

**CITY OF  
GONZALES, TX.**

**RFP-0331-2022**

**Request for Proposals for Professional Services for a  
National Register Historic District Nomination for  
the Edwards School - Gonzales**



**DUE DATE: March 31, 2022**

**THE CITY OF  
GONZALES  
820 ST. JOSEPH  
STREET  
GONZALES, TX. 78629**

All communications related to this RFP must be in writing and directed to the following contact:  
[citysecretary@gonzales.texas.gov](mailto:citysecretary@gonzales.texas.gov). The deadline to submit questions via email is 2:00 p.m. on  
Thursday, March 24, 2022

Questions will be answered in the form of an addendum and posted on the City of  
Gonzales' [www.gonzales.texas.gov](http://www.gonzales.texas.gov)

The Statement of Work to be performed in accordance with the Secretary of the Interior's  
Standards and Guidelines for Archeology and Historic Preservation and as determined eligible  
in the National Historic Preservation Act (NHPA), 54 U.S.C 300101 et. seq., and in the Historic  
Preservation Grant Fund Manual, includes:

Prepare a National Register nomination per National Register Criteria for Evaluation for the  
Edward School Campus to include its African American significance. This project is funded  
through the Underrepresented Community Grant Program, through the Historic Preservation  
Fund and is administered by the National Park Service, Department of the Interior. This grant  
focuses on diversifying the nominations submitted to the National Register of Historic Places.

## REQUEST FOR QUALIFICATION PROJECT SCHEDULE

- Issue RFQ March 10, 2022
- Questions due in writing by 2:00 p.m. Thursday, March 24, 2022. Questions received after the deadline will not be acknowledged.
- RFP Submittal Deadline of Thursday, March 31, 2022 at 2:00 p.m.
- Interviews – Week of April 4, 2022 (Tentative)
- City Council Approval April 14, 2022
- Project Initiation – May 2, 2022 (approx.)
- National Historic Designation Application Submission – October 1, 2023

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# RFP

## NATIONAL REGISTER HISTORIC DISTRICT NOMINATION EDWARDS SCHOOL GONZALES, TEXAS

### 1. PROJECT DESCRIPTION

The City of Gonzales, Texas, with the support of the Edwards Association and the Gonzales County Historical Commission, seeks to hire a consultant to prepare a National Register Historic District Nomination for the George Edwards School – later the Edwards School. The school was built in 1914 and served the African American children of Gonzales County until school desegregation in 1964. The school and gymnasium are owned by the Edwards Association. The small annex building, primarily used for storage now, is currently owned by the City of Gonzales.

The Edwards Association is a small, underfunded, nonprofit, formed solely to preserve the Edwards School structures, with the eventual goal of establishing a museum and research center on the campus. The neighborhood consists of the historic Colony Street entrance, Edwards school site, cemetery, churches and homes.

The gymnasium on the property has a beautiful and architecturally significant lamella vaulted roof. These roofs, patented in 1910 by Friedrich Zollinger, were popular between World Wars, when metal was in short supply. Individual pieces were joined together with bolts or plates to form a rhomboid pattern. Wooden sheathing covers the exterior of the roof.

### 2. BACKGROUND

#### 2.1 HISTORIC CONTEXT

In the early 1900's, white Gonzales residents, Mrs. Josephine Peck and Mr. W.M. Fly donated a plot of land to the Gonzales School District to provide a school for black children. The conveyance deed specified that the school be built within one year of conveyance. The land for the school was bounded by Fly Street on the south, Kleine Street on the west, School Street on the north and Robinson Street on the east -see attached "Edward School Overhead" photo. By 1914, the school had outgrown the original 20' x 30' building. School board minutes from 1914 state, "the matter of building an addition to the Negro school building came on to be considered and it was decided to erect a one room addition to said building..."

In 1950, a gymnasium, which doubled as an auditorium and contained eight classrooms, was built on the property, at a cost of \$59,000. The gymnasium has a beautiful and architecturally significant lamella vaulted roof. These roofs were popular between World Wars and when metal was in short supply. Individual pieces were joined together with bolts or plates to form a rhomboid pattern.



