

Hall County, Texas
Called Commissioners' Court Meeting

AUGUST 29, 2024

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on **August 29, 2024** with the following members present: Ray Powell, County Judge, presiding; Terry Lindsey, Commissioner Precinct #2; Eva Osborne, Texas Historical Commission; Arthur Weinman, Architect; Kenneth Head, Premier Commercial Group/Superintendent; Lee Evans, Premier Commercial Group/Project Manager; Alan Odom, Premier Commercial Group/Owner; Heather Swafford, A-1 Floors; Patricia Snider, County/District Clerk.

1. CALL MEETING TO ORDER.

- a. The meeting was called to order at 12:31 P.M. by Judge Ray Powell.
- b. Did not have an opening 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.

The tower is gone, trees have all been removed that will be, stumps are gone.

Concrete has been poured in first floor restrooms.

Heather Swafford from A-1 Floors presented flooring in offices, floor tile in corridors, floor tile and wall tile in restrooms.

Paint for the walls in all offices and courtrooms was shown.

Completion is still on schedule for December 20, 2025.

The current elevator has gone out but a new is in the Restoration budget.

Landscaping will include grass and making sure the sprinkler system is operating correctly.

Exhibit A – PROJECT MEETING AGENDA 8/29/2024

Exhibit B – PROJECT MEETING MINUTES 7/25/2024

Exhibit C – PROJECT MEETING MINUTES 8/29/2024

Exhibit D – Sign in Sheet

Exhibit E – Wall Paint Colors

Exhibit F – Office Flooring Sample

Exhibit G – Restrooms floor and wall tile Sample

Exhibit H – Ceiling Paing Sample

Exhibit I – Wood Stain Samples

3. DISCUSS AND CONSIDER SIGNING THE CONTRACT BETWEEN HALL COUNTY AND THE HALL COUNTY APPRAISAL DISTRICT.

NO ACTION TAKEN DUE TO LACK OF A QUORUM

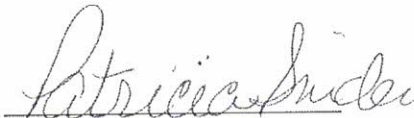
4. DISCUSS AND TAKE ACTION ON REQUEST FROM SHERIFF HECK ON SB 22 GRANT FUNDING FOR THE SHERIFF'S DEPARTMENT AND/OR JAIL

NO ACTION TAKEN DUE TO LACK OF A QUORUM

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

NO ACTION TAKEN DUE TO LACK OF A QUORUM

6. ADJOURNMENT at 1:29 P.M.



Patricia Snider
Hall County Clerk

FILED 2024 SEP 8 am 9:03
HALL COUNTY/DISTRICT CLERK

PROJECT MEETING AgendaProject Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **August 29th, 2024 @ 12:30 PM**Meeting Location **101 S. 9th St. – Courthouse Annex Building**

		Meeting	
ITEM	ACTION		
1.01		<u>Route sign in sheet</u>	
1.02		<u>Review Minutes from Last Meeting</u> Request approval of July 25 th meeting minutes.	
1.03		<u>Subcontractor Update - Work Complete and Ongoing</u> PMW – 1. Plaster continues on 3 rd floor (40% complete), continue filling removed door openings on 1 st and 3 rd floors and filling in window openings on 4 th floor. 2. Decorative Eagle has placed in courtroom per plans, need to do touchups and blending. 3. Trees and stumps are 100% removed from site. Patcon – Concrete at 1 st floor restroom has been poured. Frontier Waterproofing– On site next week to provide misc. mockups. A-1 Floors – ??? Larry Baker Plumbing – Complete the new sewer line. Need to install lift station. Electrical (Sun & Sky) – Continue rough-in on 3 rd floor. HVAC (Infinity) – Layout is 90% complete. Return air holes have are complete. Tower Footings – Removed.	
1.04		<u>Architect Update</u> 1. Art to provide a warmer paint color for walls.	
1.05		<u>Owner/THC Update</u> 1. We confirmed to Eva that the additional \$300K that the County would like to request is for anticipated and upcoming cost additions to project.	
1.06		<u>Old Business</u> None <u>New Business</u> None	
1.07		<u>Review Submittal Log</u> 1. Continue submitting as subcontractors get to PCG	
1.08		<u>Review RFI Log</u> RFI 14 – Lower 4 th floor ceiling height enough to conceal lights and conduit.	<i>Pending</i>
1.09		<u>Change Proposals</u> 1. COR 01 – Abatement of east corridor 1 st floor ceiling 2. COR 02 – 1 st floor tile and mastic in Rooms 113-117. 3. COR 03 – Level concrete floors throughout \$123,763. 4. COR 04 – Parge coat at parapet roof walls \$19,521.	<i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i>

