

RESOLUTION NO. 19-214

A RESOLUTION APPROVING THE AWARD OF A CONTRACT BY THE CITY OF PORT ARTHUR SECTION 4A ECONOMIC DEVELOPMENT CORPORATION TO SITEK OMNI SERVICES, LLC FOR ASBESTOS, LEAD AND MOLD ABATEMENT AND INTERIOR DEMOLITION AT THE FORMER PORT ARTHUR NEWS BUILDING LOCATED 549 4TH STREET, PORT ARTHUR, TEXAS IN AN AMOUNT NOT TO EXCEED \$293,400.00; FUNDS AVAILABLE IN EDC ACCOUNT NO. 305-1606-591.82.00

WHEREAS, the City of Port Arthur Section 4A Economic Development Corporation (“PAEDC”) has acquired the property at 549 4th Street, formerly the Port Arthur News Building, for the purpose of renovating the building to house the Center for Community and Business Development; and

WHEREAS, on January 8, 2019, the PAEDC Board of Directors approved entering into a Professional Environment Consultant Service Agreement with Total Safety U.S., Inc. of Port Arthur to assist in the preparation of the scope of work and other documents needed to prepare the request for qualifications for the removal of the abatement of asbestos, lead and mold and interior demolition at 549 4th Street; and

WHEREAS, at the PAEDC Board meeting on May 6, 2019, the PAEDC Board of Directors received tabulation from Total Safety U.S., Inc. of three bids for asbestos, lead and mold abatement and interior demolition at 549 4th Street attached hereto as “**Exhibit A**”; and

WHEREAS, the lowest bidder for the project was Sitek Omni Services, LLC (“Sitek”) of Humble, Texas with a base bid of \$293,400.00; and

WHEREAS, PAEDC’s asbestos and mold remediation engineering consultant, Total Safety U.S., Inc., has recommended the award of the contract to Sitek; and

WHEREAS, on May 6, 2019, the PAEDC Board of Directors approved the award of contract for the asbestos, lead and mold abatement at 549 4th Street to Sitek with a base bid of \$293,400.00.

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 the City Council hereby authorizes PAEDC to award a bid to Sitek with a base bid of \$293,400.00 for asbestos, lead and mold abatement and interior demolition at 549 4th Street in the amount of \$293,400.00.

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

READ, ADOPTED AND APPROVED on this 21st day of May A.D., 2019, at a Meeting of the City Council of the City of Port Arthur, Texas, by the following vote:

AYES:

Mayor Freeman, Mayor Pro Tem Osceola,
Councilmembers Scott, Jones, Kinlaw and Frank.

NOES: None



Derrick Freeman, Mayor


ATTEST:




Sherri Bellard, City Secretary
on behalf of

APPROVED:

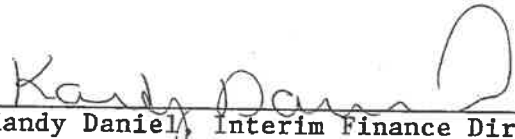

Floyd Batiste, PAEDC CEO

APPROVED AS TO FORM:


Guy N. Goodson, PAEDC Attorney

APPROVED AS TO FORM:


Valecia R. Tizen, City Attorney

APPROVED AS TO AVAILABILITY OF FUNDS:


Kandy Daniel, Interim Finance Director

EXHIBIT “A”



TOTAL SAFETY

Building HEROES. Protecting HEROES.

May 6, 2019

Port Arthur Economic Development Corp.
501 Procter St.
Port Arthur, Texas 77640
ATTN: Floyd Batiste

RE: Environmental Consulting Services

Former Port Arthur News Building

***549 4th Street
Port Arthur
Longview, Texas***

Asbestos/Lead Paint Abatement and Interior Demolition Project

Contractor Recommendation Letter

Based on the proposals received and work history, Total Safety recommends the subject project be awarded to Sitek Omni Services, LLC (Sitek) at a cost of \$293,400.00 for the asbestos/lead paint abatement and interior demolition project at the former Port Arthur News Building located at 549 4th Street in Port Arthur, Texas.