Gonzales is a small town, located in central Texas and is the seat of Gonzales County. Gonzales is referred to as the "Lexington of Texas" because it was the site of the first battle of the Texas Revolution. The Mexican government sought to repossess a cannon from the residents of Gonzales that they had been given as protection against Indian attacks. At the outbreak of disputes between the Anglo settlers and the Mexican authorities in 1835, a contingent of more than 100 Mexican soldiers was sent from San Antonio to retrieve the cannon.

When the soldiers arrived, the men of Gonzales refused to return the cannon. Two Gonzales residents sewed a flag bearing the likeness of the cannon and the words "Come and Take It", which was flown when the first shots of Texian independence were fired on October 2, 1835. The Texans successfully resisted the Mexican troops in what became known as the Battle of Gonzales. "Come and Take It", with the likeness of the Gonzales cannon, is still the logo for the City of Gonzales today.

Texas achieved independence from Mexico on March 2, 1836 and was part of the Union until March 23, 1861, when Texas entered the Civil War as a Confederate state. Following the Civil War, schooling for blacks, as for whites, was irregular at best and normally consisted only of elementary grades. In 1866, Congress established the Freedman's Bureau to address the educational needs of the newly freed slaves. Southern whites openly were hostile to the newly freed blacks and burned many of the schools established by the Freedman's Bureau in the late 1860s.

In 1872, the Freedman's Bureau was abolished and with its closure, southern blacks lost many of the educational gains which they had achieved during the previous seven years. The Texas legislature, led by Reconstructionists, passed the Constitution of 1876 and the School Law of 1884, advancing schooling for the state's black students. Public school funds were appropriated to counties based on scholastic census figures, regardless of the race of the students. However, the document clearly stated that schools were to be segregated. Any school which contained students of both the "white" and "colored" race would not receive assistance from the public-school fund. Although legally blacks were to be afforded an education, the establishment of black schools fell to local officials who did not share the Reconstructionists' zeal for black education. The schools that were established often were of poor quality and were afforded few resources for the education of students. These early experiences and biases have led to the underrepresentation of African American accomplishments, especially educational accomplishments, in the historical record.

## 2.2 PROJECT FUNDING

Gonzales County is a Certified Local Government recognized by the Texas State Historic Preservation Office. The project is being supported in part by an Underrepresented Communities grant from the Historic Preservation Fund administered by the National Park Service, Department of the Interior. The National Park Service's Underrepresented Community Grant Program (URC) works towards diversifying the nominations submitted to the National Register of Historic Places. Projects include surveys and inventories of historic properties associated with communities underrepresented in the National Register, as well as the

development of nominations to the National Register for specific sites. The grant application narrative can be found as Exhibit D. The selected consultant firm will need to meet the Secretary of the Interior's Professional Qualifications Standards.

## 2.3 PROJECT GOALS

The inclusion of the Edwards School on the National Register, along with its place in the Freedom Colonies project, will allow for a more complete perspective on the history. As a part of these goals, the Edwards School site has also been evaluated by the Texas Historical Commission and has been recommended for inclusion into the National Register under Criterion A – Education and Ethnic Heritage/African American and Criterion C – in the area of Architecture. In addition, the future listing of the Edwards School on the NRHP will support the City's economic development efforts by generating additional interest in this iconic site and thus drawing more visitor spending into the neighborhoods that surround the school site. Future listing on the NRHP would enable the Edwards School to be eligible for preservation grants for the endangered and architecturally significant gym.

The vision for this project is: nomination to and inclusion on the National Historic Register; successful fundraising from Gonzales residents and businesses and foundations to leverage grant funding for restoration of the property; successful grant application to the National Historic Revitalization Grant program for funding to further restoration of the property; fundraising and economic development grants for the establishment of a museum and research center; economic development and historic tourism based on the Edwards school museum and research center into the Freedom Colonies project; additional historic recognition and storytelling based on additions to the Freedom Colonies project.

