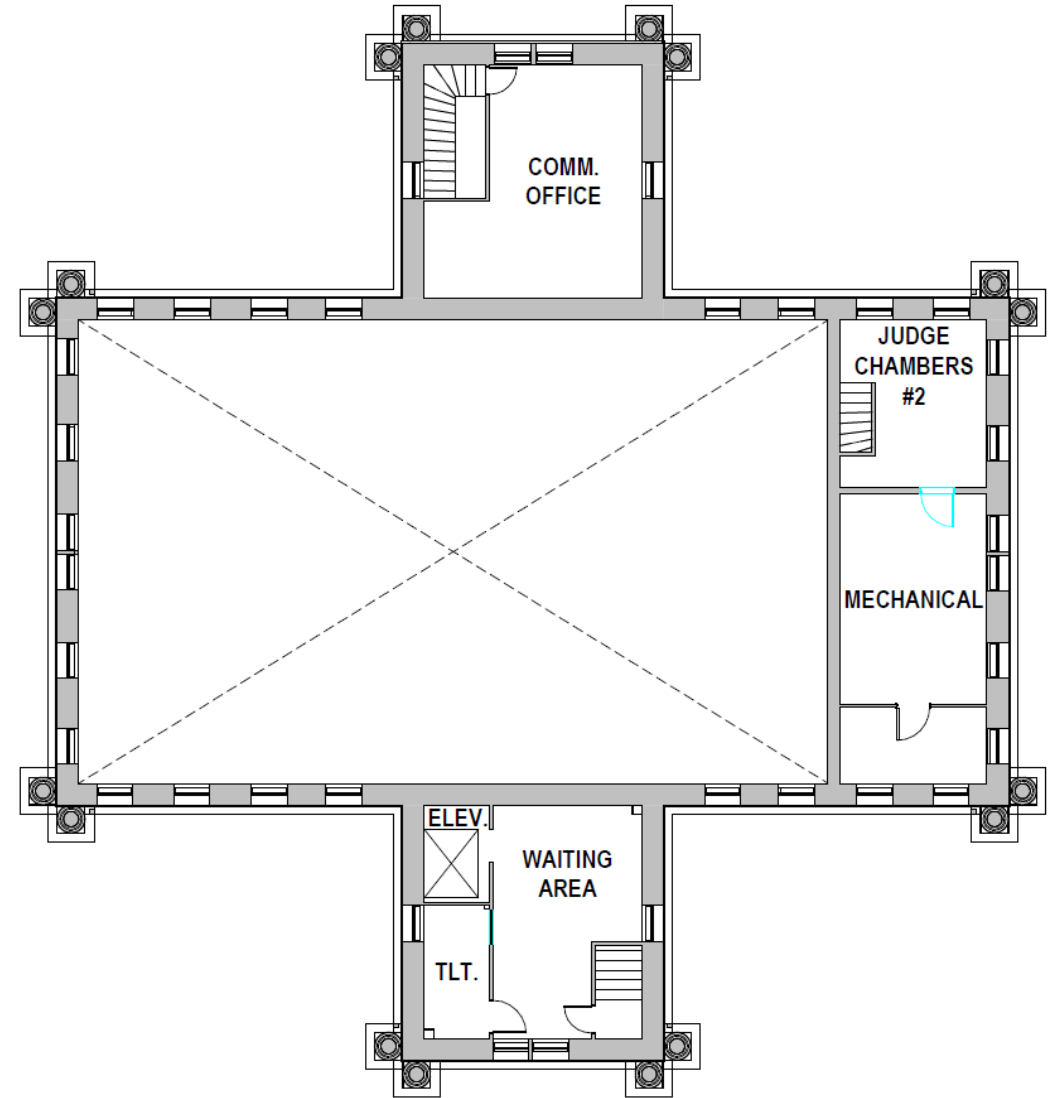
PROPOSED RESTORATION

COURTROOM FURNITURE:
ADDITIONAL RESEARCH WILL BE
NEEDED FOR PLACEMENT AND
DESIGN. ITEMS SHOWN IS FOR
ASSUMED PLACEMENT.