		<p>5. COR 05 – Relocate lift station \$25,551. Art explained that originally the lift station was on the north end by the coal bin. After checking grades, it was determined that the lift station needed to be moved to the south side and installed deeper to pick up the water in the coal bin and elevator areas.</p> <p>6. COR 6 - Replace main yard sewer line\$12,650.00</p> <p>7. Regarding contingency, the project started with \$500,000. Deduct of \$187,926 for bringing back original HVAC design Deduct \$39,840 for elevator cab upgrade. Deduct \$30,365 for builders risk insurance. Deduct \$7,735 for abatement of basement east side corridor ceiling. Deduct \$9,179 for abatement of tile and mastic in Rooms 113-117 Deduct \$123,763 for floor leveling throughout the building. Deduct \$19,521 added excavation and waterproof for increased depth. Deduct \$25,551 for increased depth of lift station. Deduct \$12,650 for main yard sewer line replacement. Remaining Contingency of \$43,470. Working on new pricing for vault doors per architect scope of work.</p>	<p>Approved</p> <p>Approved</p>
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<u>1.10</u>		<p><u>Review Corrective Actions</u> None at this time</p>	
<u>1.11</u>		<p><u>Progress Schedule</u> Complete date is December 20, 2025.</p>	
<u>1.12</u>		<p><u>Application for Payment</u> Submitting Pay Application #11 for August.</p>	
<u>1.13</u>		<p><u>Safety Issues</u> None – PCG to hold a safety awareness meeting in the upcoming weeks.</p>	
<u>1.14</u>		<p><u>Site Review</u> Wood stain sample</p>	
<u>1.15</u>		<p><u>Next Meeting Confirmation</u> September 26th at 12:30 PM.</p>	

2 pages

PROJECT MEETING MinutesProject Name: **Hall CCH**

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

Meeting Date: July 25th, 2024 @ 12:30 PMMeeting Location 101 S. 9th St. -- Courthouse Annex Building

		Meeting	
ITEM	ACTION		
1.01		Route sign in sheet See attached.	
1.02		Review Minutes from Last Meeting Received approval of June 27 th progress meeting minutes with no exceptions.	
1.03		Subcontractor Update - Work Complete and Ongoing PMW – 1. Plaster crack repairs on 3 rd and 4 th floors, stripping door frames on 4 th floor, stripping wood in District Courtroom. 2. Kenneth removed the "Support the Troops" sign from its location so as not to get it damaged during construction. 3. PCG will move the storage bins on the south side to the sidewalk, relocate temporary fence just outside the sidewalk so that the County can have access around the courthouse for the Hall County Picnic on September 21 st . 4. Kenneth has removed all but one cedar tree at the southwest corner. Frontier Waterproofing – Below grade waterproofing complete. A-1 Floors – Contractor provided samples of marmoleum flooring, ceramic tile, and quarry tile. Lee to formally submit marmoleum sample with cover sheet. Art requested that floor and wall tile samples be either 5x5, 6x6, 7x7, or 8x8 for his review. Art confirmed there are no replacements of the stair nosing's. Larry Baker Plumbing – Installing French drain and should complete early next week. Art reminded everyone of compaction testing during backfill. Electrical (Sun & Sky) – Continue rough-in on 4 th floor. PCG confirmed that electrical contractor is utilizing the shallow electrical boxes at walls that require it. HVAC (Infinity) – Will be on site August 5 th to start location of duct and piping. Once they have laid out their lines, PMW will start wall trenching. Tower – Tower removal on August 7 th .	
1.04		Architect Update <ol style="list-style-type: none"> 1. Art mentioned that you have still trenching and patching for the coolant and condensate lines. 2. PCG is collaborating with our painter to provide Art with wood stain samples for his review and approval. We anticipate delivering samples to Art's office sometime next week. 3. Art to provide a warmer paint color for walls. 	
1.05		Owner/THC Update <ol style="list-style-type: none"> 1. County to get with Kenneth for access inside temporary fence so they can provide power to vendors on September 21st. 2. Eva requested Art to produce a location for the "Support the Troops" sign after construction is complete. Commissioner Wilson stated that the sign should be redone if we are going to put it up again. 3. We confirmed to Eva that the additional \$300K that the County would 	

