

Hall County, Texas
Called Commissioners' Court Meeting

February 29, 2024

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on **February 29 2024** with the following members present: Ray Powell, County Judge, presiding; Ronny Wilson, Commissioner Precinct #1; Terry Lindsey, Commissioner Precinct #2; Troy Glover, Commissioner Precinct #4; Kaci Mills, County Clerk; Eva Osborne, Texas Historical Commission; Arthur Weinman, Architect; Alan Odom, Premier Commercial Group/Owner; Kenneth Head, Premier Commercial Group/Superintendent; Lee Evans, Premier Commercial Group/Project Manager, and Glenn Heiny.

1. CALL MEETING TO ORDER.

- a. The meeting was called to order at 1241 P.M. by Judge Ray Powell.
- b. The opening prayer was led by 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.

Discussion only. Project Meeting Minutes and sign in sheet attached. **EXHIBIT A**

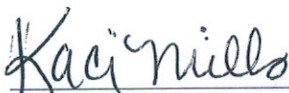
3. DISCUSS, CONSIDER, AND TAKE NECESSARY ACTION ON USE OF EQUIPMENT, MATERIALS, PURCHASES, OTHER COUNTY MATTERS, COUNTY WORK PROJECTS, EXTRA HELP OR HIRING OF ROAD EMPLOYEES ON COUNTY ROAD AND BREIDGES BY COMMISSIONERS IN EACH PRECINCY.

Discussion only.

4. ADJOURN

Motion by Commissioner Glover and second by Commissioner Lindsey.

Motion passed unanimously and It is the Order of the Court to adjourn meeting at 2:32 P.M.



Kaci Mills
Hall County Clerk



PROJECT MEETING MINUTES

Project Name: **Hall CCH**

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

Meeting Date: **January 25th, 2024 @ 12:30 PM**

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

		Meeting	
ITEM	ACTION		
1.01		<u>Route sign in sheet</u> See attached.	
1.02		<u>Review Minutes from Last Meeting</u> No exceptions for meeting minutes 12-28-23.	
1.03		<u>Subcontractor Update - Work Complete and Ongoing</u> Demo (One Reef) – Finishing all flooring removal per plans, some minor demo still left to do in building. 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 99% complete, exterior concrete demo complete for now. Larry Baker Plumbing – Weather delayed progress with digging at below grade waterproofing but contractor back on-site next week to continue. Frontier Waterproofing – Working on mockups for crack repair, and testing mortar, and continue with below grade waterproofing next week. Electrical (Sun & Sky) – Start locating conduit in walls next week. PMW – Start trenching in walls for conduit next week. Carpentry (Hejny) – Removed all windows and boarded up, working on submittals.	
1.04		<u>Architect Update</u> 1. Art submitted addendum 03 to PCG – Pair of doors to meet access to all rooms to meet accessibility requirements.	
1.05		<u>Owner Update</u> 1. Lee submitted Builders Risk packet to Judge Powell. Cost of builders risk will in the amount of \$30,365 will be deducted from contingency allowance. 2. County to follow-up on electric service location on west side. Is the electrical company going to move location? Per our November site meeting, AEP showed the location of new transformer at southwest location. Possibility of having to route around on site monuments and there is irrigation in the lawn in that area that will have to be addressed after installation of transformer. 3. Art stated that since contractor has been excavating around the building, we discovered that the building masonry comes down and meets concrete wall that is a foundation that is integrated with Level 1 concrete floor, and underneath that is another grade beam that sits on 20" piers. 4. The judge stressed the importance of not damaging the tower on the roof. Kenneth stated the tower will be dismantled in sections and placed on the ground. Lee assured the Judge that we will be careful in the process of removing the tower. 5. The judge asked about the room below the spiral staircase. Kenneth	