THIRD FLOOR



EXISTING



PROPOSED RESTORATION

Third-Party Cost Estimate BY PHASE

Construction Cost Estimates		Riddle & Goodnight Construction Specifications	
Clay County Courthouse 100 N. Bridge Street Henrietta, Texas 76365			Base Option Total Area, GSF: 12,156
MASTERPLAN SUMMARY			
Architect: Komatsu Architecture			Date: 3/23/2026
Division	Work Description	Masterplan Level	\$/SF 95%
1	General Conditions and Requirements		\$1,966,576 \$ 161.78
2	Existing Conditions/Demolition, Abatement, and Sitework		\$1,228,149 \$ 101.03
3	Concrete	Not Used	\$ -
4	Masonry		\$1,000,447 \$ 82.30
5	Metals		\$271,351 \$ 22.32
6	Wood, Plastics, & Composites		\$331,008 \$ 27.23
7	Thermal and Moisture Protection		\$404,669 \$ 33.29
8	Openings		\$1,655,285 \$ 136.17
9	Finishes		\$1,513,591 \$ 124.51
10	Specialties		\$16,613 \$ 1.37
12	Furnishings		\$255,638 \$ 21.03
13	Special Construction		\$329,932 \$ 27.14
14	Conveying Systems		\$383,318 \$ 31.53
15	Mechanical and Plumbing		\$1,515,474 \$ 124.67
16	Electrical, Communications, Electrical Safety		\$1,505,797 \$ 123.87
Subtotal of Costs			\$12,377,848 \$1,018
	<i>General Contractor 10% Overhead & 5% Profit included above in the direct subtotal/detail costs</i>	15% pct	\$1,856,677 \$152.74
	Estimating Contingency	10% pct	\$1,423,453 \$117.10
Grand Total			\$15,657,978 \$1,288

PLANNING GRANTS

GRANTS TO FUND
THE PRODUCTION OF
CONSTRUCTION BID
DOCUMENTS FOR A FUTURE
FULL RESTORATION

30%

minimum match

Planning Grants Capped
as Noted Below

- Professional architectural & engineer services
- Result – 95% construction drawings & specifications for full restoration
- Capped at \$4 million
- 10 additional points in subsequent grant round once drawings are “shovel ready”
- Next Grant Round – Construction grant

EMERGENCY GRANTS

GRANTS TO FUND CRITICAL NEED THAT PROTECTS THE BUILDING OR ITS USERS

30% minimum match OR

~~**50%** minimum match for previously restored courthouses~~

Emergency Grants Capped as Noted Below

An emergency is defined to be caused by

- a catastrophic event,
- a recently discovered condition that threatens the building with imminent and severe damage or
- critical repairs needed to correct accelerating damage from long-term deferred maintenance.

Evaluated on a separate scoring system that emphasizes the categories that best assess the urgency of the work and the need of the applicant.

Capped at \$4m cumulative previous planning & emergency grants

THCPP Grant Request:

PLANNING

Drawings & Specifications for Full Restoration



Total Allowable Construction Costs – \$14,797,712

Architecture & Engineering Fees (12%) - \$1,896,725

Total Planning Project Cost = Arch & Eng Fees

THCPP Grant Request = \$1,327,707.50

County Funds (30%) = \$569,017.50

THCPP Grant Request:

EMERGENCY

Masonry + Windows

EMERGENCY GRANTS

GRANTS TO FUND CRITICAL
NEED THAT PROTECTS THE
BUILDING OR ITS USERS

30% minimum match OR

50% minimum match for
previously restored courthouses

Emergency Grants Capped
as Noted Below

Construction Cost – \$4,053,151

+ Contractor Overhead & Profit (15%) – \$607,972,65

+ Contingency (10%) – \$466,112.37

Total Allowable Construction Costs – \$5,127,236

+ Architecture & Engineering Fees – \$972,902.48

Total Allowable Project Cost = \$6,100,138.50

THCPP Grant Request = \$3,950,000*

**capped at \$4m*

County Funds (30%) = \$2,150,138.50

Other Considerations

- Owner's Rep
- Owner's Contingency



NEXT STEPS

Info needed from County

- Support Letters
- Resolution of Support
- Pre-App Training Certificate
- Signatures

Timeline

- Application due May 8
- Grant awards announced end of July 2026



THANK YOU!

