



P. R. No. 23259
8/1//2023 TS

RESOLUTION NO. 23-346

**A RESOLUTION AUTHORIZING THE OFFICIAL ADOPTION
OF A MEMORANDUM OF UNDERSTANDING BY AND
BETWEEN THE CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION AND LAMAR
STATE COLLEGE PORT ARTHUR GOVERNING THE
PARTNERSHIP BETWEEN THE PAEDC AND THE
COLLEGE'S INDUSTRIAL TRAINING FACILITY**

WHEREAS, the City of Port Arthur Section 4A Economic Development Corporation ("PAEDC") is a non-profit organization whose mission is to foster community revitalization and job creation; and

WHEREAS, to help facilitate its goals and in the best interests of the citizens of Port Arthur, the PAEDC, with the approval of the Port Arthur City Council, and on behalf of Lamar State College Port Arthur ("LSCPA") provided a \$1,000,000 match of a \$5,000,000 grant awarded by the U.S. Economic Development Administration a bureau of the U.S. Department of Commerce for the development of an Industrial Training Facility on LSCPA's campus; and

WHEREAS, a Memorandum of Understanding between the two subject parties was drafted in 2019 in association with City Council Resolution 19-085 but was not ratified; and

WHEREAS, despite the lack of an executed Memorandum of Understanding, LSCPA and PAEDC have partnered in good-faith to carry out the requirements outlined in the original non-ratified Memorandum of Understanding most notable the requirement that 100 Port Arthur residents will be admitted to the programs conducted at the Industrial Training Facility over the center's first five years of operation; and

WHEREAS, the Memorandum of Understanding was updated in June of 2023 to reflect current names and positions and to undergo legal review anew; and

WHEREAS, the PAEDC Board of Directors, at their Regular Meeting of July 10, 2023 approved the updated version of the Memorandum of Understanding between the LSCPA and the PAEDC; and

WHEREAS, the LSCPA has reviewed and approved the Memorandum of Understanding attached hereto as **Exhibit "A"**.

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 authorizes the official adoption of a Memorandum of Understanding by and between the City of Port Arthur Section 4A Economic Development Corporation and Lamar State College Port Arthur governing the partnership between the PAEDC and the College's Industrial Training Facility in substantially the same form attached hereto as **Exhibit "A"**.


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

READ, ADOPTED AND APPROVED on this 15th day of Aug A.D., 2023, at a Meeting of the City Council of the City of Port Arthur, Texas, by the following vote: AYES:

Mayor _____,

Councilmembers Lewis, Beckcom, Osucet
and Frank.

NOES: None.


Thurman Bartie, Mayor

ATTEST:


Sherri Bellard, City Secretary

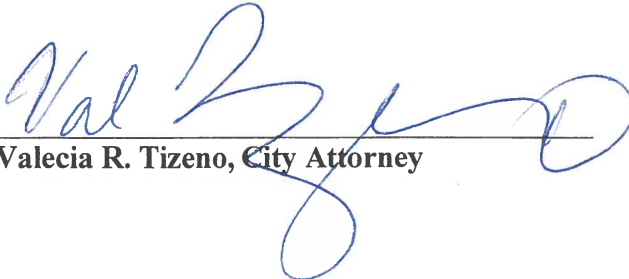
APPROVED:


Terry Stokes, PAEDC CEO

APPROVED AS TO FORM:


Charles Zech, PAEDC Attorney

APPROVED AS TO FORM:


Valecia R. Tizeno, City Attorney

PR 23259

Exhibit "A"

**INDUSTRIAL TRAINING CENTER RENOVATION (ITCR) PROJECT
BETWEEN LAMAR STATE COLLEGE PORT ARTHUR
AND THE CITY OF PORT ARTHUR SECTION 4A ECONOMIC
DEVELOPMENT CORPORATION**

This Agreement for Industrial Training Center Renovation (ITCR) Project is between **Lamar State College Port Arthur (the "College")** and the **City of Port Arthur Section 4A Economic Development Corporation (the "Corporation")**. The College and the Corporation may each be hereinafter referred to as a "Party" and together the "Parties" to this Agreement. This Agreement supersedes any and all previous agreements, amendments or documents describing the hereinafter specified Scope of Work for the Industrial Training Center Renovation ("ITCR") Project.

RECITALS:

A. Chapter 791, Texas Local Government Code, permits governmental units to enter into agreements to make the most efficient use of their powers by enabling to cooperate on the basis of mutual advantage and, thereby, to provide service of facilities in the manner that will accord the best results for geographic, economic, population and other factors influencing the needs and development of local communities.

B. Each Party hereto is authorized to contract with any one or more other public entities to perform any governmental service, activity or undertaking which each public entity would be authorized under the law to perform; provided, that any such contract be authorized by the governing body of each Party and sets forth the purposes, powers, rights, objectives, and responsibilities of the Parties.

C. The Parties collaborated in the submission of the ED-900 General Application for EDA Programs through the United States Department of Commerce Economic Development Administration ("EDA").

D. Title II, Section 209 and 709, Economic Adjustment Assistance - Disaster Assistance under the Public Works and Economic Development Act of 1965, as amended (42 U.S.C. § 3121 et. seq.) provides opportunity for construction projects as may be awarded and as may be conditioned on Special Award Conditions, as hereinafter defined, for EDA assistance in the development of work as may be described in ED-900 (the "Application") and in accordance with the therein specified Authorized Scope of Work.

E. ITCR Project has been assigned EDA Project No. 08-79-05335 (the "Project") and supported by an EDA Award, which will support the work described in the final Scope of Work which is incorporated by reference into its Award for the Project as to be specified in the Authorized Scope of Work. This Agreement shall memorialize both the Special Award Conditions of the Project as specified by the EDA and the Authorized Scope of Work along with the terms, conditions, and obligations of each of the Parties as to the obligations for renovation of the ITCR and the maintenance and operations of the ITCR following completion of the Project.

NOW, THEREFORE, AND IN CONSIDERATION OF THE RECITALS SET FORTH ABOVE, which are fully incorporated into this Agreement and as set forth in fill below and in consideration of the mutual obligations undertaking commitments and performance of the College and the Corporation as hereinafter set forth, College and Corporation mutually agree as follows:

Article I
Project Description/Location

The Industrial Training Center ("ITC") shall be located on the campus of the College in Port Arthur, Texas. The College and the Corporation have identified that technical and academic educational programs should be enhanced to provide students with technical programs providing knowledge and skills to enter the local workforce and to provide a well-trained and qualified workforce where capital expansions which are underway throughout the City of Port Arthur, Texas (the "City") and surrounding industrial complexes in Southeast Texas. The ITCR shall be a renovation of the Armory building on the campus of the College to create a College/Community/Industry joint training space for the creation of "industry-designed, sequenced-course" training in a state-of-the-art facility involving "realistic-environmental" training.

Article H
Training Programs

The College in collaboration with the Corporation and industry partners will create the ITC where students/workers can enhance their employability by learning craft skills in specific "industry-designed, sequenced-courses," including by example a "Construction Site Carpentry" curriculum where students earn NCCER CORE, NCCER Carpentry Level 1, NCCER Construction Laborer Level I and NCCER Scaffolding Level I. This sequenced-course training provides a noted NCCER certifications and allows students/workers to train for multiple craft areas crucial to project startups and operations. Further, ITC may accommodate its commercial driving academy and related facilities, enabling student/workers to receive industrial craftsmanship training, including "realistic-environment" training in dangerous elements of height, depth, confined space, close proximity to corrosive and/or flammable materials, working machinery and many other industrial environments.

