

RESOLUTION NO. 20-120

A RESOLUTION APPROVING THE CITY OF PORT ARTHUR SECTION 4A ECONOMIC DEVELOPMENT CORPORATION ACCEPTING A PROPOSAL FROM SITEK OMNI SERVICES, LLC FOR ADDITIONAL SELECTIVE ASBESTOS ABATEMENT SERVICES AT THE FORMER PORT ARTHUR NEWS BUILDING LOCATED 549 4TH STREET, PORT ARTHUR, TEXAS IN AN AMOUNT NOT TO EXCEED \$42,400.00; FUNDS AVAILABLE IN EDC ACCOUNT NO. 305-1606-591.82.00 PROJECT NO. EDC549

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 May 21, 2019, the City Council of the City of Port Arthur per Resolution 19-214, approved the PAEDC entering into a contract with Sitek Omni Services, LLC (“Sitek”) of Humble, Texas for asbestos, lead and mold abatement and interior demolition at 549 4th Street; and

WHEREAS, on April 16,, 2020, the PAEDC Board of Directors approved entering into an agreement with Sitek’s Omni Services for additional building exterior asbestos abatement for the following scope services:

1. Removal of exterior brick/block with asbestos black vapor barrier mastic to facilitate the entry path on the southeast corner of building.

2. Saw cut and removal of exterior brick/block with asbestos black vapor barrier mastic to facilitate the twelve window openings on the south side & east/west ends of building.
3. Removal of two existing windows with asbestos caulking on the end of building.
4. Removal of transit panels on elevator on roof of building; and

WHEREAS, Sitek has provided a proposal for the additional selective asbestos abatement services for an amount of \$42,400.00 as detailed in the Proposal attached hereto as **Exhibit "A"**; and

WHEREAS, on April 16, 2020, the PAEDC Board of Directors approved acceptance of the proposal provided by Sitek for the selective asbestos abatement services in an amount not to exceed \$42,400.00.

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 accept the proposal from Sitek Omni Services, LLC for selective asbestos abatement services at 549 4th Street in the amount of \$42,400.00 as follows:

1. Removal of exterior brick/block with asbestos black vapor barrier mastic to facilitate the entry path on the southeast corner of building.
2. Saw cut and removal of exterior brick/block with asbestos black vapor barrier mastic to facilitate the twelve window openings on the south side & east/west ends of building.
3. Removal of two existing windows with asbestos caulking on the end of building.

4. Removal of transit panels on elevator on roof of building; and

.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 April A.D., 2020,
at a Meeting of the City Council of the City of Port Arthur, Texas, by the following vote:

AYES:

Mayor Bartie; Mayor Pro Tem Duval

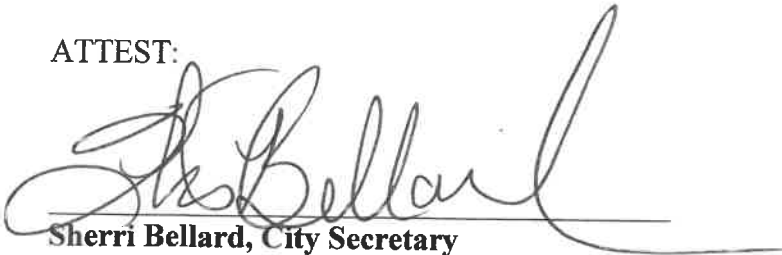
Councilmembers Scott, Jones, Kinlaw and Moses

NOES:

None


Thurman Bartie, Mayor

ATTEST:


Sherri Bellard, City Secretary

APPROVED:

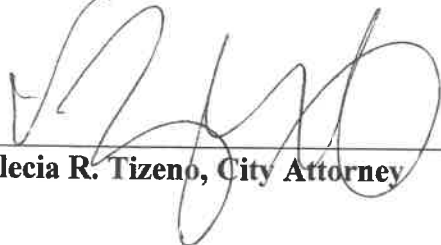

Floyd Batiste, PAEDC CEO

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”



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

- TDSHS Asbestos License #80-1070
- TDSHS Mold License #RCO-0128
- TDLR Mold License #RCO-1218

April 7, 2020

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

SUBJECT: Selective Asbestos Abatement Services
Former Port Arthur News Building in Port Arthur, TX
Sitek Omni Proposal #20-04-01

Mr. Batiste,

Sitek Omni Services, LLC (Sitek) submits the following proposal, consisting of the selective abatement of various asbestos containing materials as needed to facilitate planned renovations to the Former Port Arthur News Building located at 549 4th Street in Port Arthur, Texas.

I. SCOPE OF WORK

Sitek Responsibilities:

- Preparation of the exterior regulated work areas in accordance with Total Safety Technical Specifications, State (Texas DSHS) and Federal (EPA/OSHA) regulations regarding the removal of exterior non-friable asbestos materials from a public building scheduled for renovation.
- Provide man-lifts as needed to access elevated materials scheduled for abatement.
- Remove and dispose of asbestos containing vapor barrier mastic from select elevated exterior wall surface areas on the South side and East/West ends of the building. This will require the removal of the outer layer of brick. Total work surface work area is approximately 1,700 square feet.
- Provide saw-cuts of new window openings (field marked lay-outs by the General Contractor) through brick/block walls coated with vapor barrier mastic.
- Remove and dispose select sections of brick/block with vapor barrier mastic to facilitate the installation of twelve (12) elevated window openings along the South side and East/West ends of the building.
- Remove and dispose of two (2) original wood-framed windows on the East end of the building (existing electrical panels to be removed from that area prior to abatement to provide safe access to the windows).
- Remove and dispose of transite panels associated with the elevator room on the roof of the building.
- 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;
 - Provide temporary cones, signage and fencing as temporarily needed during working hours to safely complete the exterior work along city streets;
 - Site maintenance after Sitek demobilizes from the site;
 - Field lay-outs of saw-cut openings for new window opening;
 - Security of building (boarding of window openings);
 - Installation of new panel support brackets into existing vapor barrier mastic;
 - 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 elevated selective demolition 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 abatement scope of work within a single job site mobilization, consisting of approximately twelve (12) shifts, working Monday – Friday, up to 10 hours per shift (7am – 5:30pm).



V. PRICING

Lump sum price per listed abatement scope of work: **\$ 42,400.00**

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.

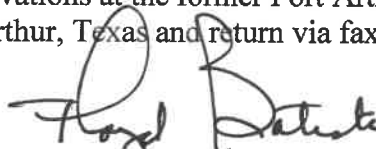
Sincerely,

JW

Jon K. Woodard
Vice President – Sales

DWard@totalsafety.com

Note: Please sign as an authorization to proceed with the listed selective asbestos abatement (vapor barrier mastic, windows and rooftop transite panels) on exterior surfaces to facilitate planned renovations at the former Port Arthur News Building located at 549 4th Street in Port Arthur, Texas and return via fax or email.

 4/20/2020
Name Date

CEO
Title