Public Notice of Meeting

-CALLED-

BE IT REMEMBERED THAT THE COMMISSIONERS MET AT A PUBLIC NOTICE MEETING ON Thursday, October 26, 2023 AT 12:30 P.M. WITHTHE FOLLOWING PRESENT: Arthur Weinman, Lee Evans, Larry Birchfiel, Jesse Byrd, Commissioner Ronnie Wilson, Commissioner Terry Lindsey, County Judge Ray Powell, Rudy Garcia, Zasil Oviedo, Tucker Hicks, Riley Woods, Eva Osborne, Kyle Parnelll, Pat Wylie, Ken Head, Richard "Ryan" Kelley TK Elevator, Sean Wylie, David Gomez PCG, Kimberly Hasty, County Judge Assistant Pauline Johnsey, Deputy County Clerk Lucheryl Speed. See attachment of participants

1. OPENING PRAYER:

- a. The meeting was called to order at 12:30 P.M. by County Judge Ray Powell.
- b. Prayer was led by Commissioner Ronnie Wilson.
- DISCUSSION WITH REPRESENTATIVES FROM PREMIER COMMERCIAL GROUP, LLC: HISTORICAL COMMISSION; ARCHITECTS; SUB-CONTRACTORS; AND TAKE NECESSARY ACTION ON PLANS FOR RESTORATION OF HALL COUNTY COURTHOUSE.
 - a. October 26, 2023, Agenda EXHIBIT A
 - b. Discussion of the minutes of the previous meeting October 5, 2023. EXHIBIT B
 - c. MINUTES OF THE OCTOBER 26, 2023 The November meeting was set for Thursday, November 30th, 2023 at the Hall County Annex building. The December meeting was set for Thursday, December 28th, 2023. EXHIBIT C

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.

No discussion.

ADJOURNMENT:

Judge Ray Powell closed the meeting at 1:21 P.M.



HALL COUNTY COMMISSIONERS COURT MEETING (CALLED)

THURSDAY, OCTOBER 26, 2023

12:30 p. m.

THOSE ATTENDING PLEASE SIGN BELOW:

	1. ARTHUR WEINMAN 8	17-319-9081
	2. LEE EVANS 254	
	3. Jack Morrow 21	
		06 373 9622
	_	03-804-1047
		140.585-1061
		940-585-1049
		948-585- 14/4
	9. Rholy Garcia	972-346-5946
	10. ZASIL OVIEDO	972 - 346 - 5946
		940 - 390 - 5545
	12. Riley Woods	940-372-0973
		1
	13. EUA OSBORNE	405) 812-9957
	14. Kyle Parnell	800-665-4392
	15. Pert Wylie	806-290-4013
•	16. Ken Heard	(812) 991 - 9746
	17. Richard "Ryon" Kelley Elevator	(214) 232-9478
	18. 50dn N/11C	806-290-4636
	19. Glenn Hejny HCI	214-534-6927
	20. David Gonez PCG	817-679-1905
	21. Kimberly Wasks	817 7743542
	21. 9 marting vasys	
	22. Jarline Johnsey	866(25215456
	23. Ackey L Gled	806 259 2627

Exhibit A

PROJECT MEETING Agenda for Subcontractor Preconstruction

Project Name: Hall CCH

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

Meeting Date: October 26th 2023 @ 12:30 PM

First Methodist Church Fellowship Room caddy corner from the annex building.

The room is on the Southside of the Methodist Church on Main Street between 8th Street and 9th

Parking will also be on the Southside of the Church and the meeting room.

· B) · · · · · · · · · · · · · · · · · ·	P. A. T. C.		Address of the same of the sam	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	Meeting				
TIEM ACTION					
1.01	Route sign in sheet				
1.02	Review Minutes from Last Meeti	ng	A CONTRACTOR		
1.03	Subcontractor Update - Work Co	mplete and Ong	oing		
	Demo - Continue abatement				
					4
· ·	Subsection 6 100				
	Subcontractor 2 Week Look Ahe Continue abatement and selective	ad			
	Continue abatement and selective	demolition		The second secon	
1.04	Architect Update				
					,
1.05	Owner Update				
1.03	Owner update				
	THC Update				
1.06	Old Business	1		24/4/11/20	
- 18	Review minutes from October 8th re	egarding:			
	Hours of operation Subcontractor pay applications due	the 20th as a a l			
181	Submittal from Subcontractors	the 20 or each	month to Lee	and Kim	
	Closeout as-builts from Subcontract	tors			
4.	Completion date 11-26-25				
	Laydown area				
	Parking				
	New Business				
Note: The second	Kim Hasty addressing Subcontract	or insurance and	nav applicatio	ne	
	,	210	PO, applicatio		
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Premier Commercial Group

