

RESOLUTION NO. 14-197

**A RESOLUTION AUTHORIZING THE CITY OF PORT ARTHUR SECTION 4A ECONOMIC DEVELOPMENT CORPORATION TO ENTER INTO A PROFESSIONAL SERVICE CONTRACT WITH HADDON + COWAN ARCHITECTS COLLABORATIVE OF AUSTIN, TEXAS, WITH VINCE HAUSER AS THE DESIGN TEAM MANAGER IN AN AMOUNT NOT TO EXCEED \$21,000 WITH A REIMBURSABLE EXPENSE FEE NOT TO EXCEED \$1,500.**

**WHEREAS**, it is deemed in the best interest of the citizens of Port Arthur to determine the potential eligibility of rehabilitation and renovation work at 501 Procter for State of Texas Historic Tax Credits; and

**WHEREAS**, the City of Port Arthur Section 4A Economic Development Corporation (the "PAEDC") wants to engage Haddon + Cowan Architects Collaborative to meet with and review design changes requested by the Texas Historic Commission resulting from their review of current construction documents and provide preliminary design revisions; and

**WHEREAS**, PAEDC will provide to SpawGlass the preliminary design revisions for budget, schedule estimating and potential change orders received from the Design Team Manager; however, SpawGlass will not be presented any design revisions for a change order until 501 Procter receives a historic designation; and

**WHEREAS**, Haddon + Cowan Architects Collaborative estimates a proposed fee of \$21,000.00 with an estimated expense fee of \$1,500.00 for the services set forth in the Agreement attached hereto as **Exhibit "A"**; and

**WHEREAS**, at the regular Board meeting on April 7, 2014, the PAEDC Board of Directors voted to enter into an agreement with Haddon + Cowan Architects Collaborative for an estimated cost of \$21,000.00 with an estimated expense fee of \$1,500.00.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF PORT ARTHUR, TEXAS:**

**Section 1.** That the facts and opinions in the preamble are true and correct.

**Section 2.** That the City Council authorizes the PAEDC to enter into a professional service contract with Haddon + Cowan Architects Collaborative of Austin, Texas, with Vince Hauser as the Design Team Manager.

**Section 3.** That the City Council authorizes the payment of the estimated amount of \$21,000.00 with an estimated expense fee of \$1,500.00.

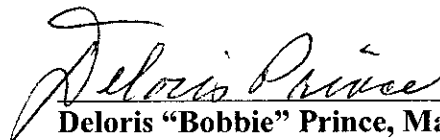
**Section 4.** That a copy of the caption of this Resolution be spread upon the Minutes of the City Council.

**READ, ADOPTED AND APPROVED** on this 15<sup>th</sup> day of April A.D., 2014,  
at a Meeting of the City Council of the City of Port Arthur, Texas, by the following vote:


AYES:

Mayor Prince; Mayor Pro Tem Williamson  
Councilmembers Scott, Segler, Albright, Lewis  
Greeman and Thomas.

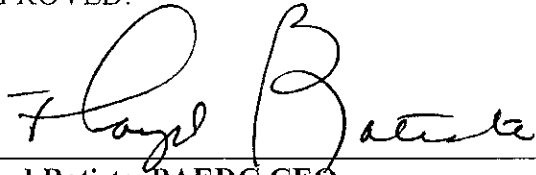
NOES: None.

  
Deloris "Bobbie" Prince, Mayor

ATTEST:

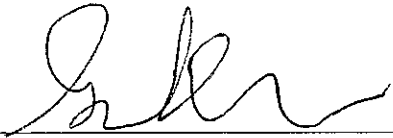
  
Sherri Bellard, City Secretary

APPROVED:

A handwritten signature in black ink, appearing to read "Floyd Batiste", written over a horizontal line.

Floyd Batiste, PAEDC CEO

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "Guy N. Goodson", written over a horizontal line.

Guy N. Goodson, PAEDC Attorney

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "Valecia R. Tizeno", written over a horizontal line.

