

RESOLUTION NO. 19-359

A RESOLUTION AMENDING THE CONTRACT BETWEEN THE CITY OF PORT ARTHUR SECTION 4A ECONOMIC DEVELOPMENT CORPORATION AND SITEK OMNI SERVICES, LLC FOR ADDITIONAL ABATEMENT OF IDENTIFIED ASBESTOS CONTAINING MATERIAL NOT IDENTIFIED IN ORIGINAL ASBESTOS SURVEY AND FOUND UNDER EXISTING WOOD FLOORING AND WINDOWS DURING DEMOLITION AS WELL AS SELECTIVE DEMOLITION WORK OF EXTERIOR PANEL FINISH IN SELECT AREAS OF THE VACANT SECOND STORY OF THE FORMER PORT ARTHUR NEWS BUILDING LOCATED AT 549 4TH STREET IN PORT ARTHUR, TEXAS INCREASING THE CONTRACT AMOUNT BY \$42,200 TO A NEW TOTAL OF \$356,240; FUNDS AVAILABLE IN EDC ACCOUNT NO. 305-1606-591.82-00

WHEREAS, per Resolution 19-214, the City Council of the City of Port Arthur approved the City of Port Arthur Section 4A Economic Development Corporation (“PAEDC”) to contract with Sitek Omni Services, LLC of Humble, Texas for asbestos, lead and mold abatement and interior demolition at the former Port Arthur News building located at 549 4th Street, Port Arthur, Texas; and

WHEREAS, the amount of the contract agreed upon was \$293,400.00 for the work to be completed by Sitek Omni Services, LLC; and

WHEREAS, per PR No. 20998, Sitek Omni Services, LLC submitted a change order increasing the contract amount by \$20,640 for additional work and change in work for the removal and disposal of unknown asbestos containing material encountered in the 2nd floor areas within the vacant former Port Arthur News building evidenced in the new scopes of work detailed in the proposal attached hereto as **Exhibit “A”**; and

WHEREAS, Sitek Omni Services, LLC submitted the attached **Exhibit “B”** for additional abatement of identified asbestos containing materials not identified in original

asbestos survey and found under existing wood flooring and windows as well as selective demolition work of exterior panel finishes in select areas of the vacant 2-story former Port Arthur News building located at 549 4th Street in Port Arthur; and

WHEREAS, the additional cost for the removal of approximately 1,350 sq. ft. of plywood, underlying vinyl floor tile and associated felt paper, and the removal and disposal of approximately 22 exposed windows is \$42,200 increasing the contract total to \$356,240; and

WHEREAS, PAEDC has budgeted sufficient funds for the additional cost.

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 of the City of Port Arthur hereby approves the amendment to the contract between PAEDC and Sitek Omni Services, LLC increasing the contract total to \$356,240.

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 27th day of August A.D., 2019, at a Meeting of the City Council of the City of Port Arthur, Texas, by the following vote:

AYES:

Mayor Bartie; Mayor Pro Tem Dancet

Councilmembers Jones, Kintaw and Moses

NOES: None


Thurman Bartis, Mayor

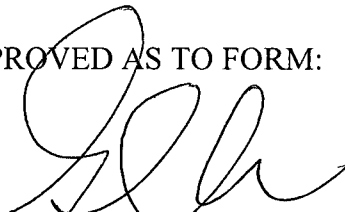
ATTEST:


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. Tizeno, City Attorney

APPROVED AS TO AVAILABILITY OF FUNDS:


Kandy Daniel, Interim Director of Finance

Exhibit "A"



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

- TDSHS Asbestos License #80-1070
- TDSHS Lead License #2110624
- TDLR Mold License #RCO-1218

July 25, 2019

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

SUBJECT: Asbestos Abatement Services
Former Port Arthur News Building in Port Arthur, TX
Sitek Omni Proposal #19-07-07R1

Mr. Batiste,

Sitek Omni Services, LLC (Sitek) submits the following change order request proposal, consisting of the removal and disposal of unknown asbestos containing materials encountered (not identified in the previous asbestos survey report) in two 2nd Floor areas within the vacant Former Port Arthur News Building located at 549 4th Street in Port Arthur, Texas.