1.07	Review Submittal Log		
	1. See attached	コー・コー・コート 日本	
	1. See attached		
21			
1.08	Daview DELLes	- Participation of the control of th	
1.00	Review RFI Log		
1 1	1. See attached	· · · · · · · · · · · · · · · · · · ·	
	Occ attachica		
Sen Sen			
1.09	Change Proposals		
351	None		
	None		
V 3.7			
1.10	Review Corrective Actions		
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	None at this time		
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ig and the			
1.11	Progress Schedule		
5,43	On schedule	19. 19. 19. 19. 19. 19. 19. 19. 19. 19.	
3 1 11			
1.12	Application for Payment		
	Out will Day A "	<u> </u>	
	Submitting Pay Application	#1 for October on 10-25-23	
		The state of the s	
7.			
i i			
1.13	Safety Issues		
	None	· · · · · · · · · · · · · · · · · · ·	
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1.14	Site Review		
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177			
1.15	Next Meeting Confirmation		
2.	November 23rd 2022 of 12:	30 PM – Discuss for approval	
2.	MOVELLINE 29., 2023, St 12.	ou rivi - Discuss for approval	
	December 21st, 2023 at 12:3	0 PM – Discuss for approval	
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Sequence#	Sebmeral Category/	Responsible Contractor	Description of Work Covered	тнс	Date Received	Date Sent to Architect	Consultant	Cate Petimed	he in her	Action
01	Termite Control		Product data							ACION
01	Concrete Pavement	PMW	Concrete Mix Design							
01	Irrigatiion System		Product Data							
01	Landscaping		Plant Selection		: : : :					
01	Cast-in-Place Concrete	Gomez	Mix Design							
02	Cast-in-Place Concrete	Gomez	Shop drawings							
03	Concrete repair	PMW	Mockup							
01	Masonry Mortar & Grout	Frontier	Mix Design							•
02	Masonry Mortar & Grout	Frontier	Mockup							
: 01	Out Dimension Limestone	Frontier	Technical Data							
02	Cut Dimension Limestone	Frontier	Samples							
. 03	Cut Dimension Limestone	Frontier	Mockup	1						
01.	Cast Stone	Frontier	Technical Data							
02	Cast Stone	Fronțier	Samples						6 1	
03	Cast Stone	Frontier	Mockup			COCACO				
. 01	Unit Masonry Assemblies	Frontier	Samples							
02	Unit Masonry Assemblies	Frontier	Mockup .							
01	Masonry Cleaning	Frontier	Product data	diameter 1						v
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Sequence#	Submittal Category	Responsible Contractor	Description of Work Covered	THC	Date Received	Dale Sent to Architect	Consultant	- Date Returned From Consultant	Date Returned to Contractor	Action
02	Masonry Cleaning	Frontier	Mockup						i i	w socions social alarge and
01	Cold formed steel framing	Go Contracting	Product data :							
01	Metal Fabrications	PMW	Shop Drawings							
01	Finish Carpentry	Hejny	Wood Samples							
01	Cold fluid applied waterproofing	Frontier -	Product data							
01	Batt & Blanket Insulation	Go Contracting	Product data							
01	Modified Bitumen Roofing	Byrd Roofing	Product data	1:	O .		ii.			
02	Modified Bitumen Roofing	Byrd Roofing	Mockup							
01	Copper sheet metal flashing/trim	PMW	Mockup	1						
- 01	Flexible asphalt coated copper flashing	PMW	Mockup							
01	Roof Hatches	Byrd Roofing	Product data	1						
01	Galvisteel & stainless steel flashings & trim	PMW .	Mockup							
01	Wood panel doors & frames	Hejny	Sample							
02	Wood panel doors & frames	Hejny	Mockup							
01	Custom Wood Windows	Hejny	Sample				1			
- 02	Custom Wood Windows	Hejny	Mockup .				J			
01	Door Hardware	Hejny	Product data :							
02	Door Hardware	Hejny	Hardware Schedule						A	
01	Glass & Glazing	Hejny	Samples	D. Million and Change					7	
	01 01 01 01 01 01 02 01 01 01 02 01 02 01	Masonry Cleaning Cold formed steel framing Metal Fabrications Finish Carpentry Cold fluid applied waterproofing Batt & Blanket Insulation Modified Bitumen Roofing Modified Bitumen Roofing Modified Bitumen Roofing Elexable asphalt coated copper flashing frim Roof Hatches Galvesteel & stainless steel flashings & trim Wood panel doors & frames Custom Wood Windows Custom Wood Windows Custom Wood Windows Door Hardware	Sequesce's Substate Cotsgory Responsible Coefficient O2 Masonry Cleaning Frontier O1 Cold formed steel framing Go Contracting O1 Metal Fabrications PMW O1 Finish Carpentry Heiny O1 Cold fluid sipplied waterproofing Frontier O1 Batt & Blanket Insulation Go Contracting O1 Modified Bitumen Roofing Byrd Roofing O2 Modified Bitumen Roofing Byrd Roofing O1 Copper sheet metal flashing/trim PMW O1 Flexible asphalt coated copper flashing PMW O1 Roof Hatches Byrd Roofing O1 Galvisteel & stainless steel flashings & trim O1 Wood panel doors & frames Heiny O2 Wood panel doors & frames Heiny O2 Custom Wood Windows Heiny O2 Door Hardware Heiny O2 Door Hardware Heiny	Sequences Sebandal Category Responsible Contractor Description of Work Covered	Sequence Suband Category Responsible Confinctor Description of Work Covered TRC	Sequences Setsmand Category Respossible Contractor Description of Work Covered Third Dean Received	Stoomtal Category Responsible Contractor Description of Work Covered Thic Data Resider Art Sec.	Sequence Security Submitted Caspery Responsible Continued Description of Work Covered This Data Reserved Actionary Description of Work Covered This Data Reserved Actionary Description of Work Covered This Data Reserved Actionary Description of Work Covered This Data Reserved Description of Work Covered This Data Reserved Description Description of Work Covered This Data Reserved Description Description	Security Security Security Security Description of Work Covered TRC Data Reserved Description of Work Covered TRC Data Reserved Description of Work Covered TRC Data Reserved Data Reserved Description of Work Data Reserved Data Reserved	Description of Work Covered Table Description of Work Covered

