

Diana Wolfe

From: Jim Jones
Sent: Thursday, August 6, 2026 8:40 AM
To: Diana Wolfe
Subject: Fw: Rains County Courthouse - Preservation Services Letter Agreement
Attachments: Parkhill-Rains County Ltr Proposal 08.05.2026.pdf

Here is the agreement letter for the architect to inspect and provide an evaluation for us. I've already talked to Tammi about the funding and she says we are ok with it. Thanks. Jim.

Get [Outlook for iOS](#)

From: Karl Komatsu <kkomatsu@parkhill.com>
Sent: Thursday, 06 August 2026 08:35:43
To: Jim Jones <jim.jones@co.rains.tx.us>
Cc: Jeremy Cook <jeremy.cook@co.rains.tx.us>; Tammi Byrd <tammi.byrd@co.rains.tx.us>; Michael Howard <MHoward@Parkhill.com>; Amy Sibley <asibley@parkhill.com>; Marie Oehlerking-Read <moehlerking@parkhill.com>
Subject: Rains County Courthouse - Preservation Services Letter Agreement

Jim:

Attached please find our Letter Agreement Proposal for the historic preservation services sought by you and your Commissioners Court budget cycle.

As discussed, should Rains County approve this agreement, we would initiate our services as of or after your fiscal year 2027 with billings monthly as a percent of completion - not a lump sum unless Step 1 takes less than 30 days. If the Master Plan update is required/approved by the County, this effort would span the fourth quarter of your FY 2027 and carry into FY 2028 if that is your schedule, again with monthly progress payments.

We hope this assists Rains County in positioning for the THC Grant Round XV whose applications will be due in early 2028 and the awards made in July 2028. The County always has the right to discontinue our services or pursuit of the grant funds with a typical 7 day written notice. Even if Rains is awarded a grant, as your neighbor Van Zandt County has done twice due to fiscal constraints, you have the right to turn down the grant funds prior to acceptance and a first draw of funds.

Thank you for your trust and we look forward to working with you! Can't recall if I included our recent merger announcement from July 7th!

Karl

Karl A Komatsu, AIA; CSI
Director of Business Development | Civic

Parkhill
817.992.4992
(m)
817.710.1344
(d)

Notice of Komatsu Architecture Joining Parkhill

Komatsu Architecture is excited to announce that we are joining Parkhill, a multidisciplinary architecture and engineering firm with a strong presence across Texas and the Southwest.

This partnership brings together two organizations that share a commitment to thoughtful design, strong relationships, responsive leadership, and meaningful community impact. While our capabilities are expanding, the values that have guided our work remain the same.

There will be no disruptions to your current projects, timelines, or team. You will continue working with the same trusted Komatsu professionals and leadership while gaining access to the expanded resources, expertise, and services of a larger multidisciplinary firm.

Together, we look forward to delivering even greater value to support Rains County and communities we have proudly served for years in East Texas.

To learn more, please visit Parkhill.com. Please do not hesitate to reach out if you have any questions.

Rains County will be a valued client, and we look forward to consideration for projects with the County!

Parkhill

August 5, 2026

Honorable Jim Jones, Commissioner Precinct 2
Rains County
167 E Quitman St Suite 102
Emory, TX 75440

RE: Step 1: Courthouse Assessment Supplement
Step 2: Master Plan Update – if Required

Dear Mr. Jones and Rains County Commissioners Court:

On behalf of Parkhill (formerly Komatsu Architecture), we are pleased to provide this Letter of Agreement with a streamlined Scope of Work (SOW) to assist the County with its FY 2027 budget for our historic architectural services. It is our understanding that if approved our effort and billing will only be after your October 1 FY 2027 County operating plan. Step 1 and 2 are with the intent of positioning Rains County to enter the THC Round XV grant applications. Parkhill prepares the grant application on a pro bono basis.

Scope of Work:

STEP 1: Fee \$15,000

- a. Review of prior 2025 Conditions Assessment; annotate from revised observations
- b. On-site evaluation and comparison with prior assessment
- c. Brief report on findings as a Supplement to the 2025 Conditions Assessment
- d. Parkhill in-house "order of magnitude" cost projection

STEP 2: Fee \$65,000

- e. Master Plan Update if deemed necessary by Parkhill or required by the Texas Historical Commission – final approval of either is required from the County. Start date would be mid-2027 with first invoices (monthly) due as of FY 2028, if desired by the County
- f. Third party cost estimate would be included in Step 2, per THC requirements for grant eligibility

If you have any questions, please call me at 817.992.4992 (m) or email me at kkomatsu@parkhill.com
Thank you for this opportunity to work with Rains County!