Article III
Authorized Scone of Work

The ITCR Project components consist of design and renovation of the existing 2-story Armory building constituting approximately 23,000 square feet and adjacent parking facilities. The proposed repurposing to an ITC shall include, not only classrooms and multi-use laboratory space, but large areas utilizing the height within the ITC to train loading and unloading of various types of equipment and material from large rigs and crane operations. Additionally, the proposed ITCR Project will include the purchase and installation of training equipment, as well as the associated modification of the Armory interiors, its electrical, plumbing, and mechanical infrastructure, as well as the expansion of the adjacent parking area and associated site work.

Article IV
Project Development Time Schedule

The College and Corporation agree that the Project Development Time Schedule shall be that set forth in Section 7 of the Special Award Conditions of the Project.

Article V
Project Reporting/Cost Allocation/Financial Reimbursement

All project reporting as specified in Section 8(B) of the Special Award Conditions of the Project shall be undertaken by College.

As specified in Section 9 of the Special Award Conditions of the Project, the Federal Cash Contribution through EDA shall be \$4,800,000.00 and the Non-Federal Cash Contributions shall be \$200,000.00 from the College and \$1,000,000.00 from the Corporation for a Total Project Costs of \$6,000,000.00. The College shall submit payment invoices that have been previously approved by the EDA to the Corporation. The Corporation then shall reimburse the College the pro rata amount of each invoice up to 17% not to exceed the Corporation's \$1,000,000.00 contribution. The College and Corporation agree that the Cost Classifications and Cost Estimates shall be those as specified under Section 9(B) of the Special Conditions of the Agreement. Any cost overruns in the Project must be approved mutually by College and Corporation, and such cost overruns, if approved by EDA, shall be determined based upon the College and Corporation along with appropriate authorization for funding of any cost overruns.

College and Corporation acknowledge that each has certified to EDA and hereby certifies that each has available and unencumbered funds committed to the Project, which would be available as needed within the Project Development Time Schedule.

Article VI
Construction Development/Procurement/Completion

College and EDA acknowledge that College shall undertake with the mutual agreement of the Corporation, the selection of an architect and/or engineering services evidenced by EDA approved architect and engineering service agreements for the design of the ITCR. The preliminary project plan is attached hereto as Attachment 2. Further, College acknowledges that it shall be responsible for the EDA Grant Administration and for ensuring the completion of the Project and, thereby, the execution of the EDA Form CD-450.

College shall undertake all procurements required for the ITCR in accordance with 2 C.F.R. §§ 200.317-200-326 and appropriate state law procurement requirements. College shall further see to the satisfaction of Department of Labor Regulations set forth in 41 C.F.R. part 60-4 establishing goals and timetables for the participation of minorities and women in the construction industry as to the Project.

Article VII
Grant Administration Plan

Pursuant to the Special Conditions of Agreement for the Project, College, in collaboration with the Corporation, shall within sixty (60) days of accepting the EDA Award for the Project shall provide the Grant Administration Plan, as provided in Section 21 of the Special Award Conditions for the Project.

Article VIII
Security Agreement/Form UCC-1/Estimated Useful Life

College shall execute as may be required by the EDA Security Agreement for any and all equipment that is purchased with funds awarded under the Project with a unit cost of \$5,000 or greater and to place a lien on such equipment by filing with the appropriate Form UCC-1. Additionally, College shall provide documentation showing good and marketable title to the land, free of all encumbrances, as well as rights-of-way, and easements necessary for the completion of the Project, and shall, as may be required by EDA, record an appropriate mortgage or covenant of Federal share as specified respectively in Sections 25 and 26 of the Special Conditions of the Agreement for the Project.

Article IX
College Responsibilities to Corporation

College agrees to fund the Project, its allocated share of the non-federal (local contribution).

College agrees as herein stated, to meet the Project development, Project reporting, Project financial distribution, Project procurement and Project completion and management as set forth in the Special Award Conditions of the Project.

In consideration of the \$1,000,000.00 non-federal cash contribution by Corporation to the Project, College agrees to the performance, to the Project implementation and training as outlined on Attachment 1 to this Agreement which is incorporated into and as fully set forth herein.

Article X
Corporation Responsibilities to College

Corporation agrees to contribute its \$1,000,000.00 in non-federal cash contribution to the Project to be funded upon receipt of pay request(s) submitted by College to Corporation during the progression of the renovation of the Armory as the ITC.

Article XI
Joint Obligations of College and Corporation

College and Corporation agree that they shall jointly develop (together with industry partners) training programs to meet the diversified requirements of the industrial complex and the strategic partners of the College and the Corporation.

The Parties shall agree to comply with all federal, state, and local laws including, without limitation, all City codes, ordinances, resolutions, standards, and policies, as now exist from and hereinafter adopted or amended.

Article XII
Indemnification

COLLEGE INDEMNIFICATION. COLLEGE, TO THE EXTENT AUTHORIZED BY APPLICABLE LAW, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE CORPORATION, ITS OFFICERS, OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, ACTIONS, OR LIABILITIES FOR INJURY OR DEATH OF ANY PERSON, OR FOR LOSS OR DAMAGE TO PROPERTY, WHICH ARISES OUT OF COLLEGE'S DESIGN, CONSTRUCTION, OPERATION AND/OR USE OF THE ITC OR FROM ANY ACTIVITY, WORK OR THING DONE, PERMITTED, OR SUFFERED TO BE DONE IN OR ABOUT THE ITC, EXCEPT ONLY SUCH INJURY OR DAMAGE AS SHALL HAVE BEEN OCCASIONED BY THE NEGLIGENCE OF THE CORPORATION.

CORPORATION INDEMNIFICATION. CORPORATION SHALL INDEMNIFY AND HOLD HARMLESS, THE COLLEGE, ITS OFFICERS, OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, ACTIONS, OR LIABILITIES FOR INJURY OR DEATH OF ANY PERSON, OR FOR LOSS OR DAMAGE TO PROPERTY, WHICH ARISES OUT OF ITS USE OF THE ITC OR FROM ANY ACTIVITY, WORK OR THING DONE, PERMITTED, OR SUFFERED TO BE DONE IN OR ABOUT THE ITC, AND SUCH IS THE SOLE NEGLIGENCE OF THE CORPORATION.

NO INDEMNIFICATION FOR JOINT USE. WHEN THE COLLEGE AND CORPORATION ARE JOINTLY PROVIDING TRAINING OR OTHER SERVICES TO OTHERS OR TRAINING COLLABORATIVELY AT THE ITC, EACH PARTY SHALL BE RESPONSIBLE FOR ITS OWN DEFENSE OF ANY CLAIMS, SUITS, ACTIONS, OR LIABILITIES FOR INJURY OR DEATH OF ANY PERSON, OR FOR LOSS OR DAMAGE TO PROPERTY ARISING OUT OF SUCH JOINT TRAINING.

WAIVER OF IMMUNITY. IT IS SPECIFICALLY AND EXPRESSLY UNDERSTOOD THAT THE INDEMNIFICATION PROVIDED HEREIN CONSTITUTES THE WAIVER BY EACH PARTY TO IMMUNITY PROVIDED OTHERWISE BY LAW, SOLELY FOR THE PURPOSES OF THE INDEMNIFICATION OF THIS AGREEMENT. THIS WAIVER HAS BEEN MUTUALLY NEGOTIATED BY THE PARTIES.

Article XIII
Insurance

Each Party shall procure and maintain for the duration of the Project, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the use of the ITC, and such insurance, shall evidence and shall include Automobile Liability, Commercial General Liability, Workers' Compensation Liability, and such others as may be required by law.

Article XIV
No Joint Venture

This Agreement nor the undertakings created hereby shall create any joint relationship between College and Corporation nor create any separate legal entity. ITC operation/maintenance from and after the construction of the ITC, including but not limited to, compliance with all Special Terms and Conditions of the Project, shall be the sole responsibility of the College without payment or obligation for operation and maintenance by, Corporation except and only to the extent of the direct use of the ITC by the Corporation, but not from any activity, work or thing permitted to be done in or about the ITC for programmatic activities.