## 3. PROJECT SCOPE

### 3.1 PROJECT OVERVIEW

The selected professional consultant will have the necessary qualifications to perform an intensive survey, preparation and submittal of a draft National Register Historic District nomination to the Texas State Historic Preservation Office, and preparation and submittal of the final National Register Historic District nomination to the National Park Service. The State of Texas State Historic Preservation Office (SHPO) issued a determination of eligibility letter in March of 2021 that stated that the entire complex of the Edwards School was eligible for listing on the NRHP under Criterion A in the areas of Education and Ethnic Heritage/African American and Criterion C in the area of Architecture. This DOE Letter can be found as Exhibit C.

Specific components of the project and tasks necessary to complete it are listed below. However, it should be emphasized that this list is not comprehensive, complete or final, but is representative of the scope of work the firm shall be qualified to complete. The consultant, in the preparation of a qualifications, should describe any additional services they believe are beneficial in meeting the project objectives.

### 3.2 PROJECT AREA

In the early 1900's, white Gonzales residents, Mrs. Josephine Peck and Mr. W.M. Fly donated a plot of land to the Gonzales School District to provide a school for black children. The conveyance deed specified that the school be built within one year of conveyance. The land for the school was bounded by Fly Street on the south, Kleine Street on the west, School Street on the north and Robinson Street on the east -see attached "Edward School Overhead" photo. By 1914, the school had outgrown the original 20' x 30' building.

In 1950, a gymnasium, which doubled as an auditorium and contained eight classrooms, was built on the property, at a cost of \$59,000. The gymnasium has a beautiful and architecturally significant lamella vaulted roof. These roofs were popular between World Wars and when metal was in short supply. Individual pieces were joined together with bolts or plates to form a rhomboid pattern -see attached photos.

Today the Edwards School campus consists of three buildings: the original school (now used as a community center), the gymnasium and an annex building. The small annex building once housed home economics classes'. The Texas State Historical Office has determined that the entire school complex is eligible for listing under Criterion A in the areas of Education and Ethnic Heritage/African American and Criterion C in the area of Architecture. The property ID is 13571.

The

### 3.3 INTERNAL PROJECT TEAM

The City will put together an internal Project Team that will have the following responsibilities:

1. Review the submitted consultant qualifications and recommend selected consultant firm to the National Park Service and City Council
2. Provide guidance to the selected consultant as needed.
3. Review and comment on all draft and final nomination documents.
4. Plan and promote presentations on the nomination's findings at the conclusion of the project.

The project will be managed by the City of Gonzales' grant consultant, Janay Tieken, in coordination with City of Gonzales staff, as well as the Edwards Association and the Gonzales County Historical Commission. Ms. Tieken will be responsible for overall project grant management with NPS and consultant management.

### 3.4 PROJECT PHASES

*Phase One – Intensive Historic Resource Survey:* During this Phase, the consultant will conduct the intensive historic resource survey and document the history and conditions of buildings in the project area with an appropriate level of supporting evidence that supports or refutes significance and evaluate every primary structure, secondary structure, and site in the project area and identify if structures are Significant, Contributing, and Non-contributing. Non-contributing buildings will be ranked as non-contributing due to age, due to reversible alterations, or due to irreversible alterations. Research will be recorded on an inventory form and will be a project deliverable. The inventory form shall follow federal, state, and local guidelines. The Edwards Association and Gonzales Historical Commission will assist with gathering information for the selected consultant, including those resources listed in Exhibit B. The selected consultant will be responsible for coordinating research at the library or at other facilities.

*Phase Two– Preparation and Submittal of National Register Historic District Nomination:* During Phase Two, the consultant firm will conduct further research on the history of the Edwards School within the timeline of national philosophies and practices regarding the education of people of color in the late 1880's through desegregation. The resultant nomination will go beyond architecture and the basic mechanics of how the Edward's School functioned and will emphasize racial bias, equity, and educational reform – past and present. The consultant firm will augment research already completed by the Museum and local volunteers.