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Section #	Sequence #	Submittal Category	Responsible Contractor	Description of Work Covered	THC	Date Received	Date Sent to Architect	Consultant	Date Refured From Consultant	Date Returned to Contractor	
09201	01	Cement Stucco Pargeting	PMW	Product data				T. JOURGE L.		to Contractor	Action
09201	02	Cement Stucco Pargeting	PMW	Mockup							
09205	. 01	Furring & Lathing	PMW	Product data :							
09225	-01	Interior Plaster	PMW	Mix Design to match historic				A CONTRACTOR OF THE CONTRACTOR			
09225	02	Interior Plaster	PMW	Mockup							
09250	01	Gypsum Board	Go Contracting	´ Product data							
09300	. 01	Ceramic Til; e	A-1 Flooring	Product data	outsimples of						
002е0	02	Ceramic Til;e	A-1 Flooring	Samples	- COLUMN						
09300	. 03	Ceramic Til;e	A-1 Flooring	Mockup	OLIVER AND ADDRESS OF THE PARTY						
09500	01	Acoustic Panels		Product data	and a second						
09500 -	02	Acoustic Panels		Samples .							
09510	01	Gypsum Board Ceiling Grid System	Go Contracting	Product data	DOMESTIC CO.						
09512	: 01	Suspended Acoustical Ceilings	Go Contracting	Product data	Oxidence.						
09512	. 02	Suspended Acoustical Ceilings	Go Contracting	Samples							
09515	01	Drywall Suspension System	Go Contracting	Product data	Control of the Contro						
09550	. 01	Stretch Fabric Ceiling System		Product data							
09550	02	Stretch Fabric Ceiling System		Samples	ACTACO AC						
09654	01	Sheet Linoleum Flooring	A-1 Flooring	Product data	alkoning and a						·
09654	02	Sheet Linoleum Flooring	A-1 Flooring	Samples			21111				
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Hall CCH Restoration Submittel Log