		<p>stated that all wood has been removed, still need to remove the metal shelving. The owner confirmed that metal shelving to be thrown away.</p> <p><u>THC Update</u></p> <p>Eva asked Art if waterproofing membrane installs to brick and concrete. Art stated it will be installed a minimum of 6" below the floor level. There is approximately 2' from the top of pier to floor. This will require deeper excavation than first thought.</p> <p>Eva did receive Hall County reimbursement request.</p>	
<u>1.06</u>		<p><u>Old Business</u></p> <p>1. 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. The code states there must be 3 feet clear in front of panel. Art to revise plans on 2nd and 3rd floors.</p> <p><u>New Business</u></p> <p>None</p>	
<u>1.07</u>		<p><u>Review Submittal Log</u></p> <p>1. Still receiving submittals from subcontractors</p>	
<u>1.08</u>		<p><u>Review RFI Log</u></p> <p>1. RFI 1 - Answered</p> <p>2. RFI 2 - Answered</p> <p>3. RFI 3 - Electrical rooms 234 & 301 code clearance - Art on redesign</p> <p>4. RFI 4 - Differing floor heights after removal of linoleum. Art to review on site.</p> <p>5. RFI 5 - French drain depth. Art to review on site today. Judge confirmed that county does want to keep the below grade waterproofing at coal bin.</p> <p>6. RFI 6 - Lift station relocate - Art to review on site today.</p> <p>7. RFI 7 - Data conduit. Art to review with electrical engineer.</p>	<p>Pending</p> <p>Pending</p> <p>Pending</p> <p>Pending</p> <p>Pending</p>
<u>1.09</u>		<p><u>Change Proposals</u></p> <p>1. COR 01 - abatement of east corridor 1st floor ceiling</p> <p>2. Black mastic discovered at 1st floor, Rooms 113, 114, 115, 116, 117 - Being tested by abatement contractor.</p>	Approved
<u>1.10</u>		<p><u>Review Corrective Actions</u></p> <p>None at this time</p>	
<u>1.11</u>		<p><u>Progress Schedule</u></p> <p>Working on October 2023 schedule sent.</p>	
<u>1.12</u>		<p><u>Application for Payment</u></p> <p>Submitting Pay Application #4 for January by 1-31-24</p>	
<u>1.13</u>		<p><u>Safety Issues</u></p> <p>None</p>	
<u>1.14</u>		<p><u>Site Review</u></p> <p>Crack repair mockup reviewed today by Art on site.</p>	
<u>1.15</u>		<p><u>Next Meeting Confirmation</u></p> <p>February 29th, 2024, at 12:30 PM in Courthouse Annex</p>	

Hall County Courthouse Restoration

Sign in Sheet

1/25/2024

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcojudge@dtgofthetexas.com	JP
Ronny Wilson	Hall County Precinct 1		RW
Terry Lindsey	Hall County Precinct 2		TL
Gary Proffitt	Hall County Precinct 3		GP
Troy Glover	Hall County Precinct 4		
Eva Osborne	Texas Historical Commission	Eva. Osborn@thc.texas.gov	EO
Arthur Weinman	Arthur Weinman Architect	art_wa@swbell.net	AW
Alan Odom	Premier Commercial Group/Owner	adom@premier-cg.com	
Kenneth Head	Premier Commercial Group/Superintendent	khead@premier-cg.com	KH
Lee Evans	Premier Commercial Group/Project Manager	levans@premier-cg.com	LE
David Gomez	Premier Commercial Group/Asst Superint.	dgomez@premier-cg.com	
Kaci Mills	Hall County District Clerk	kmills@co.hall.tx.us	KM

Hall County Courthouse Restoration

Sign in Sheet

2/29/2024

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcojudge@dtgofexas.com	RP
Ronny Wilson	Hall County Precinct 1		RW
Terry Lindsey	Hall County Precinct 2		T.L
Gary Proffitt	Hall County Precinct 3		
Troy Glover	Hall County Precinct 4		T.G.
Kaci Mills	Hall County / Distric Clerk	kmills@co.hall.tx.us	km
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
David Gomez	Premier Commercial Group/Asst Superint.	dgomez@premier-cg.com	
Glenn Heiny			GH