Valecia R. Tizeno, City Attorney

# **EXHIBIT “A”**



	1412 Collier St, Suite C Austin, Texas 78704	PH 512 374 9120	F 512 374 9122	www.architectscollaborative.net	
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3 April 2014

Mr. Floyd Batiste  
Port Arthur Economic Development Corporation  
4173 39<sup>th</sup> Street  
Port Arthur, Texas 77642

Re: Proposal for Additional Service #1

Dear Floyd:

**HADDON + COWAN** Architects Collaborative (HCAC) is pleased to present this proposal ("Proposal") to the Port Arthur Economic Development Corporation (PAEDC) ("Owner") for the changes related to the Texas Historical Commissions requirements to consider the application for historic status. This proposal is an estimate of the fee for the proposed work. The Terms and Conditions shall be governed by the original Owner – Architect Agreement dated 28 January 2013.

#### PROJECT DESCRIPTION

The Owner has requested the Architect to meet with the Texas Historical Commission (THC) regarding the potential eligibility of rehabilitation and renovation work at 501 Procter for State of Texas Historic Tax Credits. The Proposal includes the initial review and response to THC comments. Preliminary design revisions will be provided to SpawGlass for budget and schedule estimating and potential Change Orders, in order to assist the Owner in providing additional direction on this matter.

#### SCOPE OF SERVICES

The scope of Additional Services for the Architect is as follows:

1. Meet with and review design changes requested by the Texas Historical Commission resulting from their review of current construction documents
2. Provide preliminary design revisions to include the following:
  - a. Revised entry on the east façade of the building
  - b. Revisions to historic windows on Procter and Austin Street building elevations to include retaining, refinishing and re-glazing existing casement windows.
  - c. Revisions to HVAC and other mechanical systems as a result of the changes above.
  - d. Begin documentation as required as part of other THC comments, including additional masonry testing and other items.

Scope of Work for the Client is as follows:

1. Provide Architect with timely direction and decisions and other related information as available.

#### ASSUMPTIONS AND NOTES

1. It is expected that this work will result in Change Orders as well as additional time to complete the work and that this will be determined by SpawGlass during their review.
2. The THC will provide additional comments upon submission which may result in additional changes
3. Preliminary review by the Owner and other consultants indicates that the proposed changes will not affect the insurability of the building
4. The project will be required to secure historic recognition as described in the Windstorm Building Code in order to be exempted from its requirements, such as impact-resistant glass.
5. Applications for Historic Certification, Determination of Eligibility or similar applications are not included in this Proposal and will be provided upon future Owner direction.

#### DELIVERY of SERVICE

The Architect's services will be performed as expeditiously as is consistent with professional practice. Architect will develop, with the National Development Council, a reasonable schedule for the project. This schedule shall allow an appropriate amount of time for each phase. Architect, however, shall not have any liability in the event of any deviations from the schedule.

#### ADDITIONAL SERVICES

Any services beyond the Basic Services outlined above shall be considered Additional Services, and subject to additional compensation. Additional Services include, but are not limited to; significant changes to previously approved Drawings or Specifications; changes in applicable codes, laws or regulations subsequent to the Client's approval of the Drawings and Specifications. Additional Services shall be billed at \$125.00 per hour or proposed on at the request of the Client. Approval in writing of all additional services will be required.

#### REIMBURSABLE EXPENSES

Reimbursable expenses are in addition to the Professional Fees. Reprographics (excluding internal plots and printing), courier services, travel beyond the City of Austin limits and other normal out-of-pocket costs directly associated with Architect's services are considered reimbursable expenses. Reimbursable expenses will be billed at 1.10 times their cost.

#### PROFESSIONAL FEES

For the Architect's services noted above for the period described, we propose an estimated fee of \$21,000.00. The reimbursable expenses are exclusive of the professional fee. Invoices for professional services and reimbursable expenses shall be billed the end of each month, based on percent complete. Invoices are due within 30 day of receipt.