Complete Revise/Resubmit Pending

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Section#	Sequence#	Submitful Category	Responsible Contractor	Description of Work Covered			Date Semito		Ozte Returned From Constitute	Date Returned to Contractor	
09654	03	Sheet Linoleum Flooring	A-1 Flooring	Mockup	TRC I	ate Received	Architect	Consultant	From Consultant	to Contractor	Action
09910	01	Paints & Coatings	PMW ·	Product data							
09910	02	Paints & Coatings	PMW	Mockup							or and a second
10130	01	Building Directory		Product data/Shop Drawing						7	
10400	01	Identifying Devices		Samples					11.	71,	
10523	.01	Fire Extinguishers & Cabinets		Product Data		1.					,
10810	01	Toilet Room Accessories		Product Data	- Access						
12520	01	Roller Window Shades		Product Data							
12520	. 02	Roller Window Shades		Samples	TO DO THE PERSON NAMED IN COLUMN NAMED IN COLU	,1					
12600	01	Courtroom furniture restoration & refinishing	Hejny	Mockup							
13350	01	Surface applied concrete waterproofing	PMW	Product data							
14425	01	Hydraulic Elevator Upgrade	Thyssen Krupp	Product data/Shop Drawing		1 41					
22010	01-	Plumbing	Larry Baker	Product data	- Constitution of the Cons						
23010	. 01	HVAC	Infinity	Product Data	To a second seco						
23010	02	HVAC	Infinity	Shop Drawings	objement res	1					
230593	- 01 .	Mechanical testing, adjusting and balance	Infinity	Report	- industrial	- Indiana			H Arter 1		
232300	01	Refrigerant Piping	Infinity	Product data		71					
238150	01	Variable Refrigerant Flow System	. Infinity	Product Data	on the second						
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Hall CCH Restoration Submittal Log

Complete Revise/Resubmit Pending

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Section #	Sequenced	Submittal Category	Responsible Contractor	Description of Work Covered	THC	Date Received	Date Sent to Architect	Consultant	Date Returned Date Returned From Consultant In Contractor	Action
238965	01	Motor Controllers	Infinity	Product Data						Ass. Commission of the commiss
260519	01	Wires & Cables	Sun & Sky	Product data						
260520	. 01	Wire connecction & devices	Sun & Sky	Product data		1 1		12		reactive of the control of the contr
260526	01 :	Grounding	Sun & Sky	Product Data						
260527	01:	Sealing of penetrations	Sun & Sky	Product Data						,
26059	01	Supporting Devices	Sun & Sky	Product Data		8	7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7			
260532	. 01	Pull and junction boxes	Sun & Sky	Product Data	Total Control of the					,
260533	. 01	Conduits	Sun & Sky	. Product Data	The state of the s					nd demonstrative
260534	01	Outlet Boxes	Sun & Sky	Product Data						ng di
262413	01	Distribution Boards	Sun & Sky	Product Data	-					
262416	01	Panelboards	Sun & Sky	Product Data						
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Pending Answered

Hall CCH RFI Log Updated 10-26-23

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RFI#	Description	Requested By	Date Sent to Arthur Weiman		
	Cwiter blowided communication cabling	Farleys Tech	14 0 11 20/9/23	10/13/23	
	Parabolit flaming in courtroom	Go Contracting	110/16/23	10/16/23	
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Exhibit B

Ray Powell

From:

Lee Evans <levans@premier-cg.com>

Sent:

Sunday, October 8, 2023 11:40 AM

То:

Ray Powell; Eva Osborne, Architect; Arthur Weinman; Alan G. Odom; Kenneth Head

Subject:

Hall CCH - Preconstruction Meeting Minutes 10-5-23

Attachments:

10-5-23 Preconstruction Meeting Minutes.pdf

Categories:

Blue Category

Please see attached minutes from our Preconstruction Meeting held on October 5th, 2023. Thanks



4108 Glenview Dr. Haltom City, TX 76117 Office (254) 796-4516 Cell (254) 485-6793 **Lee Evans**

Pre-Construction MEETING Minutes

Project Name: Hall County Courthouse Restoration

Purpose: Preconstruction meeting with Owner, THC, Architect, General Contractor

Meeting Date: October 5th, 2023 @ 12:30 PM

Location: 101 S. 9th Street – Tax Assessor Building

ATTENDEES: Hall County, Texas Historical Commission, Arthur Weinman Architect, Premier Commercial Group

