

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

November 25, 2024

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on **November 25, 2024** with the following members present: Ray Powell, County Judge, presiding; Ronny Wilson, Commissioner Precinct #1; 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; Pat Wylie, Sun & Sky; James Jessen, ICI; Judy Roten, County Judge Assistant.

**1. CALL MEETING TO ORDER.**

- a. The meeting was called to order at 12:33 PM by Judge Ray Powell.
- b. Opening prayer Commissioner Wilson.

**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 11/25/2024

**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.**

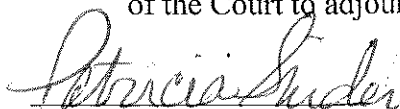
Nothing currently.

**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 Judge Powell and seconded by Commissioner Wilson and it is the Order of the Court to adjourn the meeting at 1:21 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: **November 25<sup>th</sup>, 2024, @ 12:30 PM**Meeting Location **121 S. 9<sup>th</sup> St. – Hall County Courthouse Annex**

		<i>Meeting</i>	
<b>ITEM</b>	<b>ACTION</b>		
<b>1.01</b>		<u>Route sign in sheet</u>	✓
<b>1.02</b>		<u>Review Minutes from Last Meeting</u> Request approval of October 31, 2024, meeting minutes.	
<b>1.03</b>		<u>Subcontractor Update - Work Complete and Ongoing</u> Kim <b>PMW –</b> 1. Plaster continues on 4 <sup>th</sup> floor breezeway, and main courtroom. 2. Priming plaster walls. <b>Patcon –</b> Sidewalks poured, will be back in next few days to continue at entry steps. <b>Frontier Waterproofing –</b> Cutting joints at stone entry caps for repointing, cleaning southside stone columns. <b>Larry Baker Plumbing –</b> Continue building rough-in. <b>Electrical (Sun &amp; Sky) –</b> Continue rough-in on 2 <sup>nd</sup> and 3 <sup>rd</sup> floors. <b>HVAC (Infinity) –</b> Continue copper lines at 3 <sup>rd</sup> and 4 <sup>th</sup> floors,	✓ ✓ ✓
<b>1.04</b>		<u>Architect Update</u> 1. Existing mailbox unit – Art suggested a meeting with Memphis Post Office to discuss the best way to set up mail delivery for the courthouse. After much discussion, Art will provide product data for a new postal box mounted at a location to be determined at a later date and agreed to by the Post Office.	✓
<b>1.05</b>		<u>Owner –</u>  <u>THC –</u>	
<b>1.06</b>		<u>Old Business</u> None  <u>New Business</u>	
<b>1.07</b>		<u>Review Submittal Log</u> 1. Continue submitting as subcontractors get to PCG	
<b>1.08</b>		<u>Review RFI Log</u> RFI 18 – FCUs and historical coils at windows. Art to review today. RFI 25 – Thermostat locations. BHB to determine whether to leave thermostats on wall or within the Daiken unit. RFI 26 – Emergency lighting in stairwells. Being reviewed by BHB. RFI 27 – Plumbing cores from Room 313 to Room 205. Art to review today. RFI 28 – Future maintenance for HVAC system. BHB is still in review, but it was	Pending Pending  Answered Pending Answered

	<p>agreed that the HVAC contractor will provide a cost for ball valves at each Daiken FCU unit. The reason for this is that the current design will require the entire system to be shut down while repairs are made on one unit. Installing ball valves at each unit only shuts down the unit being repaired and allows remaining units to not be affected.</p> <p>RFI 31 – Thermostat in Daiken unit. In review by BHB.</p>	<p><i>Approved</i></p> <p>Answered</p>
--	---	--

<b>1.09</b>	<p><b>Change Proposals</b></p> <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</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  <b>Remaining Contingency of \$20,711.</b> <i>after 11,000.00 for ball valves \$9,000.00</i>                  Working on new pricing for vault doors per architect scope of work.</li> </ol>	<p>Approved</p> <p>Approved</p> <p>Approved</p> <p>Approved</p> <p>Approved</p> <p>Approved</p> <p>Approved</p> <p>Approved</p> <p>Pending - <i>Approved</i></p> <p>✓</p>
-------------	--	---