#### SUPPLEMENTAL CONDITIONS

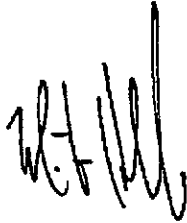
Signatures below authorize **HADDON + COWAN** architects collaborative to proceed with the scope of work outlined above. The Terms and Conditions shall be governed by the original Owner – Architect Agreement dated 28 January 2013.

We appreciate the opportunity to provide architectural services on the Project. If there are any questions regarding the Proposal, please do not hesitate to call.

4/3/2014

3 of 3

Cordially,

A handwritten signature in black ink, appearing to read 'M. Haddon', written in a cursive style.

Michael Haddon, AIA  
HADDON + COWAN  
architects collaborative

Accepted By Client:

Mr. Floyd Batiste  
Port Arthur EDC

April 2, 2014

Haddon + Cowan Architects Collaborative  
1412 Collier Street, Building C  
Austin, TX 78704

**Attn:** Michael Cowan  
**Project:** Port Arthur  
**Subject:** MEP Modifications Due to Glazing Changes

Dear Mr. Cowan:

We have done a quick reviewed the impacts of the MEP systems due to the glazing changes from installing new high efficiency windows to re-glazing the existing window frames. The following is a narrative list of those impacts to aide in the pricing efforts.

1. The Rooftop Unit (RTU-1) shall increase in size to meet the following requirements:
  - a. Supply Airflow: 29,300 CFM
  - b. Minimum Outside Airflow: 3,980 CFM
  - c. Cooling Capacity: 624.1 MBH Total
    - i. EAT: 74.7 DB / 62.6 WB DEG. F.
    - ii. LAT: 55.0 DEF. F.
  - d. Heating Capacity: 425.1 MBH Input
    - i. EAT: 66.7 DEG. F.
    - ii. LAT: 80.0 DEG. F.
2. Modify configuration, roof curb and structural to accommodate new unit.
3. The main supply duct from the unit shall increase to 60"x30" and the return air ductwork shall increase to 90"x30". In addition, the remaining distribution ductwork shall increase accordingly (both low and medium pressure ductwork).
4. The fan powered and VAV boxes shall increase accordingly. We anticipate an additional 60 KW in electrical heating coil capacity from the previous design.
5. The supply and return air devices shall increase accordingly to accommodate the additional airflow.

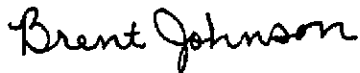


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6. Increase size of duct chase down building if required (TBD).
  7. The electrical service size changes as outlined:
    - a. Previous service size: 441 amps on a 600 amp main electrical panel.
    - b. Adjustment due to increase rooftop unit: 25 amps.
    - c. Adjustment due to increase fan powered box electric heating coils: 170 amps.
    - d. New anticipated service size: 636 amps.
    - e. Change the electrical service size to an 800 amp main panel (Panel HA).
  8. Increase circuit breakers, wiring and conduit to rooftop unit and fan powered boxes.

Should there be any questions, please contact us.

Sincerely,

LaMette Consulting



Brent Johnson, P.E.  
Project Manager

cc: Vince Hauser – Vincent Hauser Architect

VINCENT P. HAUSER

ARCHITECT

1412 Collier Street Suite C AUSTIN, TEXAS 78704

tel 512-452-3041

MEMO

DATE: April 3, 2014

RE: Port Arthur Savings Building / 501 Procter  
Proposed revisions / Texas Historical Commission review

FROM: Vincent Hauser, Architect and Haddon + Cowan Architects Collaborative

TO: Jerry Vandervoort and Michael Green, SpawGlass,

CC: Floyd Batiste PAEDC; Stephanie Dugan and Murphy Cheatham NDC; Michael Cowan H+C, Kate  
Leverett, Germer; Brent Johnson LaMette Consulting; John Steinman, Steinman Luevano  
Structures

NOTES: Request cost and budget impact for proposed design revisions

Jerry and Michael,

The Owner has requested that we provide proposed design revisions as a result of a review of our construction documents by the Texas Historical Commission. The Owner would like you to review the proposed changes and advise the team on cost and schedule impact at your earliest convenience. Please review the following general scope as well as the attached MEP narrative and SK drawings and then schedule a call to review.