Article XV
Project Evaluations

Annual Review. The College and Corporation agree to meet at least once annually to review the prior performance and operations of the ITC and to collaborate on addressing any issues or concerns to affect the proper utilization of the ITC as anticipated or planned.

Additional Review. In the event of any concerns or issues regarding the training performance, College and Corporation agree to meet at any time in a timely manner to review any such concerns.

Article XVI
Dispute Resolution

Informal. College and Corporation by and through their duly authorized, designated representatives shall meet and attempt to resolve any matter of training, scheduling, operational or other issues arising out of this Agreement or the operation of the ITC. In the event that the Parties fail to resolve a dispute, the Parties may proceed to mediation as herein provided.

Mediation. Should the College and the Corporation not resolve issues, then the Parties agree to mediate within thirty (30) days of the determination of an impasse in their undertakings hereunder. Upon the undertaking of mediation, the Parties shall mutually agree upon the designation of a mediator to mediate the dispute through a mutually agreed upon third party. The cost of the mutually agreed upon mediator will be born equally by the Parties, notwithstanding any outcome to the mediation. Either Party may terminate mediation at any time.

Article XVII
General

Amendments. Except as mutually agreed upon by the Parties to the Agreement, no amendment to this Agreement shall be valid unless evidenced in writing, properly authorized by each Parties governing body.

Severability. If any section or provision of this Agreement or its application is held invalid, the remainder of this Agreement or the Application of the remainder of the Agreement shall remain valid and in full force and effect.

No Third-Party Benefits. Notwithstanding the anticipated engagement of strategic partners, this Agreement is entered into by and solely for the benefit of the Parties and shall not confer any benefits, direct or implied, on any third persons. The absence of third-party benefits shall not apply to any obligation arising as to the College and/or Corporation, pursuant to the Special Award Conditions of the Project or other obligations undertaken by College and/or Corporation to the United States Department of Commerce Economic Development Administration ("EDA").

Assignment. Neither the College nor the Corporation shall have the right to transfer or assign, in whole or in part, any of their obligations or rights hereunder without the prior written consent of the other Party.

No Waiver. Failure or delay of either Party to declare any breach or default immediately upon occurrence shall not waive such breach of default.

Captions. The respective captions of the sections or sub-sections of this Agreement are for the convenience of reference only and shall not be deemed to modify or otherwise affect any of the provisions of this Agreement.

Equal Opportunity to Draft. The Parties have participated and had an equal opportunity to participate in the drafting of this Agreement and its attachments. No ambiguity shall be construed against any Party upon claim that that Party drafted ambiguous language.

Notice. All notice required under this Agreement shall be to the Party at the address listed below and shall become effective three (3) days following the date of deposit in the United States Postal Service.

LAMAR STATE COLLEGE PORT ARTHUR:

Attn: Dr. Betty J. Reynard
President
1500 Procter Street
Port Arthur, Texas 77640

CITY OF PORT ARTHUR SECTION 4A DEVELOPMENT CORPORATION

Attn: Terry Stokes
CEO
501 Procter Street, Suite 100
Por Arthur, Texas 77640

Article XVIII
Interpretation and Venue

This Agreement shall be governed by the laws of the State of Texas as to interpretation and performance, and the Parties agree that venue for enforcement of the Agreement shall be in accordance with a competent jurisdiction in Jefferson County, Texas.

Article XIX
Entire Agreement

This Agreement and its attachments set forth all the terms and conditions agreed upon by the College and the Corporation, incorporating by reference, the Award for the Project as provided by the United States Department of Commerce Economic Development Administration ("EDA").

Article XX
Financial Records

Financial Records. Each Party agrees to maintain books, records and documents which sufficiently and properly reflect all direct and indirect costs related to the performance of this Agreement and maintain such accounting procedures and practices as may be deemed necessary to assure proper accounting of all funds paid in pursuant of this Agreement. These records shall be subject, at all reasonable times, to inspection, review or audit by the other Party or their duly authorized representative, auditor or other governmental official authorized by law to monitor this Agreement.

Public Information. Each Party shall maintain public information in accordance with state law, in the manner and for the time period applicable to such records. If either Party receives a request for public information created as a part of the Project, each Party agrees to fully cooperate in the providing of such information and provide due notification to the other Party as to the request and the response to such request.

Training Records. College agrees to maintain and to provide assigned staff to coordinate the proper maintenance of training records required to be kept for programmatic activities of the Project.

Article XXI
Effective Duration of Agreement & Termination

Effective Date. This Agreement shall take effect on the date of the last authorizing signature affixed hereto.

Term. Except as otherwise agreed by the Parties, this Agreement shall continue until the completion and satisfaction of the financial obligations of each party and the satisfaction of performance requirements as may be set forth in this Agreement and any attachment hereto.

Non-Appropriation of Funds. If sufficient funds are not appropriated or allocated for the satisfaction of all non-federal cash contributions, then each Party agrees to consider funding same from any current or future budget; however, any such additional payment obligation beyond the non-federal cash contribution provided for by the Project shall be the sole obligation of each Party to make. If a Party fails to fund any additional amount under this Agreement, this Agreement may be subject to termination on the completion of all obligations set forth herein.

Article XXII
Authorization and Execution

Authorization and Execution. Each Party warrants that it is duly authorized to enter into this Agreement and that the person(s) executing this Agreement are duly authorized to execute this Agreement for and on behalf of each identified Party.

Article XXIII
Ratification

Any work including the undertakings set forth in the ED-900 - General Application for EDA Program or under the Special Award Conditions of the Project performed prior to the effective date of this Agreement following the Scope of this Agreement and/or deemed to be consistent with its terms and, thereby, ratified and confirmed.

*****SIGNATURES APPEAR ON FOLLOWING PAGE*****

LAMAR STATE COLLEGE PORT ARTHUR:

Approved as to Form:

Dr. Betty J. Reynard, President

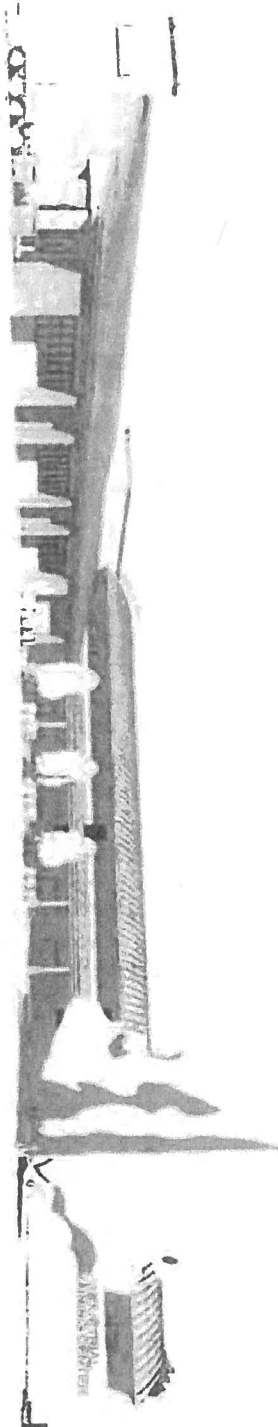
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**CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION:**

Approved as to Form:

