

RESOLUTION NO.

22-528

A RESOLUTION REQUESTING THAT CITY COUNCIL OF THE CITY OF PORT ARTHUR RATIFY THE CITY MANAGER'S DECISION TO AUTHORIZE THE CITY OF PORT ARTHUR SECTION 4A ECONOMIC DEVELOPMENT CORPORATION'S ENGAGEMENT OF THE SERVICES OF SITEK OMINI SERVICES LLC (SITEK) OF SPRING, TEXAS PER SITEK PROPOSAL #22-10-22 FOR THE MICROBIAL CLEANING SERVICES AT THE PRESS BUILDING, 549 4TH STREET, IN AN AMOUNT NOT TO EXCEED \$5,800.00; PAEDC FUNDING ACCOUNT NO. 120-80-625-5312-00-00-000 | PROJECT NO. ED0002.OTH.BUM.

WHEREAS, the City of Port Arthur Section 4A Economic Development Corporation (PAEDC) owns the property located at 549 4th Street Port Arthur, Texas (The Press Building) and has the commitment to maintain the safety and integrity of said premises; and

WHEREAS, there was an immediate need for Microbial Cleaning Services at 549 4th Street; and

WHEREAS, Sitek is a certified mold remediation contractor in Texas. Sitek proposes to clean non-regulated microbial growth/dust/debris where visible on door/window frames, walls, HVAC diffusers and building surfaces within the Kitchen, Pantry and Kitchen offices of the newly constructed Lamar State College Culinary Arts and Hospitality Center located at The Press Building, 549 4th Street; and

WHEREAS, Sitek has submitted Proposal #22-10-22 in the amount of \$5,800.00 for said services per Exhibit "A"; and

WHEREAS, Sitek has successfully completed a previous contract to the complete satisfaction of PAEDC for services provided at The Press Building; and

WHEREAS, on November 7, 2022, the Board of Directors of the City of Port Arthur Section 4A Economic Development Corporation ("PAEDC") ratified the acceptance of a proposal

and engaging Sitek for the Microbial Cleaning Services at 549 4TH Street in an amount not to exceed \$5,800.00.

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 and approves the City Manager's authorization (**Exhibit "B"**) allowing the City of Port Arthur Section 4A Economic Development Corporation to engage Sitek for the Microbial Cleaning Services at 549 4th Street in an amount not to exceed \$5,800.00.

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 22nd day of November A.D., 2022, at a Meeting of the City Council of the City of Port Arthur, Texas, by the following vote: **AYES:**

Mayor Bartie,
Councilmembers James, Kinlaw, Marks, Moses,
and Frank

NOES: None

ATTEST:

Kelly Moore
Sherri Bellard, City Secretary
on behalf of

Thurman Bartie
Thurman Bartie, Mayor

APPROVED:



Krystle Muller, Interim PAEDC CEO

APPROVED AS TO FORM:



Charles E. Zech, PAEDC Attorney

APPROVED AS TO FORM:



Val Tizeno, City Attorney

APPROVED AS TO AVAILABILITY OF FUNDS:



Kandy Daniel, Interim Finance Director

EXHIBIT "A"

22855



- * 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

October 18, 2022

Updated October 26, 2022

Krystle Muller
Port Arthur Economic Development Corporation
501 Proctor Street
Port Arthur, Texas 77640
(409) 963-0579

SUBJECT: Proposal for Microbial Cleaning Services
Lamar State College Culinary Arts and Hospitality Building
Sitek Proposal #22-10-22

Sitek Omni Services, LLC (Sitek) submits following proposal, consisting of the emergency mobilization to clean non-regulated microbial growth/dust/debris where visible on door/window frames, walls, HVAC diffusers and building surfaces within the Kitchen, Pantry and Kitchen Offices of the newly constructed Lamar State College Culinary Arts and Hospitality Building located at 549 4th Street in Port Arthur, Texas.

I. SCOPE OF WORK

Sitek responsible for:

- Emergency mobilization of crew and equipment.
- Seal doors with poly sheeting to isolate work areas.
- Installation of negative air equipment (3-4 2000 CFM negative air machine) for the duration of the cleaning activities.
- Provide HEPA vacuum and wet wipe services (using approved anti-microbial cleaners) of the exterior of contents within the work areas, including architectural surfaces and HVAC diffusers with visible growth.
- Provide HEPA vacuum and wet wipe services (using anti-microbial cleaners) of all surfaces within the work areas.
- Post-cleaning walk-through for visual inspection of work areas.
- Removal of prep work and all equipment after achievement of mold clearance samples by Honesty Environmental, Inc.

Facility Owner (Port Arthur EDC) responsible for:

- Provide access to the work areas, electrical power supply, water supply, parking for Sitek Omni personnel and parking for Sitek Omni-supplied truck.

II. PROCEDURES

Sitek Omni Services, LLC is a certified asbestos abatement (TDSHS License #80-1070) and mold remediation (TDLR License #RCO-1218) contractor in Texas. All local, state and federal EPA and OSHA codes regarding microbial cleaning work shall be implemented.



III. DISPOSAL

All debris generated from the cleaning work will be packaged and disposed of as trash at a licensed landfill.

IV. SCHEDULING

Sitek Omni proposes completion of the listed scope of work within two to three (2-3) working shifts over a weekend with removal of containment and demobilization on the following Monday, working up to 8 hours per shift.

V. PRICING

Lump sum price per listed scope of work: **\$ 5,800.00**

The pricing provided is valid for 30 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.

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

Note: Please sign as an authorization to proceed with the emergency response microbial cleaning work identified in the Kitchen, Pantry and Kitchen Offices of the Lamar State College Culinary Arts and Hospitality located at 549 4th Street in Port Arthur, Texas and return via fax or email.

Name

Date

Title

EXHIBIT "B"

PORT ARTHUR ECONOMIC DEVELOPMENT CORPORATION

MEMORANDUM

TO: RON BURTON, CITY MANAGER
FROM: KRYSTLE MULLER, INTERIM CHIEF EXECUTIVE OFFICER - PAEDC *K.M.*
SUBJECT: AGENDA ITEM FOR COUNCIL MEETING OF NOVEMBER 22, 2022
DATE: 11/3/2022

Mr. Burton,

The Port Arthur Economic Development Corporation would like to request your approval of the City Council's ratification of the PAEDC's engagement of Sitek Omni Services, LLC at their November 22, 2022 Regular Council Meeting.

The PAEDC will engage Site Omni Services, LLC for the immediate emergency mobilization of Microbial Cleaning services of the tenant kitchen area at 549 4th St. This area is currently contaminated with non-regulated microbial growth/ dust/debris and therefore needs to be remediated as soon as possible as it poses an environmental safety hazard.

Please acknowledge approval to move forward with the PAEDC's immediate engagement of Sitek Omni Services, LLC for Emergency Microbial Cleaning services in the amount of \$5,800.00.

Thank you.

Approved:


City Manager

KM