Upon the successful review and approval of the draft nomination by the Project Team, the selected consultant firm shall submit the final draft to Texas State Historic Preservation Office (SHPO) and shall represent the nomination at the Texas Historic Sites Advisory Council meeting. Subject to any suggested edits, the selected consultant shall submit the nomination to the National Park Service.

Prior to the final submittal to the NPS, the selected consultant firm shall deliver one in-depth presentation on the nomination's findings. The presentation will be jointly sponsored by the Edwards Association and the Gonzales County Historical Commission. This presentation will occur in-person as well as being recorded via live broadcast using Zoom, Youtube or some other platform. The Project Team shall take responsibility for promoting this public event.

### 3.5 PRESENTATIONS

- Presentation One: Texas Historic Sites Advisory Council Meeting
- Presentation Two: Public event cosponsored by the Edwards Association and the Gonzales County Historical Commission.

### 3.6 REPORTING

The selected firm shall provide monthly project updates to the City's grant consultant.

### 3.7 DELIVERABLES

- Written monthly project updates submitted to the City's grant consultant.
- Draft and Final Digital copies of the Excel database of surveyed buildings, structures, objects and landscapes. Database fields may include: building ID, type, date of construction, architectural style, building form, building materials, and building condition.
- Draft and Final Digital copies of the Survey Forms
- Draft and Final Digital copies of the National Register Historic District nomination
- Digital copies of all presentation materials (PowerPoint, handouts, etc)
- All digital submittals should be high-resolution files. Transmittal may be performed electronically or by a USB drive.
- High-resolution digital copies of all photographs. Pictures should be submitted in a jpg format. Photographs and/or slides will be taken under optimum lighting. Backlit shots will be unacceptable. Photographs deemed to be unacceptable to the City of Joliet will be retaken by the consultant at no additional charge.

## 4 RFP SUBMITTAL FORMAT

To achieve a uniform review process and obtain the maximum degree of comparability, it is required that the qualifications be organized in the manner specified below. Qualifications shall not exceed thirty (30) pages in length (including letter of transmittal, resumes, title page(s)). Information in excess of those allowed will not be evaluated or scored. One page shall be interpreted as one side of a single-lined, typed, 8 ½" x 11" piece of paper. To be considered for selection, submit the following information in keeping with the following format. Please submit two (2) 8 ½" x 11" paper copies and one (1) copy on USB drive of the qualifications.

### 4.1 LETTER OF TRANSMITTAL

Reference the RFP, the name of your firm, address, telephone number(s), name of contact person with their email address.

#### 4.2 STATEMENT OF QUALIFICATIONS

The Statement of Qualifications shall include the following sub-sections. The selected consultant firm will need to meet the Secretary of the Interior's Professional Qualifications Standards.

- 4.2.1 A summary of your qualifications as well as a brief description of the firm, location of office(s), years in business and areas of expertise, and staff size.
- 4.2.2 A brief narrative stating your understanding of the project.
- 4.2.3 Key staff and include a description of their abilities, qualifications and experience. Attach resumes of key staff to be assigned to this project. Include a proposed project management structure and organizational chart. Include the professionals and sub-consultants the firm anticipates utilizing, delineate their roles, and include information regarding their qualifications and experience.

#### 4.3 PREVIOUS PROJECT EXPERIENCE

- 4.3.1 Consultant firm shall identify and provide summaries of previous project experience, including the status or outcome of these projects. Provide reference and contact information for a minimum of three (3) relevant projects of similar scope and scale which demonstrate pertinent experience.
- 4.3.2 Consultant firm must provide a minimum of three (3) and up to five (5) DIGITAL samples of previous work. Firms may attach a page listing other projects and project locations within the qualifications but only two to five examples should be included on the USB. The pages for the samples that are submitted will not be counted towards the total 30 pages submittal of the response to this RFQ. If the City wishes to see other examples, those should be provided to the City upon request.