Should you have any questions regarding this letter, please feel free to contact me at (409) 727-8227.

Sincerely,

Total Safety U.S., Inc.

Daniel R. Ward
Regional Manager EHS Services
DSHS Consultant License No. 10-5479



- * Selective and Structural Demolition
- * Asbestos and Lead Abatement
- * Hazardous and Mold Remediation

- TDSHS Asbestos License #80-1070
- TDSHS Mold License #RCO-0828
- TDLR Mold License #RCO-1216

May 5, 2019

Mr. Floyd Batiste
Port Arthur Economic Development Corp.
501 Procter Street, Suite 100
Port Arthur, Texas. 77640

SUBJECT: Asbestos/Lead/Selective Demolition Services
Former Port Arthur News Building in Port Arthur, TX
Sitek Omni Proposal #19-04-68alsd

Mr. Batiste,

Sitek Omni Services, LLC (Sitek) submits the following proposal, consisting of the clean-up and disposal of miscellaneous debris, abatement of identified asbestos containing materials (listed in Total Safety Technical Specifications and Asbestos Survey), removal of identified materials coated with lead-based paint, selective demolition work of interior finishes and final cleaning requested throughout the vacant, 2-story Former Port Arthur News Building located at 549 4th Street in Port Arthur, Texas.

I. SCOPE OF WORK

Sitek Responsibilities:

- Preparation of the regulated and contained work areas in accordance with Total Safety Technical Specifications, State (Texas DSHS) and Federal (EPA/OSHA) regulations regarding the removal of asbestos containing materials from a public building scheduled for renovation.
- Provide rolling towers and man-lifts as needed to access materials scheduled for removal.
- Verify that all electrical and water services have been disconnected back to main panels.
- Provide clean-up and disposal of existing loose debris throughout floors and selective demolition of non-asbestos containing materials, as needed to access materials scheduled for abatement.
- Remove and dispose of the following asbestos containing materials (as identified in the asbestos survey provided and in locations shown on drawing) as found throughout the building (quantities listed as requested):

- Sheetrock Walls (~42,000 SF);
- Sheetrock Ceilings (~8,000 SF);
- Vinyl Floor and Mastic (~15,000 SF);

1780 Roughneck Drive, Humble TX 77338
Office Phone: 281-812-1461



- Sheet Vinyl Flooring (~150 SF);
 - Vibration Joints (~14 EA);
 - Yellow Wall Panel Mastic (~2,400 SF);
 - Black Sink with Undercoating (~ 1 EA);
 - Tan Cove Base Mastic (~1,600 LF);
 - Transite Panels (~ 250 SF on Roof).
- F. OSHA required air monitoring of Sitek Omni employees in regulated areas.
- G. Removal of building items identified as coated with lead-based paint where items are scheduled for removal or removal of lead based from items scheduled to remain. Items identified include doors, door frames, walls, wall trim, safe door/frame, freight lift door, column, window sills/frames and roll-up door frame. Lead waste will be tested via TCLP analysis for disposal characterization.
- H. Removal of universal wastes from the buildings (light ballasts, fluorescent tubes, mercury containing devices, hydraulic oils and refrigerants).
- I. Selectively remove and dispose of passenger elevator (freight to remain in-place) and dumbwaiter systems.
- J. Provide selective demolition and disposal of non-asbestos materials remaining in work areas as follows: sheetrock wall studs, brick where identified, mezzanine flooring systems (Level 1 area), ceiling tile and associated insulation, ceiling grid/hangers, plaster ceilings and associated insulation, doors/frames associated with sheetrock build-out (doors and frames within brick walls scheduled to remain will also remain with the walls), HVAC ducts, electrical conduit, plumbing lines (excluding roof drains), equipment, plumbing fixtures, carpet, millwork and furniture.
- K. Floor holes will be either boarded up (if small in size) or have temporary security wood hand rails installed for compliance with OSHA.
- L. Once all abatement and demolition work is complete, Sitek will scrape loose and flaking paint from the interior of perimeter walls and spray down all remaining surfaces with an antimicrobial material to inhibit mold growth.
- M. Payment of TDSHS notification (ARU) fees (will be max fee of ~\$3,360.00).

