

*Hall County, Texas*  
*Called Commissioners' Court Meeting*

December 30, 2024

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on **December 30, 2024** with the following members present: Ray Powell, County Judge, presiding; Terry Lindsey, Commissioner Precinct #2; Gary Proffitt, Commissioner Precinct #3; Eva Osborne, Texas Historical Commission; Arthur Weinman, Architect; Kenneth Head, Premier Commercial Group/Superintendent; Lee Evans, Premier Commercial Group/Project Manager; Patricia Snider, County/District Clerk; Sean Wylie, Sun & Sky; Pat Wylie, Sun & Sky; Judy Roten, County Judge Assistant.

**1. CALL MEETING TO ORDER.**

- a. The meeting was called to order at 12:31 PM by Judge Ray Powell.
- b. Opening prayer Commissioner Lindsey.

**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.**

**Exhibit A** – PROJECT MEETING AGENDA 12/30/2024

**Exhibit B** – PROJECT MEETING MINUTES 11/25/2024

**Exhibit C** – SIGN IN SHEET

**3. DISCUSS AND TAKE ACTION ON REQUEST FROM SHERIFF HECK ON SB22 GRANT FUNDING FOR THE SHERIFF'S DEPARTMENT AND/OR JAIL.**

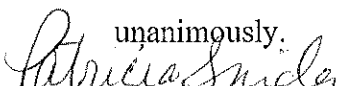
Nothing currently.

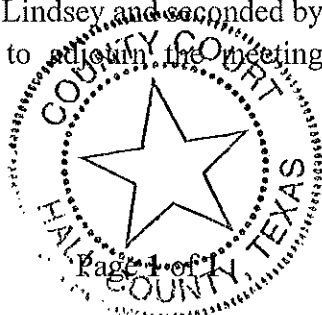
**4. CONSIDER, AND TAKE NECESSARY ACTION ON USE OF EQUIPMENT, MATERIALS, PURCHASES, OTHER COUNTY MATTERS, COUNTY WORK PROJECTS, EXTRA HELP OR HIRING OF ROAD EMPLOYEES ON COUNTY ROAD AND BRIDGES BY COMMISSIONERS IN EACH PRECINCY.**

Nothing currently.

**5. ADJOURNMENT**

Motion by Commissioner Lindsey and seconded by Commissioner Proffitt and it is the Order of the Court to adjourn the meeting at 1:12 PM. Motion passed unanimously.

  
**Patricia Snider,**  
Hall County Clerk



**EXHIBIT A****PROJECT MEETING Agenda**Project Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **December 30th, 2024, @ 12:30 PM**Meeting Location **121 S. 9<sup>th</sup> St. – Hall County Courthouse Annex**

		<i>Meeting</i>	
<u>ITEM</u>	<u>ACTION</u>		
<u>1.01</u>		<u>Route sign in sheet</u>	
<u>1.02</u>		<u>Review Minutes from Last Meeting</u> Request approval of 11-25-24 meeting minutes.	
<u>103</u>		<u>Subcontractor Update - Work Complete and Ongoing</u> <b>PMW –</b> 1. Plaster continues throughout. 2. Priming plaster walls throughout. <b>Patcon –</b> Sidewalks poured, steps to lower entries upcoming. <b>Frontier Waterproofing –</b> Repointing and cleaning masonry throughout. <b>Larry Baker Plumbing –</b> Continue building rough-in. <b>Electrical (Sun &amp; Sky) –</b> Continue rough-in throughout, <b>HVAC (Infinity) –</b> Continue copper lines install throughout.	
<u>1.04</u>		<u>Architect Update</u>	
<u>1.05</u>		<u>Owner –</u>  <u>THC –</u>	
<u>1.06</u>		<u>Old Business</u> Art provided plan sheet showing where each IT room is for each floor. Status of Farley Tech? Update of 16 exterior historic period light fixtures. First pricing came in at \$105,200. Status of existing mailbox unit. <u>New Business</u>	
<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> None at this time.	
<u>1.09</u>		<u>Change Proposals</u> 1. COR 01 – Abatement of east corridor 1 <sup>st</sup> floor ceiling 2. COR 02 – 1 <sup>st</sup> 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. 5. COR 05 – Relocate lift station \$25,551. 6. COR 6 - Replace main yard sewer line \$12,650.00. 7. COR 07 - REJECTED	<i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i>

		<p>8. COR 08 –Added chase wall framing in Rm 202 &amp; courtroom \$1,993.00.                  9. COR 09 – 6x6 tile, ¾" thresholds \$20,766.                  10. COR 10 – Maintenance valves for AHU/FCUs \$11,199                  11. <b>Regarding contingency, the project started with \$500.000.</b>                  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.                  Deduct \$1,993 for added chase wall framing in Room 202                  Deduct \$20,766 for 6x6 tile and ¾" thresholds                  Deduct \$11,199 for maintenance valves in ACU/FCUs  <b>Remaining Contingency of \$9,512.00</b>                  Working on new pricing for vault doors per architect scope of work.</p>	<p><i>Approved</i>  <i>Approved</i>  <i>Approved</i></p>
<u>1.10</u>		<p><b><u>Review Corrective Actions</u></b>                  None at this time.</p>	
<u>1.11</u>		<p><b><u>Progress Schedule</u></b>                  Complete date is December 20, 2025.</p>	
<u>1.12</u>		<p><b><u>Application for Payment</u></b>                  Submitted Pay Application #14 for November. Will submit Application #15 on 1-2-25.</p>	
<u>1.13</u>		<p><b><u>Safety Issues</u></b>                  None</p>	
<u>1.14</u>		<p><b><u>Site Review</u></b></p>	
<u>1.15</u>		<p><b><u>Next Meeting Confirmation</u></b>                  January 30<sup>th</sup> at 12:30 PM.</p>	