		like to request is for anticipated and upcoming cost additions to project.	
<u>1.06</u>		<u>Old Business</u> None <u>New Business</u> None	
<u>1.07</u>		<u>Review Submittal Log</u> 1. Continue submitting as subcontractors get to PCG	
<u>1.08</u>		<u>Review RFI Log</u> 12 RFIs answered, none outstanding.	
<u>1.09</u>		<u>Change Proposals</u> <ol style="list-style-type: none"> COR 01 – Abatement of east corridor 1st floor ceiling COR 02 – 1st floor tile and mastic in Rooms 113-117. COR 03 – Level concrete floors throughout \$123,763. COR 04 – Parge coat at parapet roof walls \$19,521. COR 05 – Relocate lift station \$25,551. Art explained that originally the lift station was on the north end by the coal bin. After checking grades, it was determined that the lift station needed to be moved to the south side and installed deeper to pick up the water in the coal bin and elevator areas. Regarding contingency, the project started with \$500,000. Deduct of \$187,926 for bringing back original HVAC design Deduct \$39,840 for elevator cab upgrade. Deduct \$30,365 for builders risk insurance. Deduct \$7,735 for abatement of basement east side corridor ceiling. Deduct \$9,179 for abatement of tile and mastic in Rooms 113-117 Deduct \$123,763 for floor leveling throughout the building. Deduct \$19,521 added excavation and waterproof for increased depth. Deduct \$25,551 for increased depth of lift station. Remaining Contingency of \$56,120. Working on new pricing for vault doors per architect scope of work. 	Approved Approved Approved Approved Approved
<u>1.10</u>		<u>Review Corrective Actions</u> None at this time	
<u>1.11</u>		<u>Progress Schedule</u> Complete date is December 20, 2025.	
<u>1.12</u>		<u>Application for Payment</u> Submitting Pay Application #10 for July.	
<u>1.13</u>		<u>Safety Issues</u> None	
<u>1.14</u>		<u>Site Review</u> The plumbing contractor provided a sample of gravel to be used for infill at below grade waterproofing trench in lieu of backfill and compaction. Art approved the gravel for infill on 7-26-24.	
<u>1.15</u>		<u>Next Meeting Confirmation</u> August 29 th at 12:30 PM.	

PROJECT MEETING MinutesProject Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **August 29th, 2024 @ 12:30 PM**Meeting Location **101 S. 9th St. – Courthouse Annex Building**