	Card Card	Meeting	4
TE84	ACTION		
TEM	ACTION		
1.01		Contract Certificates and Insurances	
	· .	Forms needed for County – Insurance certificates were submitted with proposal	
		form and Judge Powell confirmed he has them. Eva asked if the insurance	
* ef .		replaces the county insurance, and it does not. PCG insurance covers	
- 1		construction issues and we do not have builders risk for the courthouse, this	
1		can be covered through the county. There are no errors and omissions covered	
2.6		in PCG insurance. Art does carry error and omissions on his policy. Eva	
	×	stressed the importance of the county providing builders risk as the value of the	
- 1		building will increase with the restoration. PCG confirmed that our insurance	
		covers accident, scaffolding, extreme weather, and General Liability but PCG	
- 1		does not carry builders risk. Eva suggested county contact TAC for the builders	
11		risk policy.	
1.02		Project Documents include:	
114		Plans, specifications, Addendums 1 & 2	
1. 1			
1.03	-	Submittals/Logs	
- 1		Schedule of Values – PCG working with subcontractors to provide schedule of	
10		values with a breakdown of the various trades. Art asked if PCG has resolved	
		the issue with the HVAC redesign. Alan explained that PCG will not be	
1.		changing the design and will move forward with the design already specified in	
1		the construction documents. PCG is working with another HVAC company out	
1	1	of Fort Worth that has experience with the VRF system designed and has	
		worked on historic courthouses. There was much discussion regarding county	
		reimbursement and another meeting will be held with Hall County Treasurer to	
		review what is required after this meeting. Art confirmed he will do a site visit	
10		once a month to review progress of work. Alan requested THC provide the	
		excel spreadsheet for the reimbursement to PCG so we can help the county fill	
		it out. PCG provided this help to a previous county we worked for.	
		Lee provided a submittal log for architect and THC review. Eva will let us know	
		which submittals she would like to review.	
- [:		RFI Log – Lee will provide RFI log as RFIs are produced.	
. 1			
1.04		Designation of Responsible Personnel	
	1	County – Judge Powell	
	9 000	Texas Historical Commission – Eva Osborne	
		Architect – Arthur Weinman	
- 1		PCG - Alan Odom/President – 214.802.2502	
		Lee Evans/Project Manager – 254.485.6793	
- 11		Kenneth Head/Superintendent – 817.991.9746	

1.05		Procedures	
		Change Proposals – These are sometimes generated by an RFI, or something	1.
		is unforeseen in the building after demo that will require additional work. Once	
		they are identified, PCG will produce a Change Proposal Request (CPR) to Art	
		for review and approval. Art will approve change orders and no work shall	
		commence until there is an approval of the Change Proposal Request.	
1		PCG has removed some of the ceiling tile and insulation to review condition of	
	2	plaster, penetrations for electrical, HVAC, etc.	
		Judge Powell confirmed that PCG will meet with electrical contractor and IT	
		contractor at the courthouse after this meeting to coordinate communication	
	1	cabling for county. There was talk of security cameras for the courthouse which	
		are not shown on the drawings and once it is determined how many and	
- 4		location of the cameras, PCG will provide an additional cost through the	
	1	electrical contractor. It was discussed that once the IT contractor provides a	
		drawing of the number of cameras and their locations, Art and Eva will have to	
		approve this prior to moving forward. The security will be monitored by the	
		Judge and Sheriff.	
		Application for payments	
		Contract Amount - \$11,040,000	
		VEs accepted – a. outer sidewalk to remain in lieu of removal and repour new.	
10			
		b. PCG was able to reduce the cost of proposal by working with subcontractors to reduce their cost.	
		Submitted on the 25 th of each month. \$500,000 allowance included in the	
		schedule of values.	
		County Reimbursements – Discussion with county treasurer after this	
		meeting.	
1		RFIs – Submitted to architect for review and response.	
1.1		Contract closeout procedures – PCG to monitor and update record as-builts	
11		as project progresses. In other words, any deviations of current plans will be	
		noted on the as-built drawings and submitted to county, THC, and architect with	
		the closeout documents at job completion.	
1.06		Contract Recap	
		Start Date Pending Texas Historical Commission NTP was issued today,	
		October 5 th , 2023. Abatement and demo to start on October 9 th , 2023. Once	
		abatement and demo complete, actual start date of construction will be	
		November 26th, 2023, for a project duration of 730 calendar days and	
		completion of November 26 th , 2025.	
4.07			
1.07		Schedules/Scheduling	
		Schedule was submitted to everyone. Abatement and demo to start Monday,	
11		and which will include the removal of the inner sidewalk to allow us to start the	
		excavation and below grade waterproofing at building perimeter. Once below	
		grade is complete, the roofing will start and once that is complete, this will dry in	
		the building envelope and allow finishes to start.	
	1.	Alan has contacted a tower company Judge Powell referred him too. The	
		equipment on the roof will need to be transferred to the broadcast tower to allow	
		the roofing to start. They will need approximately 6 months to find another tower	
1		that he could move the equipment on the broadcast tower so that we can	
i,		remove the tower to a site location by the jail. Alan stated that he has been told	
1	1	that there is a serial number somewhere on the tower which correlates to a data	
		base that will tell us about the engineering on the tower but without that, it is not	
11		sellable. There are some pieces of the tower separate where the serial number	
		could be located. County stated the tower was erected sometime in the 1975.	
	1	could be located. County stated the tower was erected sometime in the 1975.	
4.00			
1.08		Contractor Laydown Area	