**EXHIBIT B****PROJECT MEETING Minutes**

Project Name: **Hall CCH**  
 Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**  
 Meeting Date: **December 30th, 2024, @ 12:30 PM**  
 Meeting Location **121 S. 9<sup>th</sup> St. – Hall County Courthouse Annex**

		<b>Meeting</b>	
<b>ITEM</b>	<b>ACTION</b>		
<b>1.01</b>		<b>Route sign in sheet</b> See attached.	
<b>1.02</b>		<b>Review Minutes from Last Meeting</b> Received approval of 11-25-24 meeting minutes.	
<b>103</b>		<b>Subcontractor Update - Work Complete and Ongoing</b> <b>PMW –</b> 1. Plaster at window frames on 3 <sup>rd</sup> floor. 2. Priming plaster walls throughout. <b>Patcon –</b> Sidewalks poured, steps to lower entries upcoming in the next 2-3 weeks. Art stated that to avoid pouring concrete during the cold temperatures. <b>Frontier Waterproofing –</b> Repointing and cleaning masonry around lower entry stone, upper brick repoint and clean at south side. <b>Larry Baker Plumbing –</b> Continue building rough-in. <b>Electrical (Sun &amp; Sky) -</b> Continue rough-in throughout. There will be some extra cost for city light wiring, but this will be direct between Sun and Sky and City of Memphis. <b>HVAC (Infinity) –</b> Continue copper lines install throughout. Ductwork to begin next week.	
<b>1.04</b>		<b>Architect Update</b> Art working with mailbox manufacturer and will send sketch to TDLR for their review. Once approved, Art will provide remedial drawings to PCG. Installation will require a small amount of base stud gyp board around the back of the units as well as wall penetration. The location for the mailbox is in clay tile so this will require support angle and additional cost associated with it.	
<b>1.05</b>		<b>Owner –</b> Lee confirmed that the supplemental request of \$300,000 from the THC would be sufficient to complete the project. Art stated he would request \$461,000 to be sure there was enough to complete the project. Art will draft a letter for the County, the County will edit and sign the letter, send it to Susan Tietz at THC, and copy Eva Osborne. Letter will include a list of the items but does not itemize each cost but provides a total cost. <b>THC –</b> Regarding the last supplemental funding submitted, Susan added money for engineering and professional fees.	
<b>1.06</b>		<b>Old Business</b> Art provided plan sheets showing where each IT room is for each floor to PCG and Farley Tech and Lee forwarded to Sun and Sky. There has been no communication between Farley Tech and Sun and Sky, but they are running the wiring as shown in these new drawings. Update of 16 exterior historic period light fixtures. First price came in at \$105,200. As PCG understands it, this cost would be deducted from the contingency. Art is trying to find less expensive lights.	

		<u>New Business</u> None.	
<u>1.07</u>		<u>Review Submittal Log</u> 1. Continue submitting as subcontractors get to PCG. 2. Lee to submit a cast in place concrete lift station shop drawing.	
<u>1.08</u>		<u>Review RFI Log</u> None at this time.	
<u>1.09</u>		<u>Change Proposals</u> <ol style="list-style-type: none"> <li>1. COR 01 – Abatement of east corridor 1<sup>st</sup> floor ceiling</li> <li>2. COR 02 – 1<sup>st</sup> floor tile and mastic in Rooms 113-117.</li> <li>3. COR 03 – Level concrete floors throughout \$123,763.</li> <li>4. COR 04 – Parge coat at parapet roof walls \$19,521.</li> <li>5. COR 05 – Relocate lift station \$25,551.</li> <li>6. COR 6 - Replace main yard sewer line \$12,650.00.</li> <li>7. COR 07 - REJECTED</li> <li>8. COR 08 –Added chase wall framing in Rm 202 &amp; courtroom \$1,993.00.</li> <li>9. COR 09 – 6x6 tile, ¾” thresholds \$20,766.</li> <li>10. COR 10 – Maintenance valves for AHU/FCUs \$11,199</li> <li>11. <b>Regarding contingency, the project started with \$500,000.</b> 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. Deduct \$1,993 for added chase wall framing in Room 202 Deduct \$20,766 for 6x6 tile and ¾” thresholds Deduct \$11,199 for maintenance valves in ACU/FCUs <b>Remaining Contingency of \$9,512.00</b> Working on new pricing for vault doors per architect scope of work.</li> </ol>	<i>Approved</i> <i>Approved</i> <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 #14 for November. The judge will check the payment for November. PCG will submit Application #15 for December 2024 on 1-2-25.	
<u>1.13</u>		<u>Safety Issues</u> None	
<u>1.14</u>		<u>Site Review</u> Art to perform general review of ongoing work.	
<u>1.15</u>		<u>Next Meeting Confirmation</u> January 30 <sup>th</sup> at 12:30 PM.	

# Hall County Courthouse Restoration

# EXHIBIT C

## Sign in Sheet

12/30/2024

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcojudge@dtgof texas.com	RP
Ronny Wilson	Hall County Precinct 1		
Terry Lindsey	Hall County Precinct 2		T/L
Gary Proffitt	Hall County Precinct 3		GP
Troy Glover	Hall County Precinct 4		
Pat Snider	Hall County / District Clerk	psnider@co.hall.tx.us	PS
Eva Osborne	Texas Historical Commission	Eva.Osborne@thc.texas.gov	EO
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	K.H.
Lee Evans	Premier Commercial Group/Project Manager	levans@premier-cg.com	LE
James Jessen	Infinity Contractors	james.jessen@infinitycontractors.com	
Sean Wylie	Sun & Sky Electric	spwylie@sunandskyelectric.com	SW
Judy Botlen			JB
Pat Wylie			PW