Karl A. Komatsu, Civic Business Development

PARKHILL

By _____
Name: Karl A Komatsu
Title: Civic Sector Business Development

Rains County

By _____
Name: Honorable Brent Hilliard
Title: County Judge
Date: _____



COMPLETED

August 6, 2026

Trevor Crain
CIP Director
City of Irving
825 W. Irving Blvd.
Irving, TX 75060

STRICTLY CONFIDENTIAL

Re: Contracts and Projects with Komatsu & Associates, Inc. (dba Komatsu Architecture)
Project listed in more detail on **Schedule I**, attached hereto (as may have been amended from time to time, the "Agreements"), by and between City of Irving and Komatsu & Associates, Inc. ("Komatsu").

Dear Trevor:

Komatsu is pleased to announce our merger with **Parkhill, Smith, and Cooper, Inc. dba Parkhill ("Parkhill")**. This merger will strengthen Parkhill's architectural presence in North Texas and the State of Texas and allow the Komatsu team to have additional support and resources along with multidisciplinary services.

Our entire group of professionals at Komatsu will remain intact at our current location, with the goal of providing the same quality services that you are accustomed to receiving. Parkhill intends to also keep the same project team and professionals on your projects. This team will be available to answer any questions you may have regarding this letter and the transaction. Through this transaction, we will be able to offer more comprehensive engineering, landscaping, and architectural services through a network of more than 750 professionals located across 16 offices in Oklahoma, Texas, and New Mexico. Parkhill looks forward to expanding its geographic presence and suite of services to Komatsu's loyal clients.

With the merger, Komatsu is assigning and transferring to Parkhill all of its rights, title and interests in and to its Contracts and Agreements, and Parkhill will assume Komatsu's obligations and liabilities under the Contracts and Agreements relating to the period from and after the Closing (the "**Assignment and Assumption**").

As a client of Komatsu's, we are providing notice of this transfer and seeking your consent, so that we can move these contracts under Parkhill's business office and continue our services and invoices under their purview. By executing this letter, you (i) irrevocably consent to and approve of the transaction and Assignment and Assumption; (ii) acknowledge that the Agreements shall remain in full force and effect following the consummation of the transaction and Assignment and Assumption; (iii) agree the transaction and Assignment and Assumption shall not constitute a breach of or default under the Agreements; and (iv) waive any right you may have under the Agreements to terminate, amend or otherwise modify the Agreements as a result of the transaction and Assignment and Assumption. You acknowledge that Parkhill shall be entitled to rely on your consent to the Assignment and Assumption, and shall be entitled to enforce the provisions hereof as a third-party beneficiary hereof.

We would appreciate your response to this letter as promptly as practicable. Please send a countersigned copy of this letter to Amy Sibley at ASibley@komatsu-inc.com.

Please feel free to contact me at 817.332.1914 should you have any questions regarding the foregoing. Thank you in advance for your assistance with this matter.

Sincerely,

KOMATSU & ASSOCIATES, INC.

By _____
Name: Amy Sibley
Title: Vice President & Director of Interior
Design

Acknowledged, accepted and agreed to
this _____ day of _____, 2026.

City of Irving

By _____
Name: Trevor Crain
Title: CIP Director

SCHEDULE I

- **CLIENT:** City of Irving
- **PROJECTS:** Irving Municipal Complex Planning



COMPLETED

August 6, 2026

Judge Randy Johnson
County Judge
Howard County Library
Howard County Courthouse
Big Spring, TX 79720

STRICTLY CONFIDENTIAL

Re: Contracts and Projects with Komatsu & Associates, Inc. (dba Komatsu Architecture)
Project listed in more detail on **Schedule I**, attached hereto (as may have been amended from time to time, the ("Agreements")), by and between Howard County Library and Komatsu & Associates, Inc. ("Komatsu").

Dear Judge Randy:

Komatsu is pleased to announce our merger with **Parkhill, Smith, and Cooper, Inc. dba Parkhill ("Parkhill")**. This merger will strengthen Parkhill's architectural presence in North Texas and the State of Texas and allow the Komatsu team to have additional support and resources along with multidisciplinary services.

Our entire group of professionals at Komatsu will remain intact at our current location, with the goal of providing the same quality services that you are accustomed to receiving. Parkhill intends to also keep the same project team and professionals on your projects. This team will be available to answer any questions you may have regarding this letter and the transaction. Through this transaction, we will be able to offer more comprehensive engineering, landscaping, and architectural services through a network of more than 750 professionals located across 16 offices in Oklahoma, Texas, and New Mexico. Parkhill looks forward to expanding its geographic presence and suite of services to Komatsu's loyal clients.

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Sincerely,

KOMATSU & ASSOCIATES, INC.

By _____
Name: Amy Sibley
Title: Vice President & Director of Interior
Design

Acknowledged, accepted and agreed to
this _____ day of _____, 2026.

