

Hall County, Texas

CALLED Commissioners' Court Meeting

NOVEMBER 30, 2023

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A REGULAR COMMISSIONERS' COURT MEETING on **NOVEMBER 30, 2023** with the following members present: Ray Powell, County Judge, presiding; Ronny Wilson, Commissioner Precinct #1; Gary Proffitt, Commissioner Precinct #3; Kaci Mills, County Clerk; and Pauline Johnsey, Judge's Assistant. Others present were Eva Osborne, Texas Historical Commission; Arthur Weinman, Architect; Alan Odom, Premier Commercial Group/Owner; Lee Evans, Premier Commercial Group/Project Manager; David Gomez, Premier Commercial Group/Assistant Superintendent; Pay Wylie, Sun and Sky Electric/Owner; Sean Wylie, Sun and Sky Electric/Manager; Michael Morris, AEP; and Cary Hightower, AEP.

1. CALL MEETING TO ORDER.

The meeting was called to order at 12:35 P.M. with Commissioner Wilson leading the meeting in prayer.

2. DISCUSSION WITH REPRESENTATIVES FROM PREMIER COMMERCIAL GROUP, LLC; HISTORICAL COMMISSION; AND ARCHITECTS; AND TAKE NECESSARY ACTION ON PLANS FOR RESTORATION OF HALL COUNTY COURTHOUSE.

Discussion only. Project Meeting Minutes attached as EXHIBIT A.

3. DISCUSS, CONSIDER, AND TAKE ACTION ON USE OF EQUIPMENT, MATERIALS, PURCHASES, OTHER COUNTY MATTERS, COUNTY WORK PROJECTS, EXTRA HELP OR HIRING OF ROAD EMPLOYEES ON COUNTY ROADS AND BRIDGES BY COMMISSIONERS IN EACH PRECINCT.

Discussion only.

4. ADJOURN

Executive order by Judge Ray Powell to adjourn at 1:25 P.M.

Kaci Mills

Hall County Clerk



Hall County Courthouse Restoration

Sign in Sheet

11/30/2023

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcojudge@dtgof-texas.com	EP
Ronny Wilson	Hall County Precinct 1		R.W.
Terry Lindsey	Hall County Precinct 2		
Gary Proffitt	Hall County Precinct 3		
Troy Glover	Hall County Precinct 4		
Eva Osborne	Texas Historical Commission	Eva.Osborne@thc.texas.gov	EO
Arthur Weinman	Arthur Weinman Architect	art_wa@swbell.net	AW
Alan Odom	Premier Commercial Group/Owner	aodom@premier-cg.com	
Kenneth Head	Premier Commercial Group/Superintendent	khead @premier-cg.com	
Lee Evans	Premier Commercial Group/Project Manager	levans@premier-cg.com	
David Gomez	Premier Commercial Group/Asst Superintendent.	dgomez@premier-cg.com	D.G.
Paul Wylie	Sum & Sky Electric Owner		
Sean Wylie	Sum and Sky Electric Manager	swylie@sumandskyelectric.com	
Michael Morris	AEP SWEP CO	MWMORRIS@AEP.COM	
Gary Hibber	AEP SWEP CO	cd.hightower@aep.com	
Ronny Wilson			

PROJECT MEETING Minutes

Project Name: **Hall CCH**

Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**

Meeting Date: **November 30th, 2023 @ 12:30 PM**

Meeting Location **101 S. 9th Street – Tax Assessor Building**

		<i>Meeting</i>	
<u>ITEM</u>	<u>ACTION</u>		
<u>1.01</u>		<u>Route sign in sheet</u> See attached.	
<u>1.02</u>		<u>Review Minutes from Last Meeting</u> October 26 th , 2023, meeting minutes approved with no exception.	
<u>1.03</u>		<p><u>Subcontractor Update - Work Complete and Ongoing</u></p> <p>Demo (One Reef) – Majority of abatement is complete however roof parapet remains to be demoed and will happen in coordination with start of new roofing sometime around early February 2024, interior demo is approximately 98% complete, exterior concrete demo continues at steps to 1st floor.</p> <p>Electrical (Sun & Sky) – Installing temporary lighting and continuing electrical demo. Sun and Sky invited AEP to meet so they can have their onsite meeting with the Owner and confirm the location of transformer. A Hall County rep will meet with AEP at the courthouse to review after this meeting. Transformers take about one year for delivery once ordered and the Owner is responsible for cost transformer supplied by AEP. AEP confirmed they would not need a meets and bounds survey. Lee to contact Farley's Tech Solutions (County IT Contractor) to coordinate with Sun n Sky for conduit location install.</p> <p>Carpentry (Hejny) – Removed all courtroom benches, and complete with removal of all windows and have installed the window infills.</p> <p><u>Subcontractor 2 Week Look Ahead</u> Continue removal of exterior concrete, misc. interior demolition, temporary lighting and power outlets, and electrical demo.</p>	
<u>1.04</u>		<p><u>Architect Update</u></p> <ol style="list-style-type: none"> 1. Cost increases for elevator and HVAC. Lee stated that to reduce the cost of the project from its original 12 plus million originally bid, there was a decrease of \$30K to 40K for the elevator cab that was not as upscale as base bid drawings, and contacting a HVAC contractor out of Amarillo who agreed to bid the project as long as the design was change from a VFR system to a heat pump system and this decreased cost of bid approximately \$300K. Alan contacted the engineer of record and after a discussion about changing the design, it was going to cost more money from the engineer along with more time needed to design the system which would delay the project. After more discussion it was determined that the original design was a better solution for this building than what we were proposing to go to. At this point we decided it best to go back to the original design and found a contractor who we are working with on another project that was interested in the project and provided a bid to us that was \$187,926 more than we have in our budget. Premier requested that this money be deducted from the \$500,000 allowance already in the bid and this was agreed to by all. 	