#### 4.4 PROJECT SPECIFIC APPROACH AND TIMELINE

Consultant firm shall describe a project approach of work based on its understanding of the project. The firm shall expand on the project scope if appropriate to accomplish the overall objective of the project and provide suggestions that will enhance the results or usefulness of the project. Include assumptions about the number of meetings needed with City staff to complete the work. The consultant firm must also present a project timeline and proposed milestones.

#### 4.5 MBE/WBE AND SECTION 3

State MBE/WBE and Section 3 experience of firm and proposed sub-consultants, if any.

## 5 RFP SUBMITTAL, EVALUATION PROCESS AND EVALUATION CRITERIA

### 5.1 SUBMITTAL INFORMATION

**Please submit proposal via USB drive to the City of Gonzales, City Secretary's Office, 820 St. Joseph Street, Gonzales, TX. 78629, by 2:00 p.m. on Thursday, March 31, 2022 or via email to [citysecretary@gonzales.texas.gov](mailto:citysecretary@gonzales.texas.gov).** If mailed, please provide the following information on the sealed envelope: name of consultant firm, address, subject matter of the qualifications, qualifications number, and date and hour designated for the closing of receipt of qualifications as shown in the notice, and acknowledgement of any possible addenda.

The City of Gonzales will not open qualifications received after the RFP opening date and time in the City Secretary's office.

Neither the Purchasing Administrator or the City of Gonzales shall be held responsible for the premature opening or non-opening of qualifications not properly addressed and identified in accordance with these instructions, except as otherwise provided by law.

The City of Gonzales reserves the right to reject any and all qualifications and has the right in its sole discretion to accept the qualifications it considers the most favorable to the interests of the City of Joliet. In the event that all qualifications have been rejected, the City further reserves the right to seek out new qualifications when such procedure is deemed reasonable and in the best interest of the City of Gonzales.

The City of Gonzales shall not be liable for any expenses incurred by the applicant including, but not limited to, expenses associated with the preparation of the submission; any meeting required during the selection process; presentations or interviews; preparation of the cost statement; or final contract negotiations.

All responses to the Request for Proposals will become the property of the City of Gonzales.

### 5.2 ADDENDA

Questions will be answered in the form of an addendum on the City of Gonzales website at: <https://www.gonzales.texas.gov/p/government/bidrfp>

Changes and clarifications posted in the form of addenda to the RFP may occur prior to the RFQ opening date and time. These will be posted at <https://www.gonzales.texas.gov/p/government/bidrfp>

Those submitting qualifications have sole responsibility to seek, obtain and properly consider Addendums. Those submitting qualifications that fail to properly acknowledge receipt of addenda on the outside of their submittal package may be rejected by the City of Gonzales, or the City of Gonzales may choose to accept the Offer with the sole responsibility upon the company submitting qualifications for adhering to the addendums regardless of acknowledgement above.

### 5.3 WITHDRAWAL OF QUALIFICATIONS

A respondent may withdraw their submission at any time prior to the final submission date by sending written notification of its withdrawal, signed by an agent authorized to represent the agency. The respondent may thereafter submit a new qualification submission prior to the final submission date; or submit a sealed written modification or addition to the qualification submission prior to the final submission date. Modifications offered in any other manner, oral or written, will not be considered. Final qualification submissions cannot be changed or withdrawn after the time designated for receipt, except for modifications requested by the City of Gonzales after the date of receipt.

### 5.4 CONFIDENTIALITY

The content of all qualifications will be kept confidential until the selection of the consultant is publicly announced. At that time, the selected submittal is open for review. After the award of the contract, all qualifications will then become public information.

### 5.5 EVALUATION PROCESS

The City of Gonzales will evaluate all qualifications and rank them on the basis of the scoring and weighting system outlined below. The highest ranked qualifications will be invited for an interview, which will account for 15% of the overall selection process. The final selection will be based on the total of all evaluators' scores. The highest ranked respondents may then be invited to submit formal proposals. This project receives federal funds and requires compliance with all Federal, State, and local laws, rules, and regulations.



## 5.6 EVALUATION CRITERIA

The criteria to consider during evaluations, and the associated point values, are as follows.