Terry Stokes, CEO

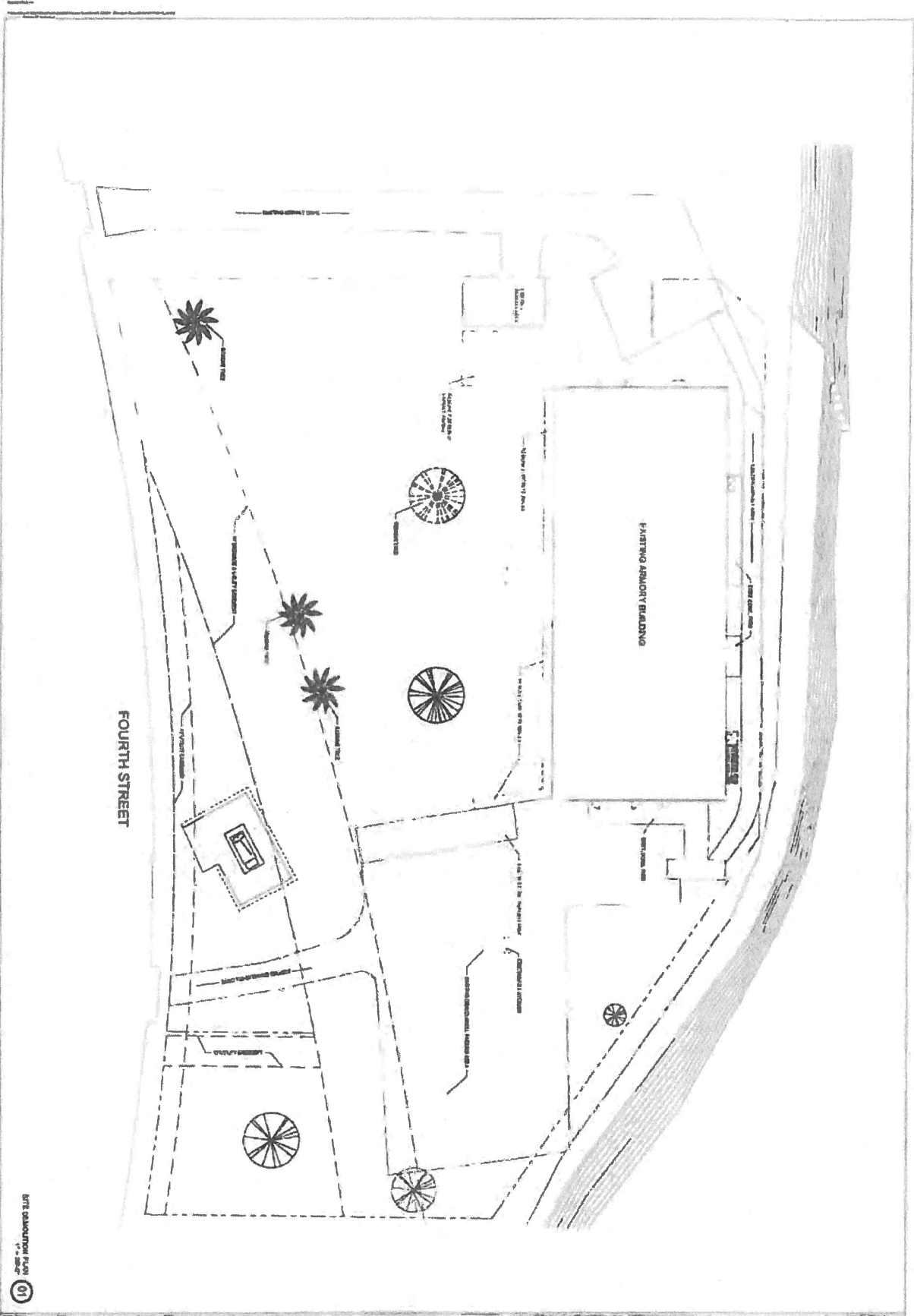
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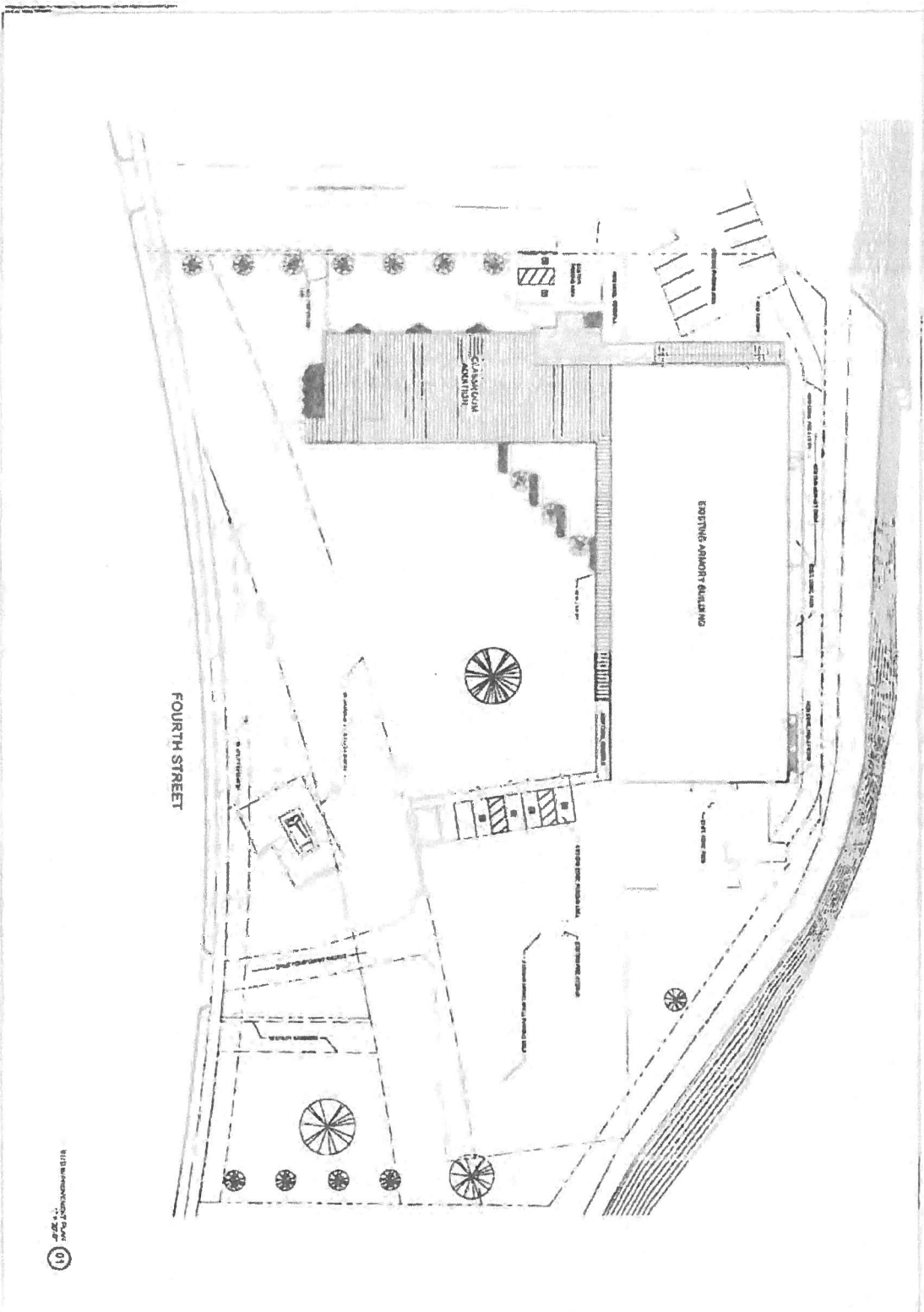
LAMAR STATE COLLEGE - PORT ARTHUR INDUSTRIAL TRAINING CENTER

DESIGN DEVELOPMENT SUBMITTAL - JULY 8, 2020

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| | LAMAR STATE COLLEGE - PORT ARTHUR INDUSTRIAL TRAINING CENTER ARMORY BUILDING RENOVATION/ADDITION EDA GRANT #08-79-05335 | <small>THIS DOCUMENT IS THE PROPERTY OF PDG ARCHITECTURE AND DESIGN, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF PDG ARCHITECTURE AND DESIGN, INC.</small> |
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| <p>01 SHEET 01 OF 01</p> | <p>DATE: 08/14/08 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: INDUSTRIAL TRAINING CENTER LOCATION: PORT ARTHUR, TEXAS</p> | <p>PDG</p> | <p>INDUSTRIAL TRAINING CENTER ARMORY BUILDING RENOVATION/ADDITION EDA GRANT #08-79-05335</p> | <p>UNIVERSITY OF TEXAS AT ARTHUR ARCHITECTURAL SERVICES 1000 UNIVERSITY BLVD ARTHUR, TEXAS 77003 TEL: 409/775-2200 FAX: 409/775-2201 WWW.UTAR.EDU</p> |
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FOURTH STREET