		Meeting	
ITEM	ACTION		
1.01		Route sign in sheet See attached.	
1.02		Review Minutes from Last Meeting July 25 th meeting minutes approved with no exception.	
1.03		Subcontractor Update - Work Complete and Ongoing PMW – 1. Plaster continues on 3 rd floor (40% complete), continue filling in removed door openings on 1 st and 3 rd floors and filling in window openings on 4 th floor. 2. Decorative Eagle has placed in courtroom per plans, need to do touchups and blending. PCG to lift layers of paint on Eagle to reveal original color. 3. Trees and stumps are 100% removed from site and tower concrete footings have been to 12" below grade. Patcon – Concrete at 1 st floor restroom has been poured. Frontier Waterproofing– On site next week to provide misc. mockups. We confirmed with Art that the mortar mix should be a Type M and use a bonding agent if necessary. A-1 Floors – 1. Heather brought wall and floor ceramic tile samples. The actual material will be 6x6. Art verbally approved the tile samples; Lee will send a formal submittal with a photo of the tile for approval. Custom cut bullnose at top of tile for the prescribed height on plans (see attached photo). 2. Heather brought a ¾" thick, 6x6 quarry tile sample that closely matched the original. She will apply a clear coat sealer for next month's meeting for Art to review. Art reminded everyone that the threshold height cannot be more than ½." 3. Art verbally approved the 1/8" Marmoleum sheet flooring sample. Lee has submitted this product formally and once he gets approval, A-1 will order and store the product in climate-controlled environment (see attached photo). Larry Baker Plumbing – Complete the new sewer line. Need to install lift station. Electrical (Sun & Sky) – Continue rough-in on 3 rd floor. HVAC (Infinity) – Layout is 90% complete. Return air holes have are complete. Tower Footings – Removed 12" below grade.	
1.04		Architect Update 1. Art provided the approved wall and ceiling paint colors (see attached). 2. Art finalizing camera security location drawings.	
1.05		Owner/THC Update 1. To clarify, Eva never committed to an additional \$300K for anticipated upcoming cost additions. Hall County would like to request an additional \$300K from THC at a later date to help cover any overrun costs. 2. Landscape/irrigation – to confirm, landscape in contract consist of restoring the grass and repairing the sprinkler system.	

		3. Window install – window material is acclimating in a warehouse for the next 6 months before we start window fabrication.	
<u>1.06</u>		<u>Old Business</u> None <u>New Business</u> None	
<u>1.07</u>		<u>Review Submittal Log</u> 1. Continue submitting as subcontractors get to PCG	
<u>1.08</u>		<u>Review RFI Log</u> RFI 14 – Lower 4 th floor ceiling height enough to conceal lights and conduit. PCG will make distance between top of door/window trim and ceiling as much as possible so that we can conceal lights and conduit. Also, we will be allowed to notch out the existing ceiling to get the room needed.	<i>Answered</i>
<u>1.09</u>		<u>Change Proposals</u> <ol style="list-style-type: none"> COR 01 – Abatement of east corridor 1st floor ceiling COR 02 – 1st floor tile and mastic in Rooms 113-117. COR 03 – Level concrete floors throughout \$123,763. COR 04 – Parge coat at parapet roof walls \$19,521. COR 05 – Relocate lift station \$25,551. Art explained that originally the lift station was on the north end by the coal bin. After checking grades, it was determined that the lift station needed to be moved to the south side and installed deeper to pick up the water in the coal bin and elevator areas. COR 6 - Replace main yard sewer line \$12,650.00 Regarding contingency, the project started with \$500,000. Deduct of \$187,926 for bringing back original HVAC design Deduct \$39,840 for elevator cab upgrade. Deduct \$30,365 for builders risk insurance. Deduct \$7,735 for abatement of basement east side corridor ceiling. Deduct \$9,179 for abatement of tile and mastic in Rooms 113-117 Deduct \$123,763 for floor leveling throughout the building. Deduct \$19,521 added excavation and waterproof for increased depth. Deduct \$25,551 for increased depth of lift station. Deduct \$12,650 for main yard sewer line replacement. Remaining Contingency of \$43,470. Working on new pricing for vault doors per architect scope of work. 	<i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i>
<u>1.10</u>		<u>Review Corrective Actions</u> None at this time	
<u>1.11</u>		<u>Progress Schedule</u> Complete date is December 20, 2025.	
<u>1.12</u>		<u>Application for Payment</u> Submitted Pay Application #11 for August to Art.	
<u>1.13</u>		<u>Safety Issues</u> None – PCG to hold a safety awareness meeting in the upcoming weeks.	
<u>1.14</u>		<u>Site Review</u> Three wood stain samples were reviewed by Art, and he selected Sample 1 (see attached photo).	