Scope of Proposed Design Revisions:

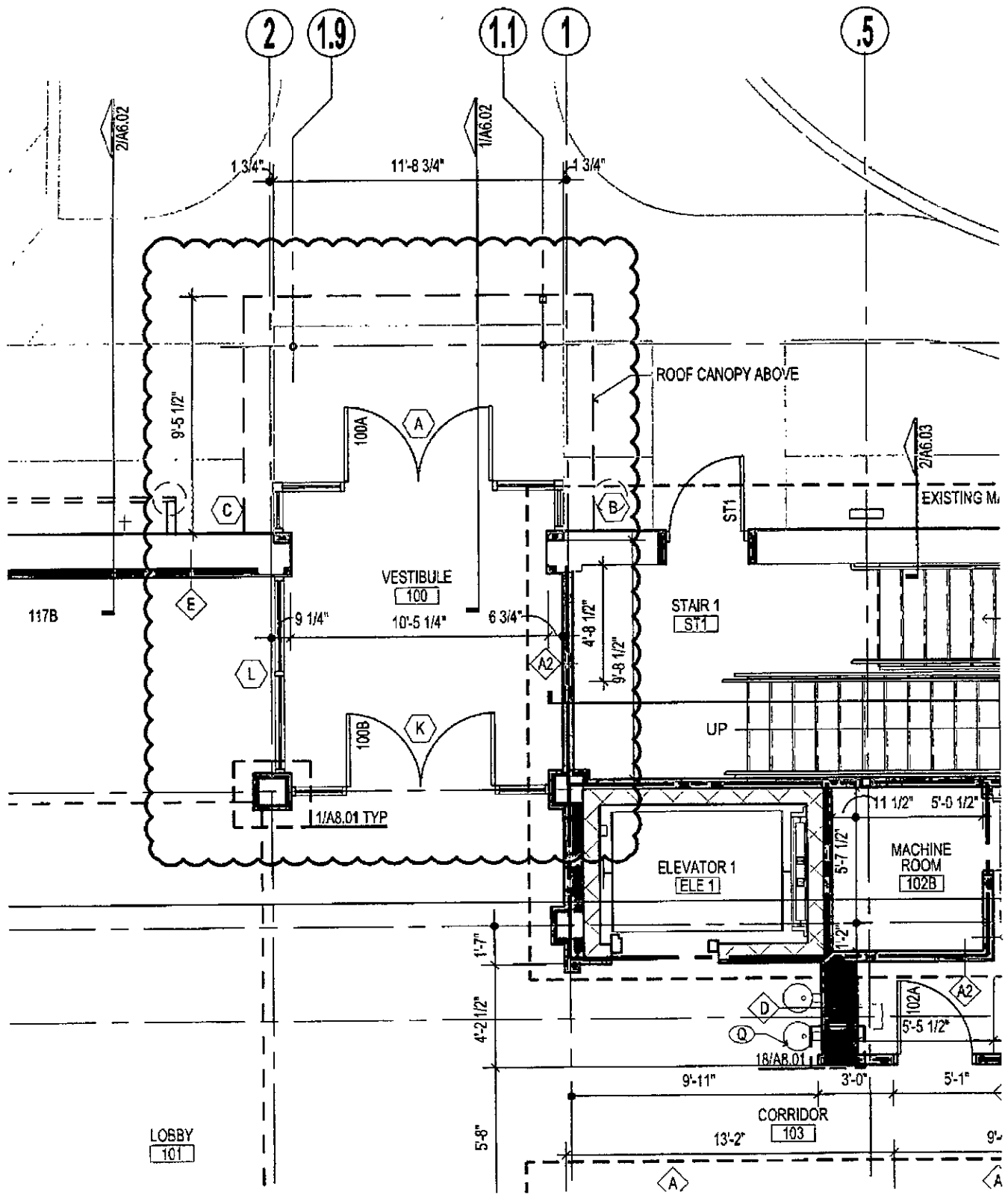
1. Revised entry on the east façade of the building, see SK's attached
2. Relocate storefront from the front of the Procter St façade to its current historic location. No SK provided.
3. Revisions to historic windows on Procter and Austin Street building elevations to include retaining, refinishing and re-glazing existing casement windows. See SK's attached
4. Revisions to HVAC and other mechanical systems as a result of the changes above. See LaMette narrative provided

