

COPY

RESOLUTION NO. 15-408

P.R. No. 18997
11-10-15

A RESOLUTION AUTHORIZING THE CITY OF PORT ARTHUR SECTION 4A ECONOMIC DEVELOPMENT CORPORATION TO SOLICIT PROPOSALS FOR THE INSTALLATION OF A PROJECTION SCREEN ON THE EAST WALL OF THE 501 PROCTER BUILDING AT A PRICE NOT TO EXCEED \$50,000

WHEREAS, it is deemed in the best interest of the citizens of Port Arthur to enhance the appearance of the downtown area and to create an environment that promotes business and entertainment activities for the community; and

WHEREAS, per Resolution No. 12-641, the Port Arthur City Council authorized the City of Port Arthur Section 4A Economic Development Corporation (the "PAEDC") to pursue the building development plan to retrofit the building located at 501 Procter Street (the "Building"); and

WHEREAS, per Resolution No. 14-428, the City Council approved PAEDC's use of PAEDC funds in an amount not to exceed \$234,791.50 for the remaining cost of the improvements which include a projection screen; and

WHEREAS, at the PAEDC Board meeting on August 3, 2015, the Board of Directors approved proceeding with the installation of the projection screen and soliciting proposals for the installation of a projection screen on the east wall of 501 Procter at a cost not to exceed \$50,000 to be funded from the \$234,791.50 funds set aside for improvements previously authorized by City Council.

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

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

Section 2. That PAEDC is hereby authorized to proceed with soliciting proposals for installation of a projection screen on the east wall of 501 Procter at a cost not to exceed \$50,000.

Section 3. That a copy of this Resolution shall be spread upon the Minutes of the City Council.

READ, ADOPTED AND APPROVED on this 10th day of Nov A.D., 2015, at a Meeting of the City Council of the City of Port Arthur, Texas, by the following vote:

AYES:

Mayor Prince

Councilmembers Scott, Hamilton, Mosely, Lewis
and Swati

NOES:

None.

Deloris Prince
Deloris "Bobbie" Prince, Mayor


ATTEST:

Sherri Bellard
Sherri Bellard, City Secretary

APPROVED:

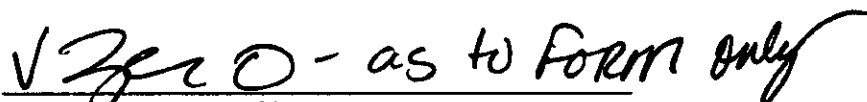
Floyd Batiste
Floyd Batiste, PAEDC CEO

APPROVED AS TO FORM:



Guy N. Goodson, PAEDC Attorney

APPROVED AS TO FORM:



Valerie R. Tizeno, City Attorney

Exhibit "A"

Resolution 14-428

RESOLUTION NO. 14-428

A RESOLUTION AUTHORIZING THE CITY OF PORT ARTHUR SECTION 4A ECONOMIC DEVELOPMENT CORPORATION TO FINANCE NECESSARY IMPROVEMENTS INCLUDING ROUGH-IN BUILD-OUT OF THE SECOND FLOOR AND ADDITIONAL IMPROVEMENTS FOR THE BUILDING LOCATED AT 501 PROCTER IN AN AMOUNT NOT TO EXCEED \$390,386.00 (\$234,791.50 PAEDC FUND, ACCOUNT NUMBER 120-1429-582.59-01 AND THE REMAINING BALANCE TO BE PAID BY THE CHASE (NMTC PAEDC INVESTMENT FUND)).