<u>1.15</u>		<u>Next Meeting Confirmation</u> September 26 th at 12:30 PM.	
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EXHIBIT D

Hall County Courthouse Restoration

Sign in Sheet

8/29/2024

8/29/2024

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcojudge@dtgofexas.com	RP
Ronny Wilson	Hall County Precinct 1		
Terry Lindsey	Hall County Precinct 2		T.L.
Gary Proffitt	Hall County Precinct 3		
Troy Glover	Hall County Precinct 4		
Kaci Mills - Pat Snider (see below)	Hall County / Distric Clerk	hallcoclerk@gmail.com	
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	AO
Kenneth Head	Premier Commercial Group/Superintendent	khead@premier-cg.com	KH
Lee Evans	Premier Commercial Group/Project Manager	levans@premier-cg.com	LE
Matthew Sidarwood Ray P.	A-1 Floors	hsuafford@a-1floors.com	AS
Patricia Snider	Hall Co. Clerk	p.snider@co.hall.tx.us	PS

EXHIBIT E

Non-Reflective Tinted Color
 0175209-003
 0175209-003

ONE GALLON
 828412551
 13-Deep Gold
 R2-Medium
 B1-Black
 (CEC-COLORANT)
 02 22 64 128
 0078 CHEN STONE
 SHER-COLOR FORMULA
 EG-SHEL
 INTERIOR
 PRIMER 200 ZERO VOC
 940-626-0086
 ARCHITECTURAL
 LATEX
 FM 8000XL
 05/14/24
 Order # 0175209



Made by Leneta Company

ARCHITECT: _____
 JOB: _____
 GENERAL CONTR: _____
 COLOR: _____
 COLOR APPROVED BY: _____



Made by Leneta Company

ARCHITECT: _____
 JOB: _____
 GENERAL CONTR: _____
 COLOR: _____
 COLOR APPROVED BY: _____

SHERWIN-WILLIAMS 707560
 940-626-0086
 Order # 0175209
 ARCHITECTURAL
 LATEX
 PRIMER 200 ZERO VOC
 EG-SHEL
 0059 PROSTWORK
 SHER-COLOR FORMULA



Leneta Company

ECT: _____
 IL CONTR: _____
 APPROVED BY: _____

EXHIBIT F

Sheet Flooring

marmoleum® piano

3630
angora

FOR ADDITIONAL SAMPLES
Email: samples.na@fordbo.com
Web: fordbofloortina.com
1-800-842-7839 (US)
1-800-268-8108 (Canada)