1.08	Contractor Laydown Area
1	Alan talked to Judge Powell about the possibility of extending construction
	fence out enough to cover the concrete area at south parking for the dumpsters
	and possibly a laydown area. This was acceptable by county. There will be a

		fence surrounding the courthouse that will start installation this coming Mondy.	
1.09		Parking for Contractor Personnel	
		There is parking around the entire courthouse that can be used for subcontractor	
		parking.	
5.	7		
1.10		Hours of Operation	
	,	Monday thru Friday 7:00 am to 4:00/5:00 pm. Alan stated there might be 7 day a	
		week work by rotating plaster/paint crews in and out on an 8-day work cycle.	
1.11		Separate Work by Owner Audio/Video – None on this project	
- 1		Communications by Owner	
1		On the control of the	
1.12		Use of Cad Files	
1.		Are architectural and MEP CAD files available for subs to use to produce shop	
		drawings? Art stated this would be possible through Baird, Hampton, Brown.	
1.13		Testing Lab by Owner	
		PCG will contract with lab testing, most probably through a company in Amarillo.	
* *		Art stated testing lab will be used for concrete and paint mil thickness.	
		Art stated the building has had very little movement due to the deep foundation.	
		There is evidence of movement in the paving, thus reinforcing for new sidewalk is important. It will not keep it from cracking but will hold it together. Eva asked	
2.5		Art if he knew where the sewer and water lines were located. Art stated they	
		have some general idea of where they are. County stated the local plumber	
		(Belue Plumbing) will know where these lines are located.	
		Art confirmed there is no fire sprinkler system in this restoration. County stated	
		there is no issue with water pressure on this end of town.	
1.14		Closeout Procedures	
		As-built drawings updated monthly.	
1		Monthly photos from same vantage points – Arthur to provide photo locations on	
		plans. Art to provide photo vantage point around exterior of building, and not	
		more than 3 or 4 photos per floor inside the courthouse. Eva stated the THC is interested in the significant character defining features, meaning what are the	
14		historic elements that make this courthouse unique. Example, all four entry	
- 1		stairs, courtroom, lobbies/corridors or any pubic areas, an office area, details of	
		the cast stone.	
		It was discussed that some of the trees are removed but not all. The oak trees	
		are to remain. If the county wants other trees removed, now is the time to address this.	
		address tris.	
7			
.15		Progress Meeting Schedule	
1.		We will meet the last Thursday of each month at 12:30 pm. Next meeting will be	
		held on October 26 th , 2023, at 12:30 pm. Eva stated the SAL permit has not been approved and goes to October 1 st but	
		Eva stated the SAL permit has not been approved and does to October 1° but	
		stated THC will need to adjust the date.	

Exhibit C

Ray Powell

From:

Lee Evans <levans@premier-cg.com>

Sent:

Monday, October 30, 2023 11:40 AM

To:

Ray Powell; ronny@aegpetroleum.com; Eva Osborne, Architect; Arthur Weinman; Alan

G. Odom; Kenneth Head; David Gomez

Subject:

Hall CCH - Meeting Minutes 10-26-23

Attachments:

Hall CCH Meeting Minutes 10-26-23.pdf

Categories:

Blue Category

Please see attached minutes from our meeting on October 26th, 2023.

Thanks



4108 Glenview Dr. Haltom City, TX 76117 Office (254) 796-4516 Cell (254) 485-6793

Lee Evans

PROJECT MEETING Minutes for Subcontractor Preconstruction

Project Name:

Hall CCH

Purpose:

Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG

Meeting Date:

October 26th, 2023 @ 12:30 PM

Meeting Location

First Methodist Church Fellowship Room caddy corner from the annex building.