Note: The Owner has advised us that the proposed glazing changes will not affect the ability to secure windstorm insurance coverage, and Mr. Baker, City of Port Arthur Director of Code Enforcement, has advised that we will not be required to install IR glass per exemptions provided in the Windstorm Building Code, pending formal historic recognition of the building

Please get your subs involved as you see fit – I understand that the project is moving and would like to have enough information for the Owner to provide direction on this as quickly as possible. AT this point we are looking for an estimate of the cost and time impact, not a proposed change order, which will be requested should the Owner decide to proceed. I am available Friday or Monday for a call and plan to be in Port Arthur on Tuesday to review what is necessary.

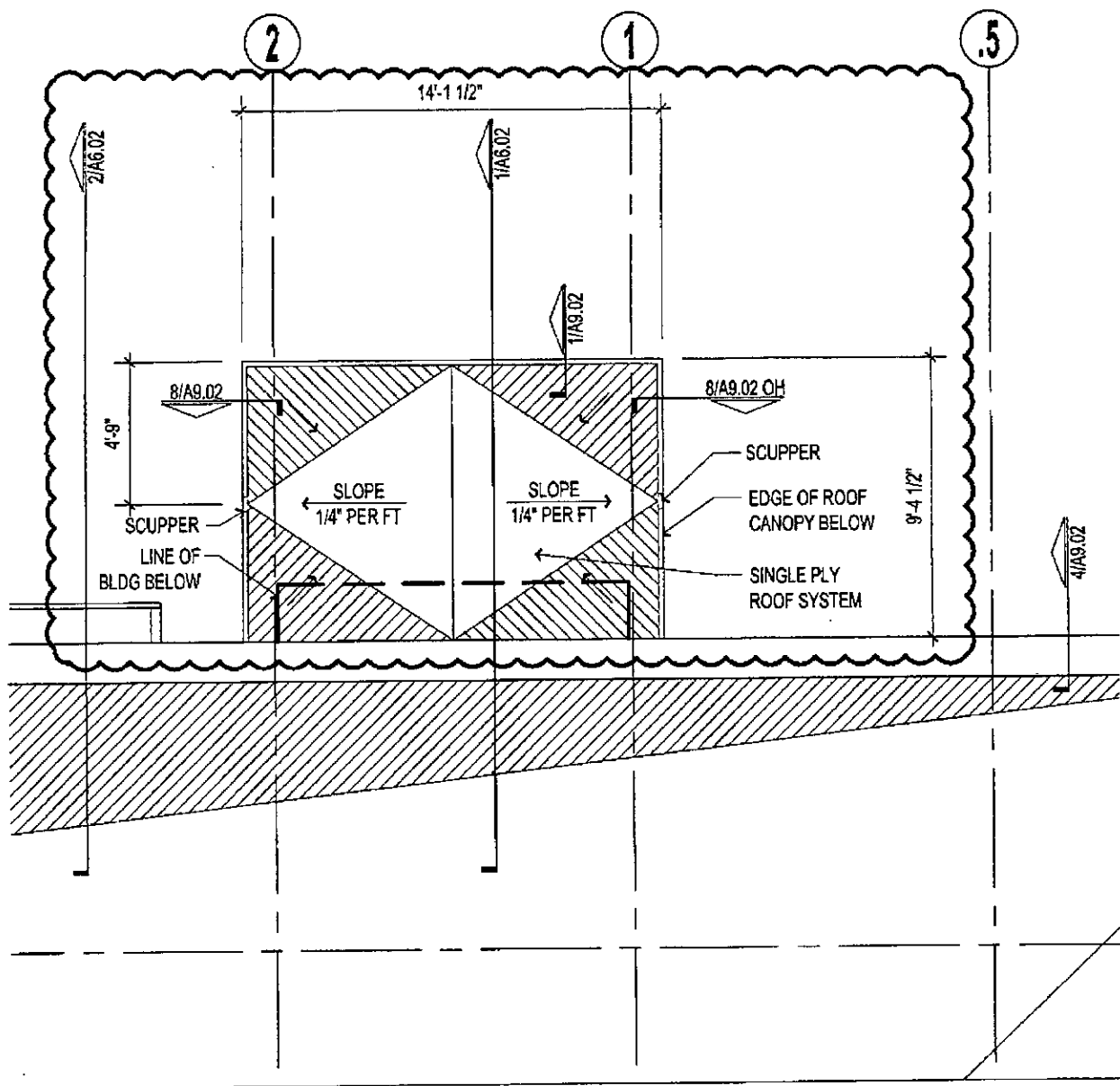
Thanks in advance for your help with this.