WHEREAS, it is deemed in the best interest of the citizens of Port Arthur to enhance the appearance of the downtown area and to create an environment that promotes business and entertainment activities for the community; and

WHEREAS, per Resolution No. 12-641, the City Council authorized the City of Port Arthur Section 4A Economic Development Corporation (the "PAEDC") to pursue the building development plan to retrofit the building located at 501 Procter Street (the "Building"); and

WHEREAS, the City Council authorized PAEDC to make a loan to CHASE NMTC PAEDC Investment Fund, LLC of Three Million Seven Hundred Forty-One Thousand One Hundred Dollars and 00/100 Dollars (\$3,741,100.00) necessary to proceed with the redevelopment, improvement and financing of the Building through New Market Tax Credit Financing (the "CHASE Loan"); and

WHEREAS, the CHASE Loan included a construction contingency of \$336,447 which was not a part of the Construction Manager Guaranteed Maximum Price Agreement (the "Agreement") between PAEDC and SpawGlass Construction Corporation ("Spaw"); and

WHEREAS, per Resolution No. 13-443, the City Council authorized PAEDC to enter into the Agreement with Spaw for the retrofitting of the Building at a price to complete the work not to exceed \$3,554,000; and

WHEREAS, the second floor rough-in build-out in the amount of \$282,886 as specified on Exhibit "A" was not included in the Agreement with Spaw; and

WHEREAS, the additional improvements in the estimated amount of \$107,500 specified on Exhibit "B" also were not included in the Agreement with Spaw; and

WHEREAS, at a special Board Meeting on August 28, 2014, the PAEDC Board of Directors approved the second floor rough-in build-out and the additional improvements as shown in Exhibits "A" and "B" (collectively the "Improvements") in the amount of \$390,386.00 to be funded through the release of construction contingency with the balance from PAEDC Funds; and

WHEREAS, approximately seventy percent (70%) of the construction of the Building is complete, and PAEDC requested a partial release of the construction contingency funds from CHASE from the NMTC PAEDC Investment Fund to be applied to the to the costs of the rough-in build-out of the second floor; and

WHEREAS, CHASE has agreed to release \$155,594.50 from the construction contingency for the rough-in of the second floor build-out; and

WHEREAS, the City Council of the City of Port Arthur approves PAEDC's use of PAEDC Funds in an amount not to exceed \$234,791.50 for the remaining costs of the Improvements, subject to the approval of pay requests and change orders for the improvements that are listed in Exhibits "A" and "B" by the PAEDC Board and the City Council of the City of Port Arthur; and

WHEREAS, PAEDC further commits to reimburse the Development Fund from any remaining funds in the construction contingency upon completion of the Building and the authorization by CHASE to release said funds from construction contingency.

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 PAEDC is herein authorized to contract for \$390,386.00 for the Improvements as shown in Exhibits "A" and "B".

Section 3. That the PAEDC is herein authorized to use PAEDC Funds in the amount of \$234,791.50 for such Improvements with remaining funds used from CHASE from the NMTC PAEDC Investment Fund in the amount \$155,594.50.

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 16th day of Sept. A.D., 2014, at a Meeting of the City Council of the City of Port Arthur, Texas, by the following vote:

AYES:

Mayor _____;

Councilmembers Scott, Hamilton, Albright, Moseley
and Lewis. _____;

NOES: Mayor Prince _____.

Deloris Prince
Deloris "Bobbie" Prince, Mayor

ATTEST:



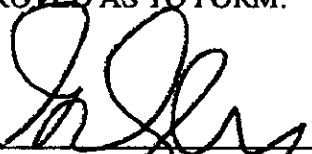
Sherri Bellard, City Secretary

APPROVED:



Floyd Batiste, PAEDC CEO

APPROVED AS TO FORM:



Guy N. Goodson, PAEDC Attorney

APPROVED AS TO FORM:

see memo

Valecia R. Tizeno, City Attorney

EXHIBIT "B"

<u>Improvements</u>	<u>Amount</u>
Movie Screen	\$32,000
Interior Blinds	12,000
Monument Sign	5,000
Dedication Plaque	4,000
Eco-Mesh	5,000
Media Wall	27,000
Atrium Ceiling Fixtures	<u>22,500</u>
	107,500

Exhibit "A"