Howard County Library

By _____
Name: Judge Randy Johnson
Title: County Judge

SCHEDULE I

- **CLIENT:** Howard County Library
- **PROJECTS:** Howard County Library Remodel



COMPLETED

August 6, 2026

Judge Molly Criner
County Judge
Irion County, Texas
300 S. Main Street, Suite 207
Mertzon, TX 76941

STRICTLY CONFIDENTIAL

Re: Contracts and Projects with Komatsu & Associates, Inc. (dba Komatsu Architecture)
Project listed in more detail on **Schedule I**, attached hereto (as may have been amended from time to time, the ("Agreements")), by and between Irion County, Texas and Komatsu & Associates, Inc. ("Komatsu").

Dear Judge Molly:

Komatsu is pleased to announce our merger with **Parkhill, Smith, and Cooper, Inc. dba Parkhill ("Parkhill")**. This merger will strengthen Parkhill's architectural presence in North Texas and the State of Texas and allow the Komatsu team to have additional support and resources along with multidisciplinary services.

Our entire group of professionals at Komatsu will remain intact at our current location, with the goal of providing the same quality services that you are accustomed to receiving. Parkhill intends to also keep the same project team and professionals on your projects. This team will be available to answer any questions you may have regarding this letter and the transaction. Through this transaction, we will be able to offer more comprehensive engineering, landscaping, and architectural services through a network of more than 750 professionals located across 16 offices in Oklahoma, Texas, and New Mexico. Parkhill looks forward to expanding its geographic presence and suite of services to Komatsu's loyal clients.

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Please feel free to contact me at 817.332.1914 should you have any questions regarding the foregoing. Thank you in advance for your assistance with this matter.

Sincerely,

KOMATSU & ASSOCIATES, INC.

By _____
Name: Amy Sibley
Title: Vice President & Director of Interior
Design

Acknowledged, accepted and agreed to
this _____ day of _____, 2026.

Irion County, Texas

By _____
Name: Judge Molly Criner
Title: County Judge

SCHEDULE I

- **CLIENT:** Irion County, Texas
- **PROJECTS:** Irion County Community Annex & Courthouse Step1



COMPLETED

August 6, 2026

Julia Lund
Principal, Project Manager
Kennedy/Jenks Consultants
1500 NE Irving Street, Suite 200
Portland, OR 97232

STRICTLY CONFIDENTIAL

Re: Contracts and Projects with Komatsu & Associates, Inc. (dba Komatsu Architecture)
Project listed in more detail on **Schedule I**, attached hereto (as may have been amended from time to time, the ("Agreements")), by and between Kennedy/Jenks Consultants and Komatsu & Associates, Inc. ("Komatsu").

Dear Julia:

Komatsu is pleased to announce our merger with **Parkhill, Smith, and Cooper, Inc. dba Parkhill ("Parkhill")**. This merger will strengthen Parkhill's architectural presence in North Texas and the State of Texas and allow the Komatsu team to have additional support and resources along with multidisciplinary services.

Our entire group of professionals at Komatsu will remain intact at our current location, with the goal of providing the same quality services that you are accustomed to receiving. Parkhill intends to also keep the same project team and professionals on your projects. This team will be available to answer any questions you may have regarding this letter and the transaction. Through this transaction, we will be able to offer more comprehensive engineering, landscaping, and architectural services through a network of more than 750 professionals located across 16 offices in Oklahoma, Texas, and New Mexico. Parkhill looks forward to expanding its geographic presence and suite of services to Komatsu's loyal clients.

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Please feel free to contact me at 817.332.1914 should you have any questions regarding the foregoing. Thank you in advance for your assistance with this matter.

Sincerely,

KOMATSU & ASSOCIATES, INC.

By _____
Name: Amy Sibley
Title: Vice President & Director of Interior
Design

Acknowledged, accepted and agreed to
this _____ day of _____, 2026.

Kennedy/Jenks Consultants

By _____
Name: Julia Lund
Title: Principal, Project Manager

SCHEDULE I

- **CLIENT:** Kennedy/Jenks Consultants
- **PROJECTS:** TRA TCWSP Master Plan Update



COMPLETED

August 6, 2026

Judge Leo Hung
County Judge
Reeves County, Texas
100 E 4th Street
Pecos, TX 79772

STRICTLY CONFIDENTIAL

Re: Contracts and Projects with Komatsu & Associates, Inc. (dba Komatsu Architecture)
Project listed in more detail on **Schedule I**, attached hereto (as may have been amended from time to time, the ("Agreements")), by and between Reeves County, Texas and Komatsu & Associates, Inc. ("Komatsu").

Dear Judge Leo:

Komatsu is pleased to announce our merger with **Parkhill, Smith, and Cooper, Inc. dba Parkhill ("Parkhill")**. This merger will strengthen Parkhill's architectural presence in North Texas and the State of Texas and allow the Komatsu team to have additional support and resources along with multidisciplinary services.