**SK1 FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"





SK2 PARTIAL ROOF PLAN

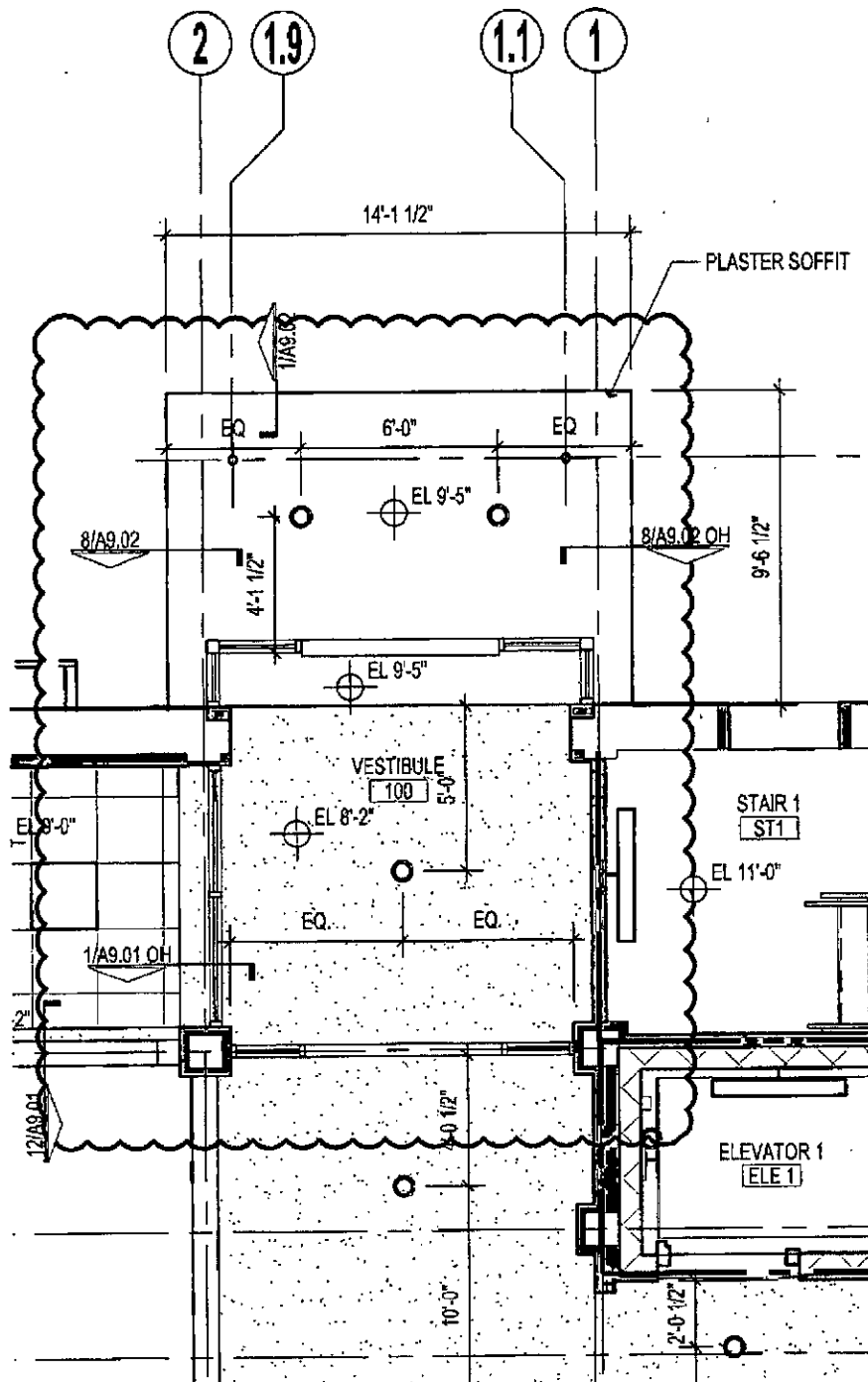
SCALE: 3/16" = 1'-0"



