

RESOLUTION NO. 20-401

A RESOLUTION RATIFYING THE CONTRACT ENTERED INTO BETWEEN THE CITY OF PORT ARTHUR SECTION 4A ECONOMIC DEVELOPMENT CORPORATION AND SITEK OMNI SERVICES, LLC FOR SELECTIVE ABATEMENT OF VARIOUS EXTERIOR ASBESTOS CONTAINING MATERIAL AS NEEDED TO FACILITATE PLANNED RENOVATIONS OF THE FORMER PORT ARTHUR NEWS BUILDING LOCATED AT 549 4TH STREET IN PORT ARTHUR, TEXAS FOR THE LUMP SUM AMOUNT OF \$46,400.00; FUNDS AVAILABLE IN EDC ACCOUNT NO. 305-1606-591.82-00

WHEREAS, Sitek Omni Services, LLC ("Sitek") submitted a proposal on September 10, 2020, consisting of the selective abatement of various exterior asbestos containing materials (beyond those identified in previous Sitek Proposal #20-04-01, dated April 7, 2020) as needed to facilitate planned renovations to the former Port Arthur News Building located at 549 4th Street, attached hereto as **Exhibit "A"**; and

WHEREAS, Sitek has successfully completed a previous contract to the complete satisfaction of the PAEDC for asbestos, lead and mold abatement and interior demolition at the former Port Arthur News Building; and

WHEREAS, Sitek prepared the exterior work area in accordance with Total Safety Technical Specification, State (Texas DSHS) and Federal (EPA/OSHA) regulations regarding the removal of exterior non-friable asbestos materials; and

WHEREAS, Sitek provided man-lifts as needed to access elevated materials scheduled for abatement; and

WHEREAS, Sitek removed and grind down all uneven surfaces from the upper wall sections along the South, East and West sides of the building not scheduled for complete removal in order to facilitate the installation of new wall panels glued to exterior surface by the General Contractor; and

WHEREAS, Sitek provided saw-cut of new window openings through brick walls coated with vapor barrier mastic; and

WHEREAS, the cost for the removal of approximately 8,000 sq. ft. of brick coated with asbestos containing vapor barrier mastic and the saw-cut of new window and doors was for the lump sum price of \$46,400.

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 ratifies the agreement between PAEDC and Sitek Omni Services LLC for the lump sum price of \$46,400 attached hereto as Exhibit "A".

Section 3. That a copy of the caption be spread upon the minutes of the City Council.

READ, ADOPTED AND APPROVED on this 10th day of November A.D., 2020, at a Meeting of the City Council of the City of Port Arthur, Texas, by the following vote:

AYES:


Mayor

Councilmembers

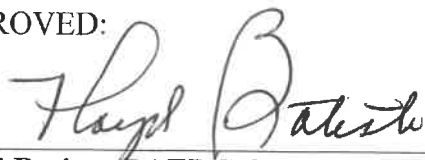
NOES:

ATTEST:


Thurman Bartie, Mayor


Sherri Bellard, City Secretary

APPROVED:



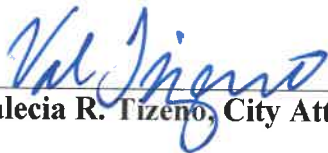
Floyd Batiste, PAEDC CEO

APPROVED AS TO FORM:



Guy N. Goodson, PAEDC Attorney

APPROVED AS TO FORM:



Valecia R. Tizeno, City Attorney

APPROVED AS TO THE 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/Lead License #FCD-0024
- TDLR Mold License #RCO-1218

September 10, 2020

Mr. Floyd Batiste
Port Arthur Economic Development Corp.
501 Procter Street, Suite 100
Port Arthur, Texas 77640
(409) 963-0579
fbatiste@paedc.org

SUBJECT: Selective Asbestos Abatement Services
Former Port Arthur News Building in Port Arthur, TX
Sitek Omni Proposal #20-09-11

Mr. Batiste,

Sitek Omni Services, LLC (Sitek) submits the following proposal, consisting of the selective abatement of various exterior asbestos containing materials (beyond those identified in previous Sitek Proposal #20-04-01, dated April 7, 2020) 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 grind down all uneven surfaces (brick coated with asbestos containing vapor barrier mastic) from the upper wall sections (from approx. 12'h to roof) along the South, East and West sides of the building not scheduled for complete removal (~8,000 SF) in order to facilitate the installation of new wall panels glued to exterior surfaces by the General Contractor. This will be done using boom lifts with enclosed work platforms within which chipping, chiseling and grinding of materials will occur and be bagged as asbestos waste). Materials will be kept wet to the extent possible during the removal and bagging processes.
- Provide saw-cuts of new window (5 EA)/door (1 EA) openings (field marked lay-outs by the General Contractor) through brick walls coated with vapor barrier mastic.
- OSHA required air monitoring of Sitek Omni employees in regulated areas.

1780 Roughneck Drive, Humble TX 77336
Office Phone: 281-812-1461



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: **\$ 46,400.00**

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 (selective vapor barrier mastic to smooth exterior surfaces, windows and door) 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.

Floyd Betts *9/28/20*

Name Date

CEO

Title