EXISTING ARMORY BUILDING

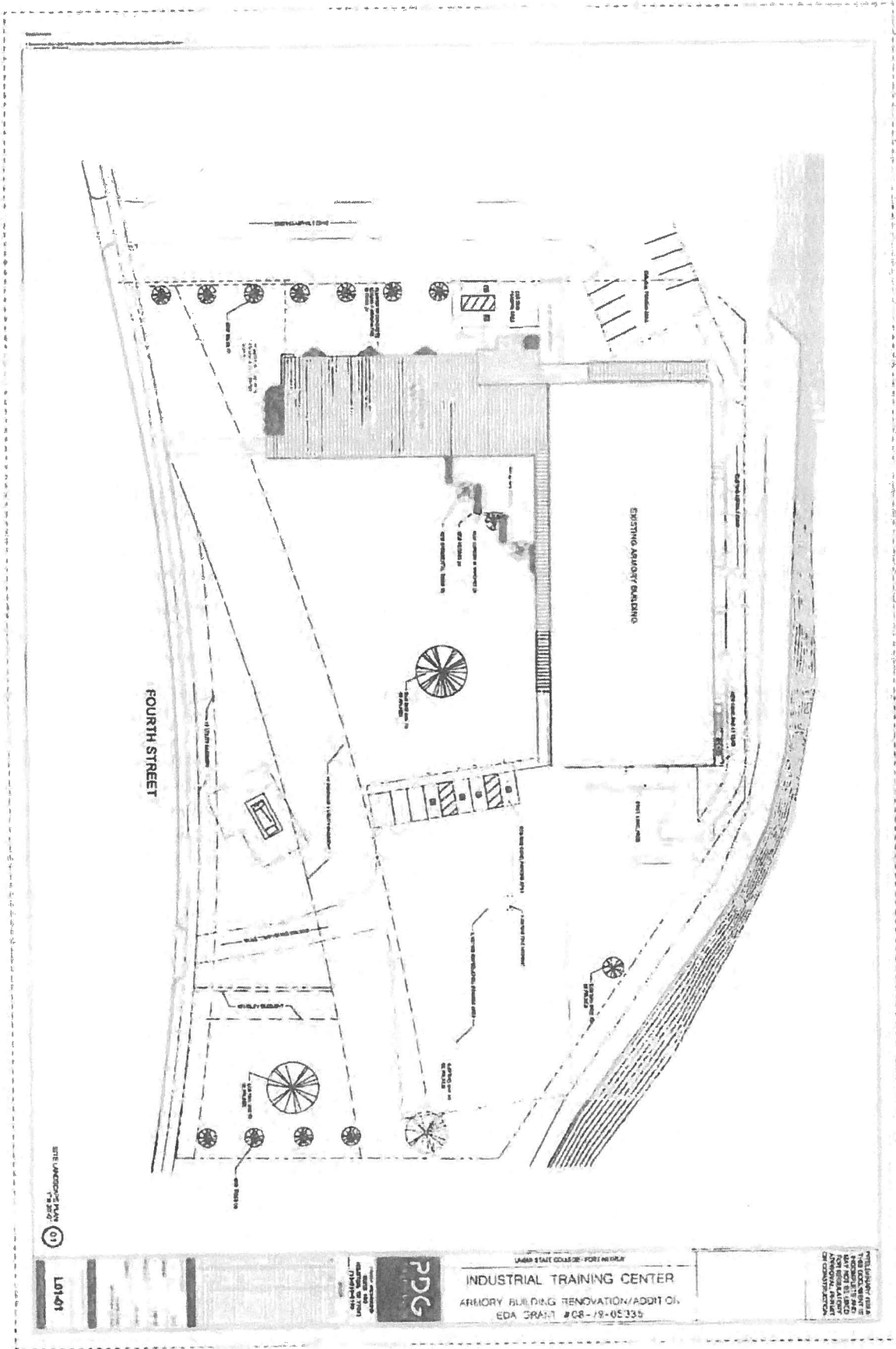
STANDARD ADDITION

REVISIONS
 01

THIS PROJECT WAS
 FINANCED IN PART
 BY FEDERAL FUNDS
 FROM THE U.S. DEPARTMENT
 OF HOUSING AND URBAN
 DEVELOPMENT

PDG
 INDUSTRIAL TRAINING CENTER
 ARMORY BUILDING RENOVATION/ADDITION
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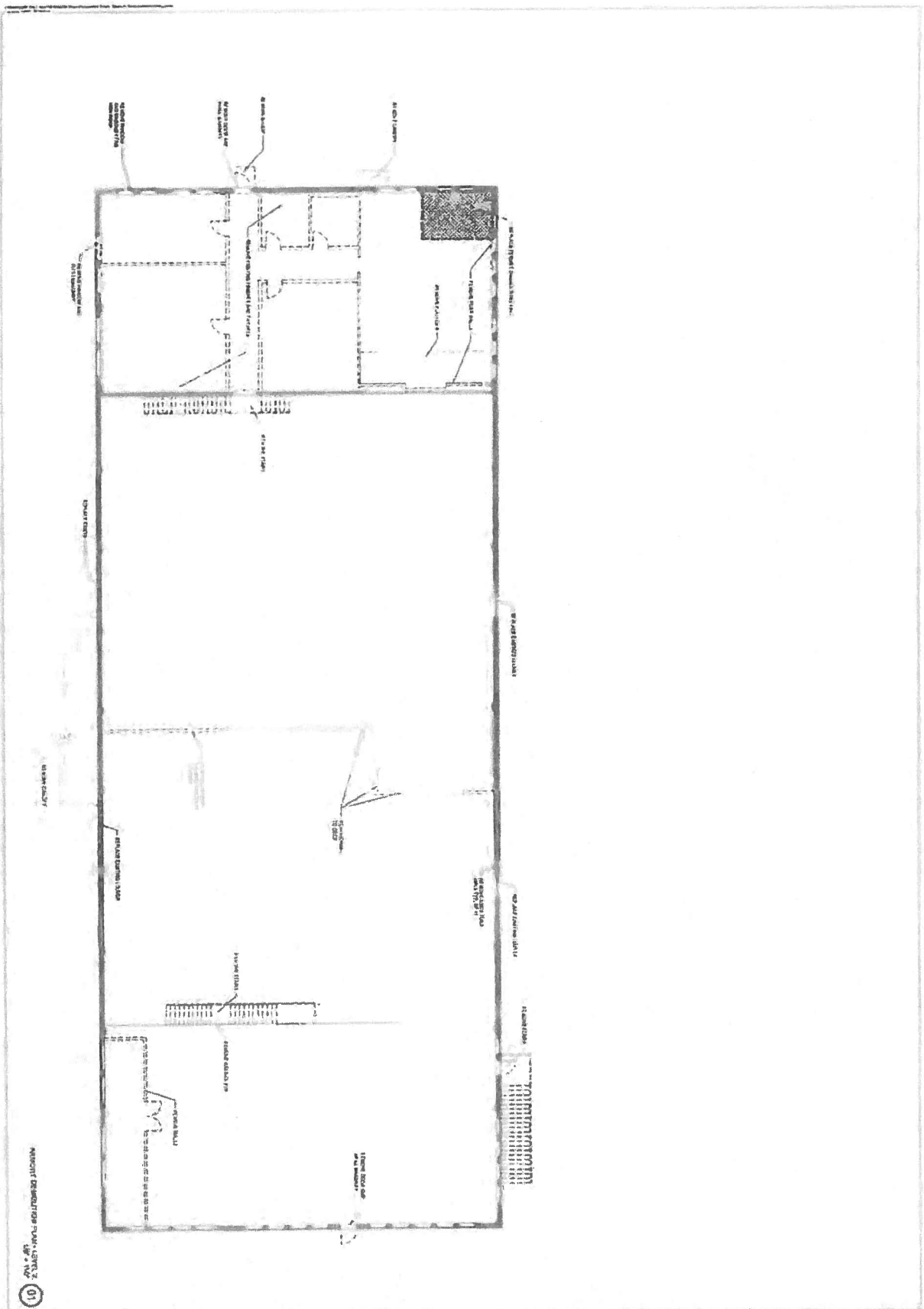
SITE LANDSCAPE PLAN
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LOT 1-41