<b>1.10</b>	<p><b>Review Corrective Actions</b></p> <p>None at this time.</p>	
-------------	---	--

<b>1.11</b>	<p><b>Progress Schedule</b></p> <p>Complete date is December 20, 2025.</p>	
-------------	--	--

<b>1.12</b>	<p><b>Application for Payment</b></p> <p>Submitting Pay Application #14 for November.</p>	
-------------	---	--

<b>1.13</b>	<p><b>Safety Issues</b></p> <p>None</p>	
-------------	---	--

<b>1.14</b>	<p><b>Site Review</b></p> <p>Repoint mockup samples 3 &amp; 4.                  4<sup>th</sup> Utility Room next to elevator – plans don't show cavity area, need to located mop sink, and water heater.</p>	
-------------	--	--

<b>1.15</b>	<p><b>Next Meeting Confirmation</b></p> <p>December 30<sup>th</sup> (Monday) 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: **November 25<sup>th</sup>, 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> See attached.	
<u>1.02</u>		<u>Review Minutes from Last Meeting</u> Received approval of October 31, 2024, meeting minutes.	
<u>103</u>		<u>Subcontractor Update - Work Complete and Ongoing</u> <b>PMW –</b> 1. Plaster continues at 4 <sup>th</sup> floor breezeway, and main courtroom. 2. Priming plaster walls. <b>Patcon –</b> Sidewalks poured, will be back in next few days to continue at entry steps. <b>Frontier Waterproofing –</b> Cutting joints at stone entry caps for repointing, cleaning southside stone columns. <b>Larry Baker Plumbing –</b> Continue building rough-in. <b>Electrical (Sun &amp; Sky) –</b> Continue rough-in on 2 <sup>nd</sup> and 3 <sup>rd</sup> floors. <b>HVAC (Infinity) –</b> Continue copper lines install at 3 <sup>rd</sup> and 4 <sup>th</sup> floors,	
<u>1.04</u>		<u>Architect Update</u> 1. Existing mailbox unit – Art will meet with Memphis Postmaster to discuss the best way to set up mail delivery for the courthouse. Pat talked to the Postmaster and has alerted her that Art would be calling her, and Pat will give Art the name and phone number of Postmaster. 2. After discussion regarding COR 10 maintenance valves the County agreed to install 114 valves on AHU/FCUs. James with Infinity explained that each condenser unit that sit on the ground all have refrigerant lines run to them and the entire system is "charged". This means that if one unit fails and needs to have maintenance performed, the entire system throughout the courthouse must be shut down. Installing maintenance valves allows the county to isolate each unit, shut that unit down, and perform maintenance work leaving all other units functional. The county approved COR 10 in the amount of \$11,199.	
<u>1.05</u>		<u>Owner –</u> Nothing to address today.  <u>THC –</u> Eva received reimbursement request last Friday and asked the county if they want her to process it. This was brought up because the last pay app was paid twice to PCG. PCG since then has sent a check to Hall County correcting the over payment so all agree the account is current and correct, so county is okay with Eva processing latest reimbursement. Eva informed the county that Diana Larkin is the new THC person to send the reimbursement requests too and gave the Judge her email address and asked that the county send them to Susan, Eva, and Diana.	