**Renovation of the Port Arthur Savings Building (2nd Floor Buildout) - Port Arthur, Texas
CONCEPTUAL BUDGET**

Project: Renovation of the Port Arthur Savings Building
Location: 601 Procter Street
Architect: Haddon & Cowan Architects Collaborative

Estimate No: 1
Sheet No:
Date: 5-Aug-14

RECAP

Description	Total Cost	Quantity	Units	Unit Price	
DIVISION 01	\$ -	0.200	SF	\$ -	
DIVISION 02	\$ -	0.200	SF	\$ -	
DIVISION 03	\$ -	0.200	SF	\$ -	
DIVISION 04	\$ -	0.200	SF	\$ -	
DIVISION 05	\$ -	0.200	SF	\$ -	
DIVISION 06	\$ -	0.200	SF	\$ -	
DIVISION 07	\$ -	0.200	SF	\$ -	
DIVISION 08	\$ 87,550	0.200	SF	\$ 14.12	
DIVISION 09	\$ 20,000	0.200	SF	\$ 3.23	
DIVISION 10	\$ 2,480	0.200	SF	\$ 0.40	
DIVISION 11	\$ -	0.200	SF	\$ -	
DIVISION 12	\$ -	0.200	SF	\$ -	
DIVISION 14	\$ -	0.200	SF	\$ -	
DIVISIONs 21, 22, & 23	\$ 15,250	0.200	SF	\$ 2.46	
DIVISION 26	\$ 83,350	0.200	SF	\$ 13.44	
DIVISION 31 & 32	\$ -	0.200	SF	\$ -	
DIRECT TOTAL COST	\$ 206,830	0.200	SF	\$ 33.85	
GENERAL CONDITIONS	9.50%	\$ 26,874	0.200	SF	\$ 4.33
CD COMPLETION CONTINGENCY	0.00%	\$ 22,829	0.200	SF	\$ 3.65
BONDS / INSURANCE / WARRANTY Builders Risk by Owner		\$ 5,858	0.200	SF	\$ 0.91
Cost of Work Subtotal		\$ 283,791			
FEE	0.75%	\$ 18,985	0.200	SF	\$ 3.08
TAX	exempt	\$ -			\$ -
PERMITS	by owner	\$ -			\$ -
TOTAL ESTIMATED CONSTRUCTION COST		\$ 282,886	0.200	SF	\$ 45.63



Renovation of the Port Arthur Savings Building (nd Floor Pickout) - Port Arthur, Texas
DIVISION 01

Description	Total Cost	Quantity	Units	Unit Price
GENERAL REQUIREMENTS				
Not Applicable				

DIVISION 02

Existing Conditions/Demolition				
Not Applicable				
Total Division 02	\$ -			

Renovation of the Port Arthur Savings Building(2nd Floor Buildout) - Port Arthur, Texas
DIVISION 03

Description	Total Cost	Quantity	Units	Unit Price
CONCRETE WORK				
Not Applicable				
Total Division 03	3			3

Renovation of the Port Arthur Savings Building(2nd Floor Buildout) - Port Arthur, Texas
DIVISION 04

Description	Total Cost	Quantity	Units	Unit Price
MASONRY				
Not Applicable				
Total Division 04	3			3

Renovation of the Port Arthur Savings Building (2nd Floor Buildout) - Port Arthur, Texas
DIVISION 05

Description	Total Cost	Quantity	Units	Unit Price
MEALS				
Not Applicable				

DIVISION 05

PAINTWORK	3	-		
Total Division 05	3	-		

Renovation of the Port Arthur Services Building (2nd Floor Buildout) - Port Arthur, Texas
 DIVISION 07

Description	Total Cost	Quantity	Units	Unit Price
THERMAL AND MOISTURE PROTECTION				
Not Applicable				
Total Division 07	\$	-		

Renovation of the Port Arthur Bayview Building (2nd Floor Buildout) - Port Arthur, Texas
DIVISION 08