UTAH STATE COLLEGE OF PORTLAND
INDUSTRIAL TRAINING CENTER
 ARMORY BUILDING RENOVATION/ADDITION
 EDA GRANT # CR-19-05335

THIS DRAWING IS A
 PRELIMINARY DESIGN
 AND IS NOT TO BE USED
 FOR CONSTRUCTION
 WITHOUT THE WRITTEN
 APPROVAL OF THE ARCHITECT



PROJECT DEMOLITION PLAN - LEVEL 2
 10/1/08



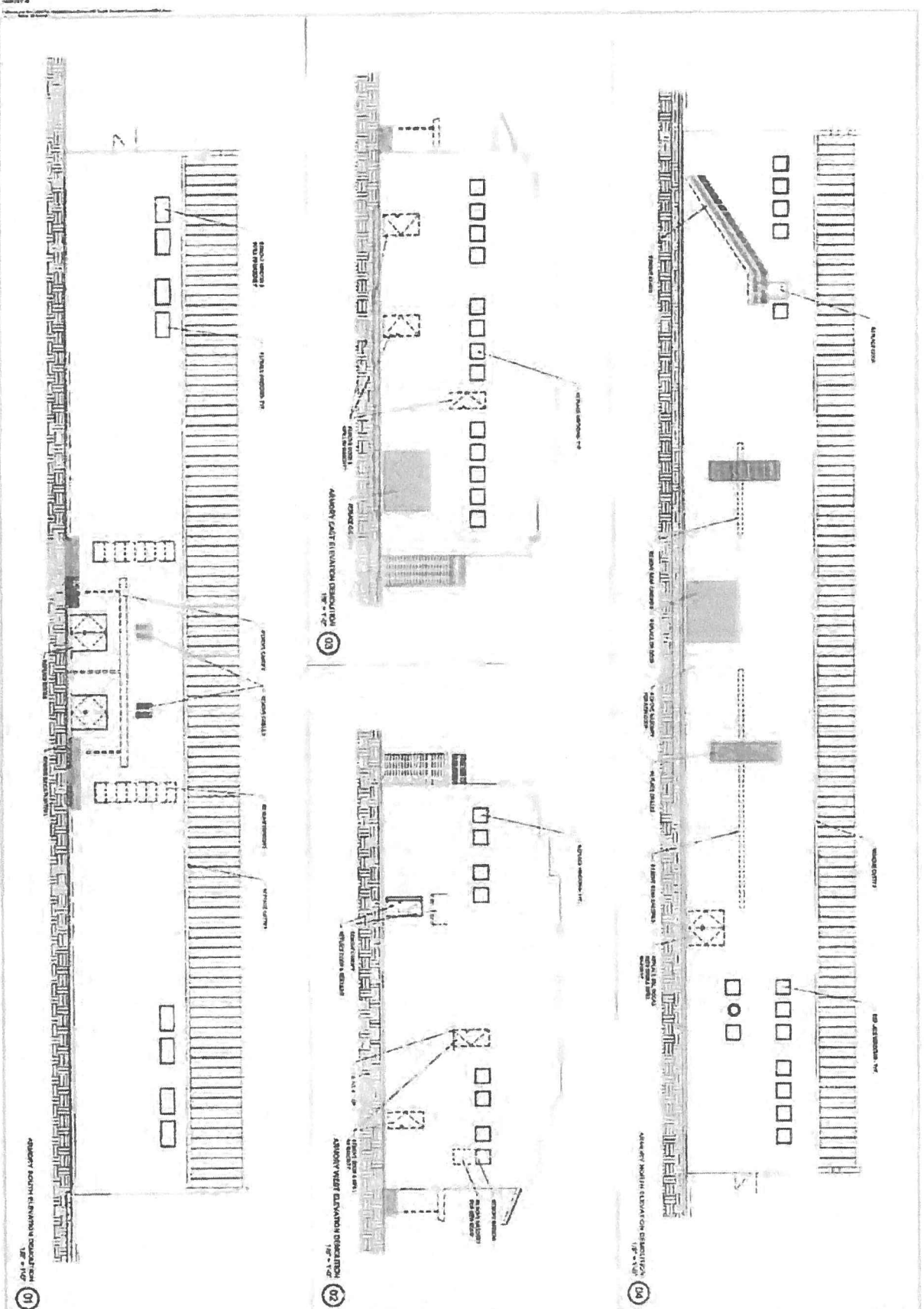
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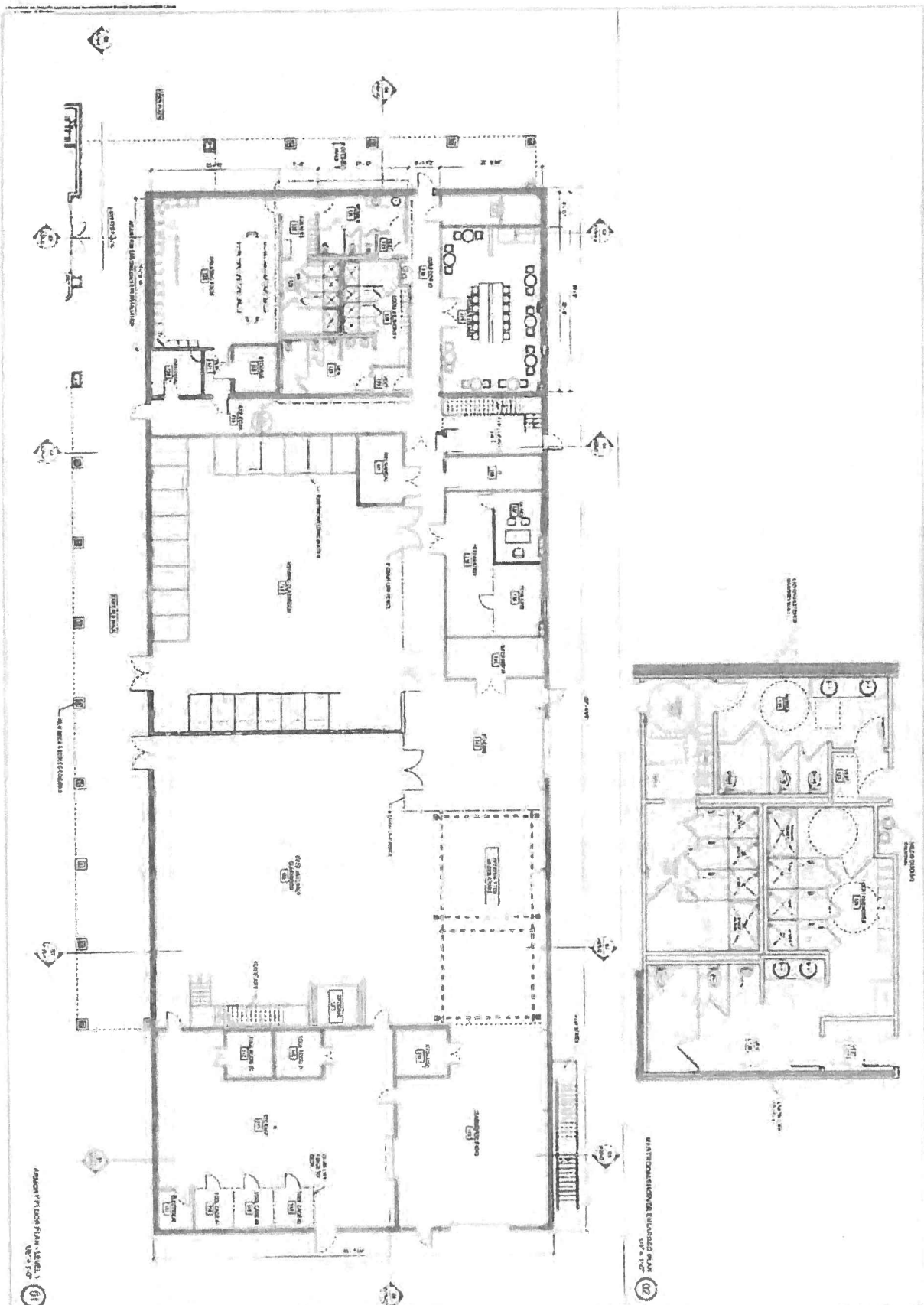