I. SCOPE OF WORK

Sitek Responsibilities:

Additive Area #1

- Working using a combination of existing containments and providing extensions of existing containments, remove and dispose of approximately 4,950 square feet of layered asbestos flooring materials (cork insulation with asbestos mastic over asbestos floor tile and associated asbestos mastic over plywood) in a select area 2nd Floor. These materials were encountered under other flooring materials and were not identified in the original asbestos survey report.
- Provide OSHA-required air monitoring of Sitek workers in contained areas.

Additive Area #2

- Preparation of the contained work area and removal and disposal of approximately 1,350 square feet of layered asbestos flooring materials (plywood over asbestos containing vinyl floor tile and underlying felt paper stapled to original wood flooring) in a select area the 2nd Floor. These materials were encountered under other flooring materials and were not identified in the original asbestos survey report.
- Provide OSHA-required air monitoring of Sitek workers in contained areas.



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. 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.
- C. 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.

IV. SCHEDULE

Sitek Omni proposes completion of listed change order scopes of work as follows:

- Additive Area #1 Five (5) Working Shifts
- Additive Area #2 Three (3) Working Shifts

Working shifts are defined as Monday – Friday, up to 10 hours per shift (7am – 5:30pm).

V. PRICING

Lump sum prices per listed added scopes of work:

Added Area #1	\$ 15,840.00
Added Area #2	\$ 4,800.00

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

cc: DWard@totalsafety.com

Note: Please sign as an authorization to proceed with the listed change order for additive asbestos flooring abatement work identified in various 2nd Floor areas 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

Exhibit “B”



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

- TDSHS Asbestos License #80-1070
- TDSHS Mold License #RCO-1218
- TDLR Mold License #RCO-1218

August 1, 2019

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

SUBJECT: Added Asbestos and Selective Demolition Services
Former Port Arthur News Building in Port Arthur, TX
Sitek Omni Proposal #19-08-01asd

Mr. Batiste,

Sitek Omni Services, LLC (Sitek) submits the following proposal, consisting of abatement of identified asbestos containing window caulking/glazing materials as well as selective demolition work of exterior panel finishes in select areas of the vacant, 2-story Former Port Arthur News Building located at 549 4th Street in Port Arthur, Texas.

I. SCOPE OF WORK

Sitek Responsibilities:

A. Preparation of the contained work area in accordance with Total Safety Technical Specifications, State (Texas DSHS) and Federal (EPA/OSHA) regulations regarding the removal of asbestos containing window caulking/glazing materials from a public building scheduled for renovation.

Bid Option #1: Remove and dispose of approximately 22 exposed windows (7 interior via containment and 15 exterior via NESHAP regulations). Provide man-lift as needed to access windows.

Bid Option #2: Remove and dispose/recycle exterior metal panels (approx. 28 sections) and associated metal framing as well as concrete decorative concrete associated with the panel system and underlying framing. This scope does not include the removal of asbestos mastic materials coated on the concrete underneath the panels. Provide man-lifts as needed to access metal panels and concrete.

B. OSHA required air monitoring of Sitek Omni employees in regulated areas.



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 containing materials) 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:
 - Shoring;
 - Removal of roofing materials;
 - Site maintenance after Sitek demobilizes from the site;
 - Security of building.
 - 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. 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.
- C. 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. Concrete, brick and metal materials will be recycled to the extent possible.

IV. SCHEDULE

Sitek Omni proposes completion of listed scopes of work as follows:

Bid Option #1	3 Working Shifts
Bid Option #2	10 Working Shifts

Working shifts consist of Monday – Friday, up to 10 hours per shift (7am – 5:30pm).



V. PRICING

Lump sum prices per listed scopes of work:	Bid Option #1	\$ 5,400.00
	Bid Option #2	\$ 36,800.00

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 added asbestos abatement (windows) and selective exterior demolition work (panels and decorative concrete) 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