- Quality of qualification submittal (5%)
- Qualifications of consultant firm and experience of proposed staff (35%)
- Examples of previous work and references (20%)
- Pricing (15%)
- Understanding of project and realistic, measurable deliverables (15%)
- Interview (10%)

## EXHIBIT A: PROJECT AREA MAPS



## EXHIBIT A: PROJECT AREA MAPS

## EXHIBIT A: PROJECT AREA PHOTOS

# Project Images Worksheet

To add photographs, simply click on the space for each image and select the photo to attach from your files. All photos must have a caption and photo credit. Photos should be of good quality. All application materials, including photographs, become the property of the National Park Service and may be reproduced by NPS or its partner organizations without permission; appropriate credit will be given for any such use.

- Please ensure you include one current photo per elevation as well as one current overall photo at a minimum.
- Photos should show current conditions and immediate threat. Include photos showing representative examples of damaged resources
- Color or black and white photos are both accepted
- Photographs should be of the community and the historic site, museum property, downtown, or significant resource involved in the project.

Caption: Image 1

Date Taken

Credit

Caption: Image 2

Date Taken

Credit

Caption: Image 3

Date Taken

Credit

Caption: Image 4

Date Taken

Credit

Caption: Image 5

Date Taken

Credit



Caption: Image 6

Date Taken

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Caption: Image 7

Date Taken

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Caption: Image 8

Date Taken

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Caption: Image 9

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Caption: Image 10

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Caption: Image 11

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Caption: Image 12

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Caption: Image 14

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Caption: Image 15

Date Taken

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Caption: Image 16

Date Taken

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Caption: Image 17

Date Taken

Credit

Caption: Image 18

Date Taken

Credit

Caption: Image 19

Date Taken

Credit

## EXHIBIT B: KNOWN RESOURCES

- Sanborn maps
- Photos
- Oral histories
- School Census
- Deeds



## EXHIBIT C: DETERMINATION OF ELIGIBILITY LETTER (FROM THE SHPO)

**TEXAS HISTORICAL COMMISSION**

*real places telling real stories*

March 25, 2021

Glenda Gordon  
Gonzales County Historical Commission  
414 Lawrence St.  
Gonzales, Texas 78629

RE: Edwards High School, Gonzales, Gonzales County, Texas

Dear Ms. Gordon:

In February 2005 I reviewed documentation submitted to the THC regarding the Edwards School in Gonzales and determined that the building is eligible for listing in the National Register of Historic Places. I had the pleasure of visiting the property in 2018 and have determined that the entire school complex is eligible for listing under Criterion A in the areas of Education and Ethnic Heritage/African American and Criterion C in the area of Architecture.

This is a wonderful opportunity to preserve a property of outstanding importance to the community. If you have any questions, you may contact me at (512) 463-6013 or [greg.smith@thc.texas.gov](mailto:greg.smith@thc.texas.gov). Thank you for your interest in the National Register and in preserving Texas' cultural heritage.

Sincerely,



Gregory Smith  
National Register Coordinator



## EXHIBIT D: UNDERREPRESENTED COMMUNITY GRANT APPLICATION NARRATIVE

## **Project Description Worksheet for Underrepresented Community (URC) Grants**

Please read the instructions and criteria provided in the Notice of Funding Opportunity (NOFO) prior to completing this worksheet

1. Organization Name

2. Type of Applicant

3. Type of Project

4. Amount Requested:

Federal

Applicant

Total

5. Project Summary: Provide a summary of your project. This should simply state the major goal(s) of this project. Limit 3,000 characters (including spaces)

Significance: Limit 7,000 characters (including spaces)

Planning: Limit 7,000 characters (including spaces)

Feasibility: Limit 7,000 characters (including spaces). Please note there is a separate section for your timeline and a separate document for your budget, however the feasibility of the timeline and budget must be discussed in this section.

Sustainability: Limit 7,000 characters (including spaces)



DOI Priorities: Limit 7,000 characters (including spaces)

Timeline: Limit 7,000 characters (including spaces)