The room is on the Southside of the Methodist Church on Main Street between 8th Street and 9th

street.

Parking will also be on the Southside of the Church and the meeting room.

		Meeting	
ITEM	ACTION		
1.01		Route sign in sheet See attached. Introductions from all that were in attendance	
1.02		Review Minutes from Last Meeting October 5, 2023, Preconstruction meeting minutes approved with no exception	
1.03		Subcontractor Update - Work Complete and Ongoing Demo (One Reef) - Majority of abatement is complete, continue abatement on windows and roof parapet. Interior demo is approximately 75% complete. Electrical (Sun & Sky) - Installing temporary lighting and continue electrical demo. Sun and Sky has set up an account with AEP for the new transformer (transformer supplied by Lighthouse Electric) and were told that the local AEP rep would be contacting them within the next 5 days. Transformers take about one year for delivery once ordered. Subcontractor 2 Week Look Ahead Continue abatement, selective demolition, temp lighting, and electrical demo.	
1.04	1	Architect Update Art discussed the issue with (2) electrical rooms being too small. There will be a redesign to enlarge both rooms. 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.	
1.05		Owner Update Judge Powell voiced concerns of not currently having a builders risk insurance policy with work already underway. Kim with PCG has applied for builders risk for Hall County and is waiting for our insurance company to respond, which should be within the next couple of days. Commissioner Lindsey inquired about "completion bond." This is not required for these types of projects as the county will only pay to the contractor a percentage each month of what work is complete and will hold 5% retainage for duration of project. Currently, both PCG and its Subcontractors have General Liability insurance and PCG's policy also has a builders risk policy. For the short interim until Owners builders risk is in place, it should be sufficient. THC Update Eva had no comments at this time but agreed with Lee that the subcontractor qualification statements need to be less than a page, with their contact information and list at least 3 of the latest projects worked on.	

	ü	
1.06	Old Business Hours of operation – Monday through Friday, 7:00 AM to 4:00 PM. If contractor needs to stay longer or work on the weekend, that can be arranged through Kenneth Head. Subcontractors pay applications due the 20th of each month to Lee and Kim Submittal from Subcontractors to Lee as quickly as possible. Closeout as-builts from Subcontractors as project progresses. Completion date 11-26-25 New Business 1. Workers and visitors sign in at superintendents office upon arrival, all personnel to wear PPE equipment, no storing of materials in the building, clean up daily, no smoking on site, no coffee or soft drinks in the building, and no music in the building. 2. Parking on North, West, and East sides of courthouse, the staging area will be at Green Dry Goods building across the street (contact Alan for lease agreements) 3. Kim Hasty – there are site safety signs around the building and anyone inside the fence area needs to wear their PPE equipment. 4. Need W9 and COIs from all subcontractors. 5. Once Kim receives W9 and COIs, she will send the G702/703 billing document to be used by each subcontractor for monthly billing along with the waiver she will provide that needs to be filled out and turned in each month. 6. Subcontractors monthly billings are due on the 20th of each month. Be sure to contact Kim in advance of the billing deadline if you need help filling out the G702/703. Payments are sent 30 days after architect approval. Review Submittal Log 1. Submittal Log 2. Submittal Log paperwork not pertinent to the description of the product heaps quibritted. For exemple, the paint submitted included paperwork on pertinent to the description of the product heaps quibritted.	
	product being submitted. For example, the paint submittal included multiple pages containing MSDS sheets. Lee will resubmit paint submittals without the MSDS sheets. Commissioner Wilson would like	
1.08	the MSDS sheets to share with the fire department. Review RFI Log 1. RFIs 1 & 2 have been submitted and answered.	
1.09	None	
1.10	Review Corrective Actions None at this time	,
1.11	Progress Schedule Updated schedule was sent to all subcontractors. Let Lee know if there are any revisions that need to be made to their respective trades. Application for Payment	
1.12	Submitting Pay Application #1 for October on 10-27-23	
1.13	Safety Issues	