<p><b>1.06</b></p>		<p><b>Old Business</b>                  Regarding the IT contractor (Farley Tech) for Hall County, they have not contacted the electrical contractor lately to coordinate where he needs conduit. Art sent him plan sheets showing security camera locations and asked for his input and approval but has not heard back from him. Sun and Sky (Electrical Contractor) does know what is needed for the security system and knows where the conduit goes for the telephone and data as shown on Electrical drawings, however, does not know where the IT rooms are for each floor. Art to provide us an 11x17 showing where each IT room is for each floor as proposed by Farley Tech.</p> <p><b>New Business</b>                  Art received pricing for the 16 exterior historic period light fixtures at the entries in the amount of \$105,200. This is over the budget cost originally thought so Art is looking for other pricing.</p>	
<p><b>1.07</b></p>		<p><b>Review Submittal Log</b>                  1. Continue submitting as subcontractors get to PCG</p>	
<p><b>1.08</b></p>		<p><b>Review RFI Log</b>                  RFI 18 – FCUs and historical coils at windows. A solution was worked out in the field and Art to send Lee a formal answer to close RFI 18.                  RFI 25 – Thermostat locations.                  RFI 26 – Emergency lighting in stairwells.                  RFI 27 – Plumbing cores from Room 313 to Room 205. Art to provide answer to move wall to accommodate this issue. Formal answer in writing forthcoming from Art.                  RFI 28 – Future maintenance for HVAC system. BHB is still in review, but it was agreed that the HVAC contractor will provide a cost for ball valves at each Daiken FCU unit. The reason for this is that the current design will require the entire system to be shut down while repairs are made on one unit. Installing ball valves at each unit only shuts down the unit being repaired and allows remaining units to not be affected. County approved a change proposal for this work today.                  RFI 31 – Thermostat in Daiken unit. BHB agreed that the thermostat could be installed in the unit in lieu of on the wall, they're concern was for the spaces (ex: offices) that have multiple floor units will need a Wi-Fi controller for each unit and would be very costly. After talking to Daiken, the HVAC contractor can wire for a master controller for one of the units in a room which would control the entire room. This would eliminate each unit being set at different temperatures, which was the concern of BHB. There is no cost to set the system up this way at this time. It was agreed today, to proceed with inline thermostats and eliminate thermostats.</p>	<p><i>Answered</i>  <i>Answered</i>  <i>Answered</i> <i>Answered</i>  <i>Answered</i>  <i>Answered</i></p>
<p><b>1.09</b></p>		<p><b>Change Proposals</b></p> <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.</li> </ol>	<p><i>Approved</i>  <i>Approved</i>  <i>Approved</i>  <i>Approved</i>  <i>Approved</i>  <i>Approved</i>  <i>Approved</i>  <i>Approved</i>  <i>Approved</i>  <i>Approved</i></p>

		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 ¼" 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.	
<u>1.10</u>		<b><u>Review Corrective Actions</u></b> None at this time.	
<u>1.11</u>		<b><u>Progress Schedule</u></b> Complete date is December 20, 2025.	
<u>1.12</u>		<b><u>Application for Payment</u></b> Submitted Pay Application #14 for November.	
<u>1.13</u>		<b><u>Safety Issues</u></b> None	
<u>1.14</u>		<b><u>Site Review</u></b> <ol style="list-style-type: none"> <li>1. Repoint mockup samples 3 &amp; 4 reviewed by Art. Art approved Sample #3.</li> <li>2. 4<sup>th</sup> Utility Room next to elevator – plans don't show cavity area, need to located mop sink, and water heater. Art to review this further today on site.</li> <li>3. Electrical contractor has questions that can be worked out in the field today with Art.</li> </ol>	
<u>1.15</u>		<b><u>Next Meeting Confirmation</u></b> December 30 <sup>th</sup> (Monday) at 12:30 PM.	

# Hall County Courthouse Restoration

# EXHIBIT C

## Sign in Sheet

11/25/2024

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcojudge@dtgof texas.com	JP
Ronny Wilson	Hall County Precinct 1		RW
Terry Lindsey	Hall County Precinct 2		
Gary Proffitt	Hall County Precinct 3		
Troy Glover	Hall County Precinct 4		
Pat Snider	Hall County / Distric 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	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
James Jessen	Infinity Contractors	james.jessen@infinitycontractors.com	JJ
Dea Dylis	Sum & Sky		
John A. [Signature]			