Description		Total Cost	Quantity	Units	Unit Price
DOORS AND WINDOWS					
Door-Pro	Doors, Hardware w/Installation	\$ 3,900			
Tri-Star Glass	Interior Glass, White	\$ 28,000			
	Glass @ Elevator Lobby	\$ 6,400			
Gulf Coast Rolling	Glass Handrails	\$ 48,250			
Total Division 08		\$ 86,550			

Renovation of the Port Arthur Savings Building(2nd Floor Buildout) - Port Arthur, Texas
DIVISION 9

Description	Total Cost	Quantity	Units	Unit Price
FINISHES				
Southeast Texas Drywall Frame,Drywall and Paint	\$ -			
Perlera Flooring Flooring-Tile	\$ 7,000			
Custom Flooring Flooring-Carpet	\$ 13,000			
Total Division 9	\$ 20,000			

Renovation of the Port Arthur Savings Building(2nd Floor Buildout) - Port Arthur, Texas
DIVISION 10

Description	Total Cost	Quantity	Units	Unit Price
SPECIALTIES				
Griesenbeck Toilet Partitions and Accessories	\$ 1,960			
Kaiser Graphics Signage	\$ 500			
Total Division 10	\$ 2,460			

Renovation of the Port Arthur Savings Building(2nd Floor Buildout) - Port Arthur, Texas
DIVISION 11

Description	Total Cost	Quantity	Units	Unit Price
EQUIPMENT				
Not Applicable				
Total Division 11	\$ -			

Renovation of the Port Arthur Savings Building(2nd Floor Buildout) - Port Arthur, Texas
DIVISION 12

Description	Total Cost	Quantity	Units	Unit Price
FURNISHINGS				
Not Applicable				
Total Division 12	\$ -			

Renovation of the Port Arthur Savings Building(2nd Floor Buildout) - Port Arthur, Texas
DIVISION 14

Description	Total Cost	Quantity	Units	Unit Price
Conveying Equipment				
Not Applicable				
Total Division 14	\$ -			

Renovation of the Port Arthur Savings Building(2nd Floor Buildout) - Port Arthur, Texas
DIVISIONS 21, 22, & 23

Description		Total Cost	Quantity	Units	Unit Price
DIV. 21	FIRE SUPPRESSION				
Coastal Sprinkler	Fire Sprinkler	\$ 1,750			
DIV. 22	PLUMBING				
Hiqota Plumbing	Plumbing Fixtures and Piping	\$ 11,000			
DIV. 23	HEATING, VENTILATING, AND AIR CONDITIONING				
Associated Mech.	HVAC Installation	\$ 2,500			
Total Divisions 21, 22, & 23		\$ 15,250			

Renovation of the Port Arthur Savings Building(2nd Floor Buildout) - Port Arthur, Texas
DIVISION 26

Description		Total Cost	Quantity	Units	Unit Price
	ELECTRICAL				
GulfCoast Electric	Electrical	\$ 75,000			
Maverick Comm.	Data	\$ 8,350			
Texas Fire Alarm	Fire Alarm (included in Electrical)	\$ -			
Total Division 26		\$ 83,350			

Removal of the Port Arthur Savings Building (2nd Floor Buildout) - Port Arthur, Texas
DIVISIONS 31, 32, & 33

Description		Total Cost	Quantity	Units	Unit Price
DIV. 31	EARTHWORKS				
	Not Applicable				
DIV. 32	EXTERIOR IMPROVEMENTS				
	Not Applicable				
DIV. 33	SITE UTILITIES				
	Not Applicable				
Total Divisions 31 & 32		0			

EXHIBIT "B"

<u>Improvements</u>	<u>Amount</u>
Movie Screen	\$32,000
Interior Blinds	12,000
Monument Sign	5,000
Dedication Plaque	4,000
Eco-Mesh	5,000
Media Wall	27,000
Atrium Ceiling Fixtures	<u>22,500</u>
	107,500