1.14		Site Review	
	10	Go Contracting and PCG to review parabolic framing in courtroom with Art.	
9	72	Hejny to review courtroom pews with Art.	
		Thyssen Krupp stated that the elevator once approved will be 16 to 18 weeks	
		for equipment and cab. Also, need to coordinate with electrical and fire alarm.	
		Art confirmed to Commissioner Lindsey that the living quarters on the 4th floor	
22		will not be restored back to that layout.	
	70	There will be 2 water fountains on the 2 nd floor.	
		There was discussion about bringing visitors through the courthouse after work	
		hours and it was conveyed by PCG that it would pose a danger to the public.	
8	i.	A fish fry meal for the community was discussed and we will schedule that for	
		some time in the spring.	
100		Lee took monthly photos and will send the plan key schedule of the vantage	
		points of photos to Art for his review.	
1.15		Next Meeting Confirmation	
Programme Color		November 30th, 2023, at 12:30 PM in Courthouse Annex	
		December 28th, 2023, at 12:30 PM in Courthouse Annex	

HALL COUNTY COMMISSIONERS COURT MEETING (CALLED)

THURSDAY, OCTOBER 26, 2023

12:30 p. m.

THOSE ATTENDING PLEASE SIGN BELOW:

1		
1.	ARTHUR WEINMAN	817-319-9081
2.	LEE EVANS 25	54-485-6793
3.	Jack Morrow	114-876-0864
4.	LARRY BIRCH FIEL	806 373 9622
5.	JESSE BURD	903-804-1047
6.	Lany W. Ison	940.585-1061
	Terry Lindson	940-585-1049
		540-585-1414
9.	Hidy Gorcia	973-346-5946
10	ZASIZ QUEDO	972 - 346 - 5946
	Tucker Hicks	940 - 396 - 55-15
12	Riley Woods	940-372-0973
	EUA OSBOANE	(405) 812-9957
	Kyle Panell	806-665-4392
	Tet Dylie	806-290-4013
16	Len Lend	(815) 491-9546
17	Richard "Ryon" Kelley Elnot	n (214) 232-9478
1	SOUN NIE	806-290-4636
19	Glenn Heiny HCI	214-534-6927
20	Lavid Gonez PCG	817-679-1905
21	Kimber Wasks	817 7743542
2.2	Darlin Jane	506/24715456
72	1 1 1 1 20001	806 259 2621
pro	S. AKCAULL TUE	000 201 000 1

Hall County Courthouse Restoration

Sign in Sheet

40/26/2023

CONTACT	COMPANY	T S S S S S S S S S S S S S S S S S S S	<u> </u>
Judge Powell	Hall County Judge	hallcojudge@dtgoftexas.com	man in the second
Ronny Wilson	Hall County Precinct 1		7
Terry Lindsey	Hall County Precinct 2		7
Gary Proffitt	Hall County Precinct 3		
Troy Glover	Hall County Precinct 4		
Eva Osborne	Texas Historical Commission	Eva Osborne@thc.fexas.gov	7
Arthur Weinman	Arthur Weinman Architect	art_wa@swbell.net)
Alan Odom	Premier Commercial Group/Owner	aodom@premier-cg.com	
Kenneth Head	Premier Commercial Group/Superintendent	khead @premier-cg.com	1
Lee Evans	-	levans@premier-cg.com	1
David Gomez	Premier Commercial Group/Asst Superint.	dgomez@premier-cg.com	1
			-



WISE COUNTY COURTHOUSE PROJECT GUIDELINES

CONTACTS

Alan Odom - President - (214) 802-2502 - aodom@premier-cg.com

Lee Evans - VP/ Project Manager - (254) 796-4516 - levans@premier-cg.com

Kenneth Head - Project Superintendent - (817) 709-7851 - premiersilver@outlook.com

David Gomez - Assistant Superintendent - (817) 679-1905

Kimberly Hasty - Accounting - (817) 274-1377 - khasty@premier-cg.com

CONSTRUCTION SITE RULES

- 1 Workers and visitors sign-in at superintendents office upon arrival to site.
- 2 All personnel to wear required PPE, hard hat and dayglo vest plus task specific protection.
- 3 Do not store materials in building or on site without permission.
- 4 Clean up daily.
- 5 No smoking on site.
- 6 No coffee or soft drinks in the building.
- 7 No music in the building.

PARKING / STAGING AREA

- 1 Parking NWE side of Courthouse
- 2 Staging Area Greene Dry Goods Co. West side of courthouse on the square. (contact Alan for lease arrangement)

RFI's & CHANGE PROPOSALS

Submit questions and change order proposals to PCG on the RFI and COR Forms provided.

APPLICATIONS FOR PAYMENT

Submit monthly Applications for Payment on AIA G702 703