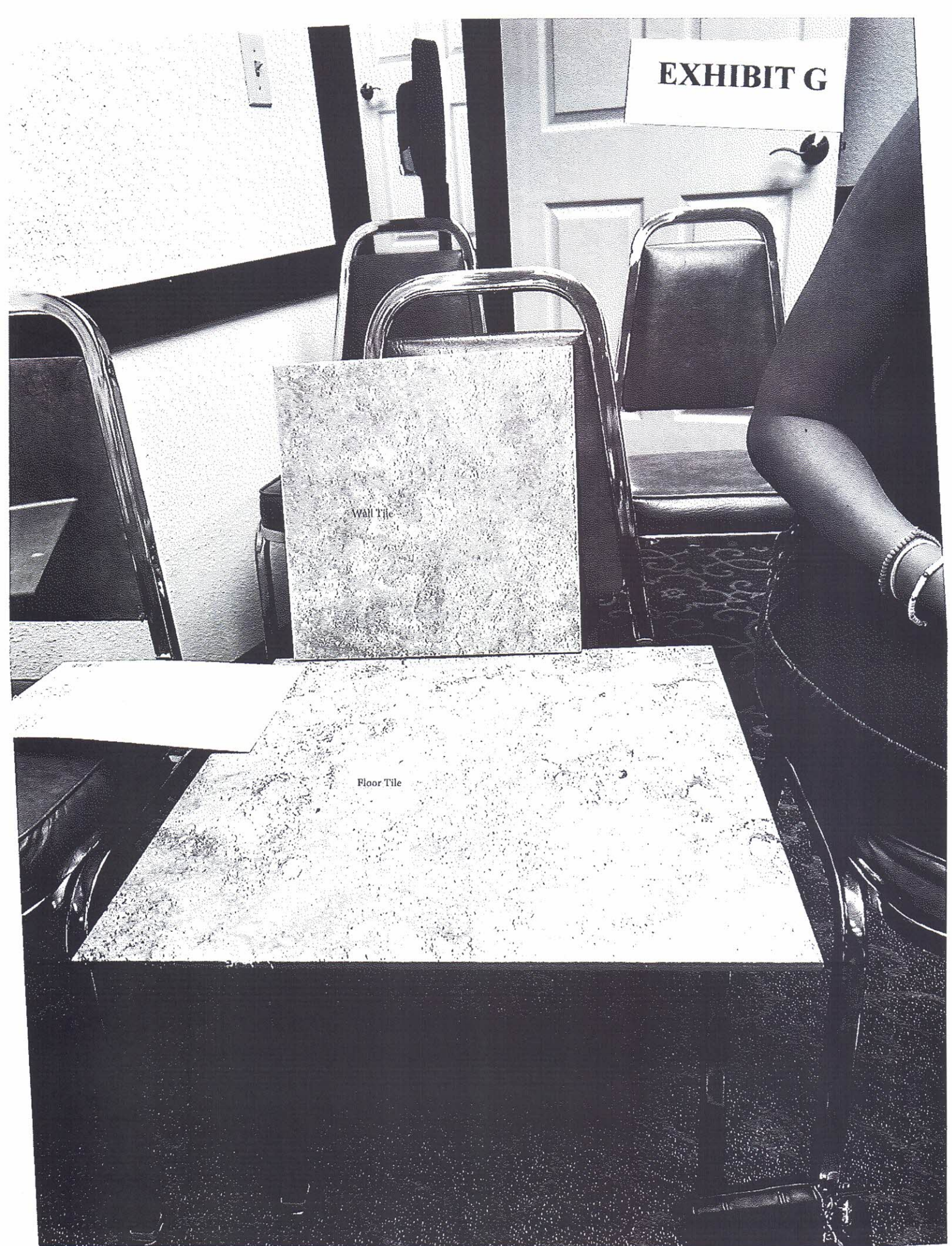
creating better environments

Fordbo
MODERN. STYLISH.

EXHIBIT G

Wall Tile

Floor Tile





**SHERWIN
WILLIAMS.**

Made by Leneta Company

ARCHITECT: _____

JOB: _____

GENERAL CONTR: _____

COLOR: _____

COLOR APPROVED BY: _____

SHERWIN-WILLIAMS 787560 06/14/24
940-626-0886 Order# 0175209
INTERIOR ARCHITECTURAL
PRIMAR 200 ZERO VOC LATEX
FLAT FM 8000XL
7006 EXTRA WHITE
PACKAGE COLOR

ONE GALLON
B30002651
EXTRA WHITE
650175417

P.7

Non Returnable Tinted Color
CAUTION: To assure consistent color,
always order enough paint to complete
the job and intermix all containers
of the same color before application.
Mixed colors may vary slightly from
color strip or color chip.



017520-005

EXHIBIT H

Small white label with a barcode and illegible text.

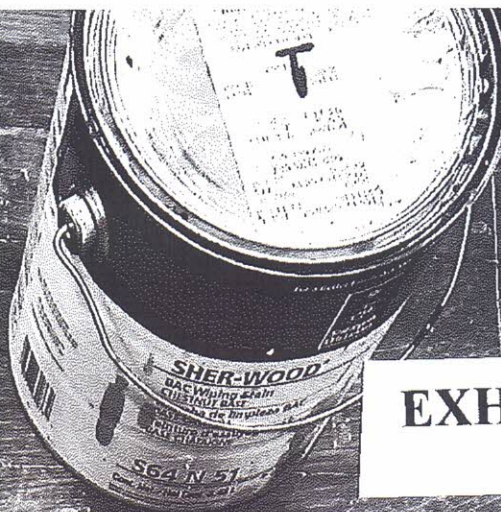
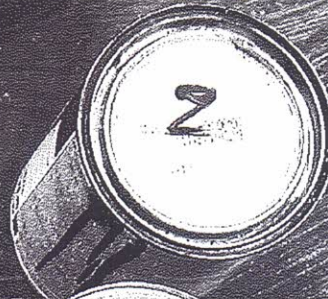


EXHIBIT I



051 HAS
051 HAS

100 HAS
051 HAS

3

2