INDUSTRIAL TRAINING CENTER
 ARMORY BUILDING RENOVATION/ADDITION
 EDA GRANT #08-79-05335

THIS DOCUMENT IS
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 APPROVAL. PERMIT
 OR CONSTRUCTION.



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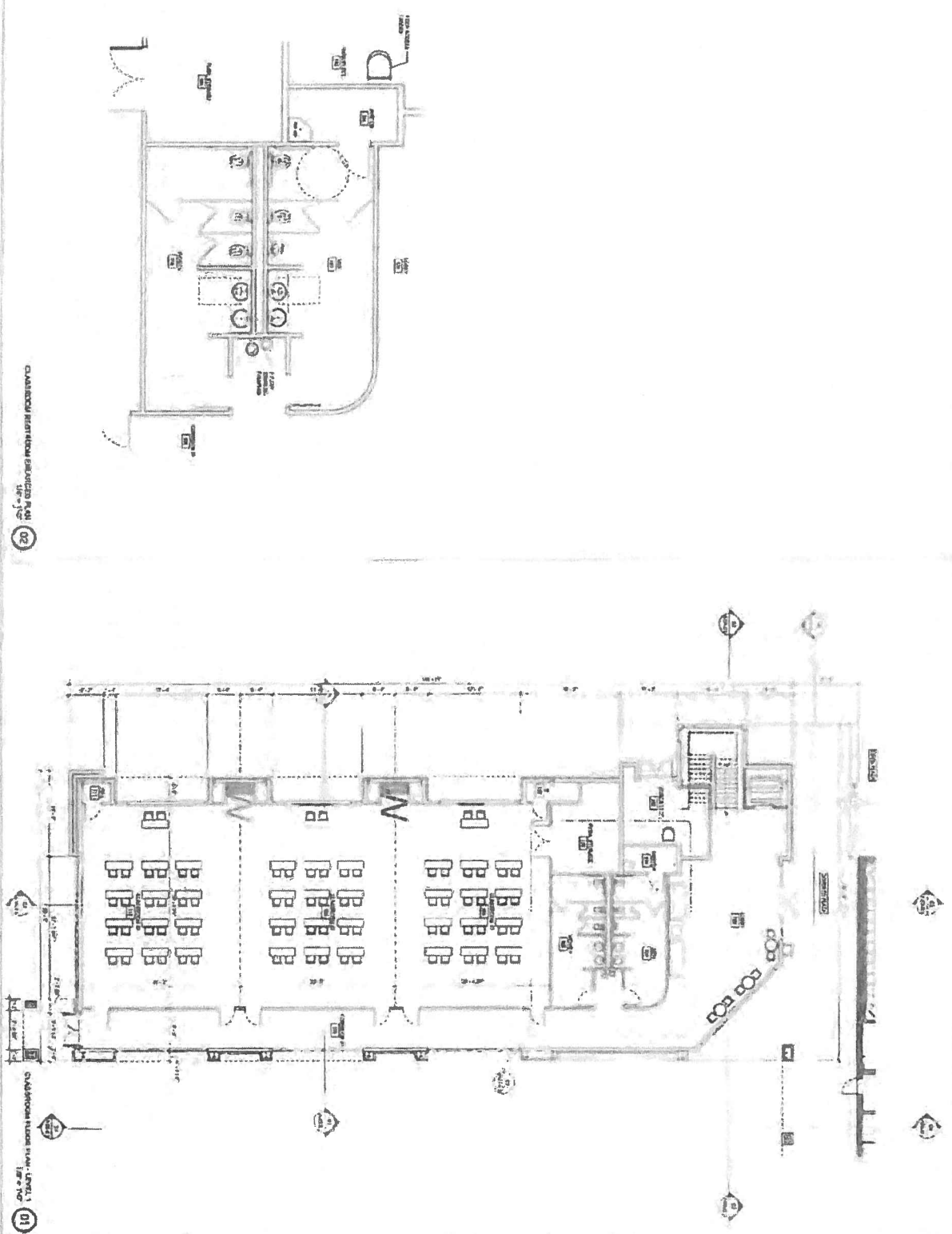
NO. 202402

UNIVERSITY OF ALABAMA
 ARCHITECTURAL SERVICES
 100 UNIVERSITY BLVD
 TUSCALOOSA, AL 35686
 TEL: 205/885-5200
 FAX: 205/885-5201
 WWW.AS.AU.ALA.EDU