Our entire group of professionals at Komatsu will remain intact at our current location, with the goal of providing the same quality services that you are accustomed to receiving. Parkhill intends to also keep the same project team and professionals on your projects. This team will be available to answer any questions you may have regarding this letter and the transaction. Through this transaction, we will be able to offer more comprehensive engineering, landscaping, and architectural services through a network of more than 750 professionals located across 16 offices in Oklahoma, Texas, and New Mexico. Parkhill looks forward to expanding its geographic presence and suite of services to Komatsu's loyal clients.

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Sincerely,

KOMATSU & ASSOCIATES, INC.

By _____
Name: Amy Sibley
Title: Vice President & Director of Interior
Design

Acknowledged, accepted and agreed to
this _____ day of _____, 2026.

Reeves County, Texas

By _____
Name: Judge Leo Hung
Title: County Judge

SCHEDULE I

- **CLIENT:** Reeves County, Texas
- **PROJECTS:** Reeves CCH Pecos, TX
Reeves County Judicial Center
Advanced Site Package
Reeves County Veteran's Center
Reeves County 5 Year IDIQ for Architectural and Engineering
Services



COMPLETED

August 6, 2026

Jon Hendrickson
Director Tarrant County Facilities Management
Tarrant County, Texas
200 Taylor St, Ste 344
Fort Worth, TX 76196

STRICTLY CONFIDENTIAL

Re: Contracts and Projects with Komatsu & Associates, Inc. (dba Komatsu Architecture)
Project listed in more detail on **Schedule I**, attached hereto (as may have been amended from time to time, the ("Agreements")), by and between Tarrant County, Texas and Komatsu & Associates, Inc. ("Komatsu").

Dear Jon:

Komatsu is pleased to announce our merger with **Parkhill, Smith, and Cooper, Inc. dba Parkhill ("Parkhill")**. This merger will strengthen Parkhill's architectural presence in North Texas and the State of Texas and allow the Komatsu team to have additional support and resources along with multidisciplinary services.

Our entire group of professionals at Komatsu will remain intact at our current location, with the goal of providing the same quality services that you are accustomed to receiving. Parkhill intends to also keep the same project team and professionals on your projects. This team will be available to answer any questions you may have regarding this letter and the transaction. Through this transaction, we will be able to offer more comprehensive engineering, landscaping, and architectural services through a network of more than 750 professionals located across 16 offices in Oklahoma, Texas, and New Mexico. Parkhill looks forward to expanding its geographic presence and suite of services to Komatsu's loyal clients.

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We would appreciate your response to this letter as promptly as practicable. Please send a countersigned copy of this letter to Amy Sibley at ASibley@komatsu-inc.com.

Please feel free to contact me at 817.332.1914 should you have any questions regarding the foregoing. Thank you in advance for your assistance with this matter.

Sincerely,

KOMATSU & ASSOCIATES, INC.

By _____
Name: Amy Sibley
Title: Vice President & Director of Interior
Design

Acknowledged, accepted and agreed to
this _____ day of _____, 2026.

Tarrant County, Texas

By _____
Name: Jon Hendrickson
Title: Director Tarrant County Facilities
Management

SCHEDULE I

- **CLIENT:** Tarrant County, Texas
- **PROJECTS:** Tarrant County Cold Springs Jail Renovation

RESOLUTION #IV.B.12081326

**A RESOLUTION OF THE RAINS COUNTY COMMISSIONERS COURT APPROVING
AN AGREEMENT WITH PARKHILL FOR ARCHITECTURAL SERVICES**

WHEREAS, Rains County desires to obtain architectural services to assess repairs needed for the County's historic property and to document those repairs in support of a grant application with the Texas Historical Society;

NOW, THEREFORE, BE IT RESOLVED THAT the Rains County Commissioners Court hereby approves the agreement between Rains County and Parkhill for architectural services, including the assessment and documentation of necessary repairs.

The County Judge is hereby authorized to execute the agreement and to act in all matters regarding this matter.

PASSED AND APPROVED by the Rains County Commissioners Court on August 13, 2026.

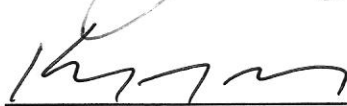
Brent D. Hilliard, Rains County Judge



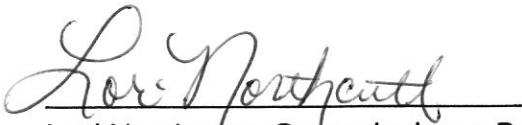
Jeremy Cook, Commissioner Precinct 1



Jim Jones, Commissioner Precinct 2



Korey Young, Commissioner Precinct 3



Lori Northcutt, Commissioner Precinct 4