		<p>Same scenario with the elevator, to get back to the upscale elevator cab is an additional \$37,340. Premier is confident that the remaining \$274,734 of the Allowance will be sufficient for the remains of the project. Reminder that whatever money is left in the allowance, a percentage will go back to the THC and the remaining back to Hall County. AEP stated that the cost to the County for running wire to the transformer should be well under 50K.</p> <ol style="list-style-type: none"> Additional item – 2 doors and frames for accessibility on the lower first level. Additional Item – IT conduit material and labor from Sun n Sky 	
<u>1.05</u>		<p><u>Owner Update</u></p> <ol style="list-style-type: none"> Judge Powell still does not have builders risk and is concerned. Kim (Premier Commercial Group) has been sending all info needed to insurance company and has been diligently working to help the county. By the end of the meeting, Kim from Premier Commercial Group called and said that our insurance company is going to provide the builders risk policy and has confirmed that they have everything they need to get pricing from the underwriter (Great American Insurance Group). After conversation with Kim during our meeting, it was confirmed that Hall County now has builders risk insurance. Alan received the excel spreadsheet and is working on formatting the THC reimbursement form to help simplify filling out each month for county reimbursement. He is trying to get this complete by this coming Monday and will have October and November payments ready for county to submit to THC. He will try to integrate the form to our monthly pay application so that it automatically fills all numbers coming from Premier and then the county will have to fill in Arts payment information. Judge Powell stated the THC is going to provide some help in filling out the form through an upcoming zoom meeting. Eva stated that there needs to be a budget from Premier that matches the line items on the form. Alan will produce the construction budget for this form. <p><u>THC Update</u></p> <p>Lee confirmed the next meeting will be held on December 28th. Eva has some personal priorities and will not be able to attend that meeting. Lee is also on vacation at that time and Alan will conduct the meeting.</p>	
<u>1.06</u>		<p><u>Old Business</u></p> <ol style="list-style-type: none"> Owner builders risk policy – closed item as of today Art discussed the issue with (2) electrical rooms being too small. There will be a redesign to enlarge both rooms. Art stated that the engineer used an old electrical and janitor room for the new electrical panels. Code states there must be 3 feet clear in front of panel and we do not have that in these rooms. Lee to send Art RFI for this. Accessibility issue at first floor (ramp from lower to upper level) that might require the addition of (2) doors. The issue is that a couple of columns do not allow the required space at the ramp to meet ADA code. Art is addressing these issues and will issue a resolution. <p><u>New Business</u></p> <p>No new business</p>	
<u>1.07</u>		<p><u>Review Submittal Log</u></p> <ol style="list-style-type: none"> Still receiving submittals from subcontractors 	
<u>1.08</u>		<p><u>Review RFI Log</u></p> <ol style="list-style-type: none"> RFIs 1 & 2 have been submitted and answered. 	

<u>1.09</u>	<u>Change Proposals</u> Lee to provide 2 proposals to be deducted from the allowance, 1 for elevator and 1 for HVAC already discussed.	
<u>1.10</u>	<u>Review Corrective Actions</u> None at this time	
<u>1.11</u>	<u>Progress Schedule</u> Lee sent schedule last month	
<u>1.12</u>	<u>Application for Payment</u> Submitting Pay Application #2 for November tomorrow	
<u>1.13</u>	<u>Safety Issues</u> None	
<u>1.14</u>	<u>Site Review</u> Commissioner Proffitt and Commissioner Wilson will attend a meeting on site with Premier, AEP, and Sun and Sky to discuss transformer. Alan stated there are two (4) ton furnaces that are in good shape that are not be used in this project. Commissioner Wilson stated he would look at these to possibly keep. A fish fry meal for the community was discussed will be scheduled for some time in the spring.	
<u>1.15</u>	<u>Next Meeting Confirmation</u> December 28 th , 2023, at 12:30 PM in Courthouse Annex	