CLARIFICATIONS/QUALIFICATIONS:

- A. Sitek will use the trucking company and licensed landfill of our choice for demolition and construction debris.
- B. The testing, removal, handling, transporting and disposing of any unforeseen hazardous waste materials (excluding identified asbestos and lead containing materials and universal wastes) are excluded from this scope of work.
- C. Dump fees for all waste generated are included in pricing.
- D. The following potential work items are excluded from this proposal:
- Re-routing of utilities to provide electrical power and water supply for the planned work;



- Shoring;
- Removal of roofing materials;
- Work on exterior of building (other than transite panels on roof);
- Removal of freight elevator, wood flooring, roof drain lines, perimeter doors and fire sprinkler lines and heads.
- Site maintenance after Sitek demobilizes from the site;
- Security of building.
- Street use permits, pedestrian protection, barricades & traffic control (Sitek will provide flaggers for trucking route egresses);
- Payment and performance bonds.

Facility Owner Responsibilities:

- A. Provide site access, electrical power supply, water supply, parking for Sitek employees and Sitek-supplied waste trucks/dumpsters for the work.
- B. Removal of 55-gallon drums within the building (partially-filled to filled with unknown materials) prior to start of abatement/demolition work.
- C. Provide a third-party Industrial Hygiene firm (Total Safety) for the purposes of providing daily area air monitoring, final air clearances (PCM) and final report.
- D. Replacement of all materials abated and demolished by Sitek.

II. PROCEDURES

Sitek Omni Services, LLC is a certified asbestos abatement (TDSHS License #80-1070) and demolition contractor in Texas. All local, state (TDSHS) and federal (NESHAPS, EPA and OSHA) codes regarding asbestos abatement and structural demolition work shall be strictly implemented.

III. DISPOSAL

All asbestos containing material will be handled, transported and disposed of as per federal, state and local regulations to an EPA approved landfill. Sitek Omni will prepare waste manifest based on facility ownership entity information provided by client. Lead paint coated debris will be tested for lead via TCLP analysis and transported and disposed of at a licensed landfill (packaging, transporting and disposing of waste that tests as a hazardous lead designation is excluded from this proposal). Concrete, brick and metal materials will be recycled to the extent possible.

IV. SCHEDULE

Sitek Omni proposes completion of listed scopes of work within approximately 40 working shifts, working Monday – Friday, up to 10 hours per shift (7am – 5:30pm).

V. PRICING

Lump sum price per listed scope of work: **\$ 293,400.00**

Pricing provided is valid for 90 calendar days from the date of this proposal.



VI. INSURANCE

Sitek Omni carries occurrence-type General Liability coverage totaling \$3 million per occurrence and \$3 million general aggregate with an additional \$10 million umbrella. Sitek also carries a \$2 million Pollution Liability policy. Sitek Omni's program also includes Auto Liability, Employer's Liability and statutory limits for Worker's Compensation. Liability and workers compensation policies are provided through Starr Indemnity & Liability Company and Federal Insurance Company and are AM Best Rated A+, XIV.

Floyd, we wish to thank you for your consideration and look forward to working with you on this project. Should this proposal meet with your approval, please sign below, and return via email or fax as a notice to proceed with the work.

Sincerely,

JW

Jon K. Woodard
Vice President – Sales

DWard@totalsafety.com

Note: Please sign as an authorization to proceed with the listed cleaning, asbestos and lead abatement and selective interior demolition work identified within the former Port Arthur News Building located at 549 4th Street in Port Arthur, Texas and return via fax or email.

Name Date

Title