TRUE NORTH

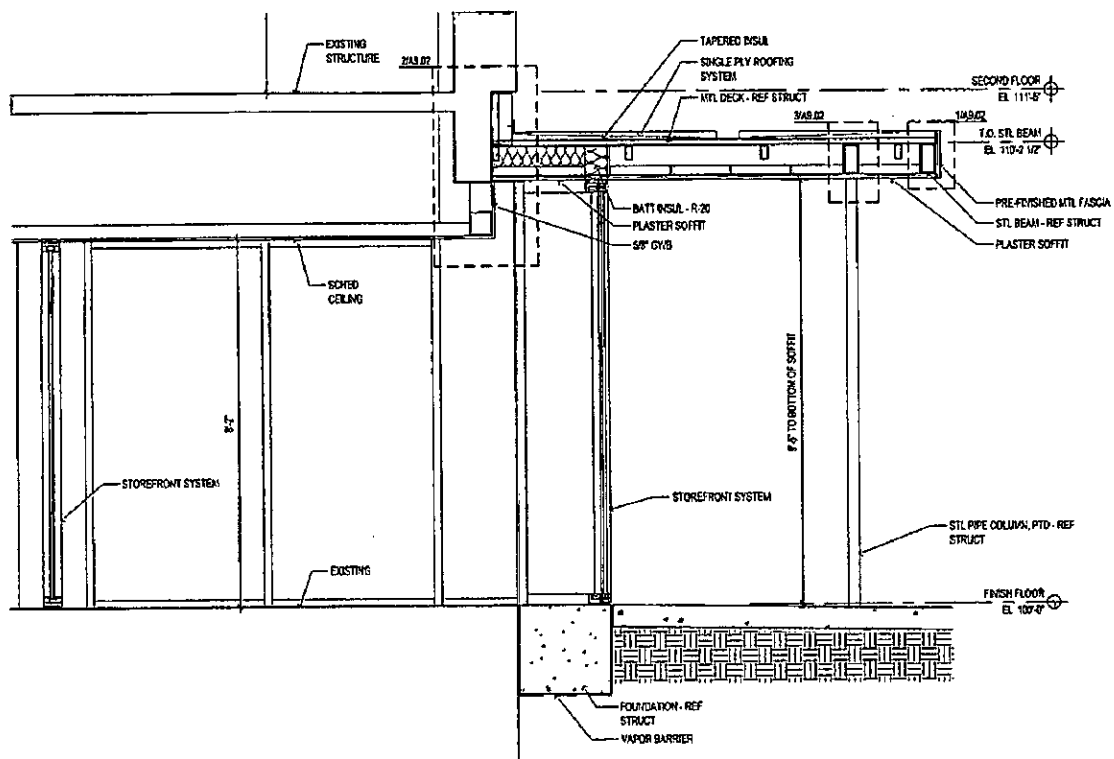


PLAN NORTH



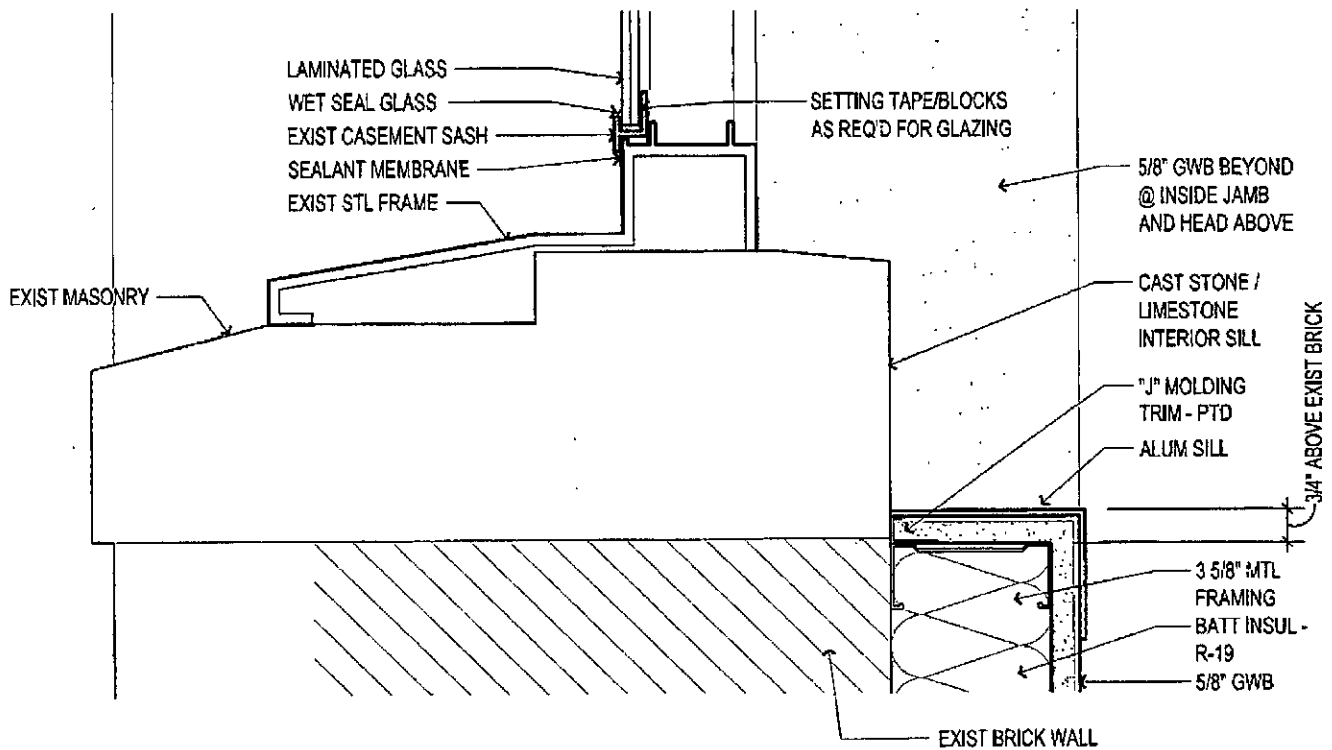
SK3 RCP

SCALE: 3/16" = 1'-0"



SK4 PARTIAL WALL SECTION  
SCALE: 1/2" = 1'-0"

CLEAN AND REFINISH EXISTING STEEL  
WINDOW FRAMES AND SASH



**SK5** FIRST FLOOR EXIST  
WINDOW SILL DETAIL

SCALE: 3" = 1'-0"