UNIVERSITY OF ALABAMA
 INDUSTRIAL TRAINING CENTER
 ARMORY BUILDING RENOVATION/ADDITION
 EDA GRANT #08-75-05335

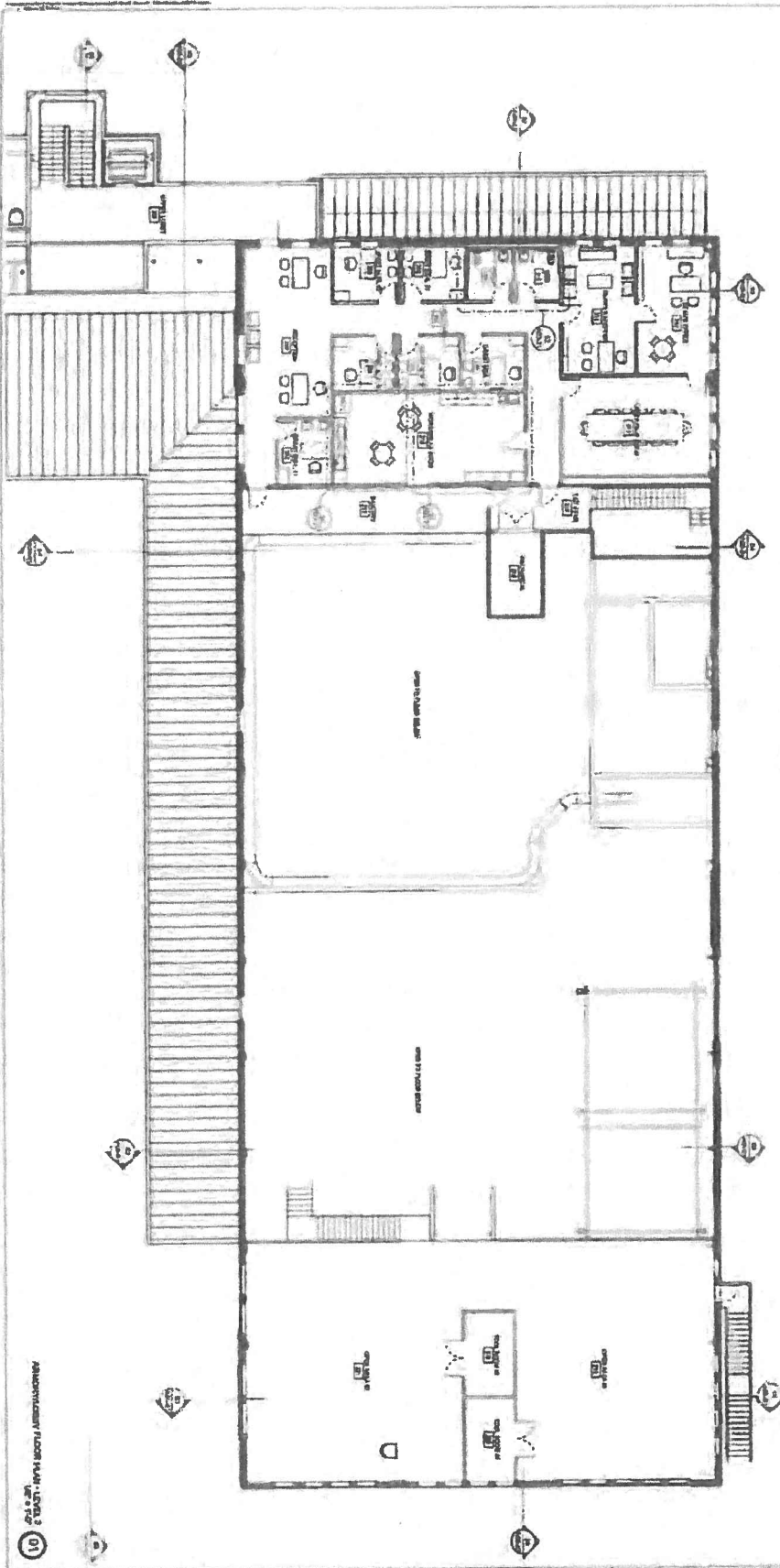
PLEASE DO NOT SCALE
 DIMENSIONS ARE APPROXIMATE
 AND NOT TO BE USED
 FOR CONSTRUCTION
 OR CONTRACTING



CLASSROOM FLOOR PLAN - LEVEL 1
1/8" = 1'-0"
02

CLASSROOM FLOOR PLAN - LEVEL 1
1/8" = 1'-0"
01

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|---|---|---|---|
| A02-03 PROJECT NO. SHEET NO. DATE: 11/11/08 DRAWN BY: [Name] CHECKED BY: [Name] | PDG PROJECT ARCHITECT 1111 11th Street, Suite 100 Fort Worth, TX 76102 (817) 339-1111 www.pdg.com | INDUSTRIAL TRAINING CENTER ARMORY BUILDING RENOVATION/ADDITION EDA GRANT #08-78-05535 | THIS DRAWING IS THE PROPERTY OF PDG ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PDG ARCHITECTS. |
| | | LAMAR COUNTY COLLEGE - FORT WORTH | PROJECT ARCHITECT |

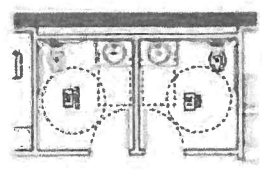
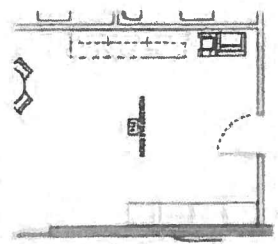
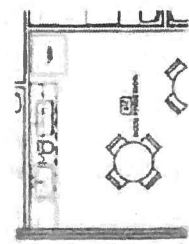


ARMORY BUILDING FLOOR PLAN - LEVEL 2
 SHEET 01

ARMORY BUILDING FLOOR PLAN - LEVEL 2
 SHEET 06

ARMORY BUILDING FLOOR PLAN - LEVEL 2
 SHEET 03

ARMORY BUILDING FLOOR PLAN - LEVEL 2
 SHEET 02

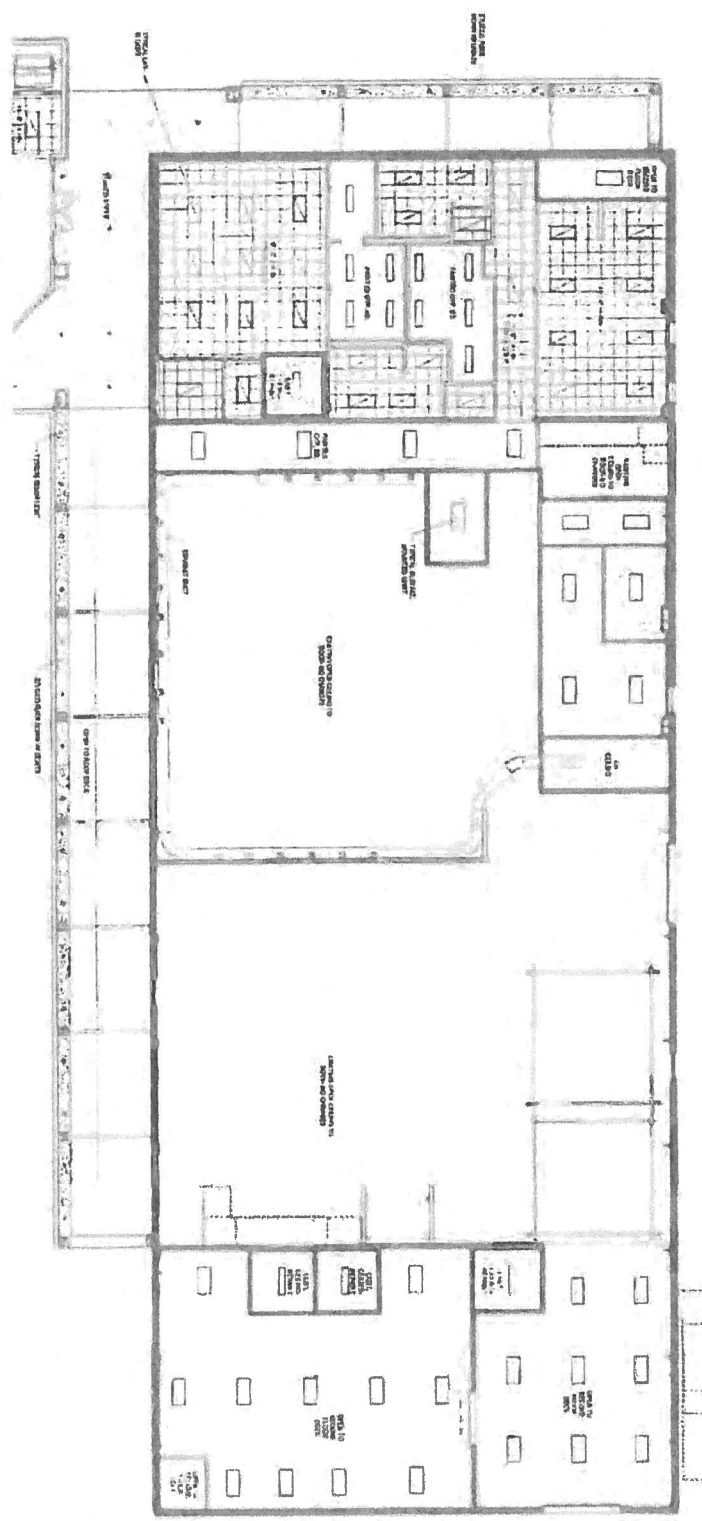


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| NO. 1 | DATE | BY | APP. BY |
| | | | |
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PDG
 PROJECT NO. 08-79-05335
 SHEET 01 OF 06
 DATE: 08/05/08

LABAR STATE COLLEGE - PORT ARMOYR
INDUSTRIAL TRAINING CENTER
 ARMORY BUILDING RENOVATION/ADDITION
 EDA GRANT #08-79-05335

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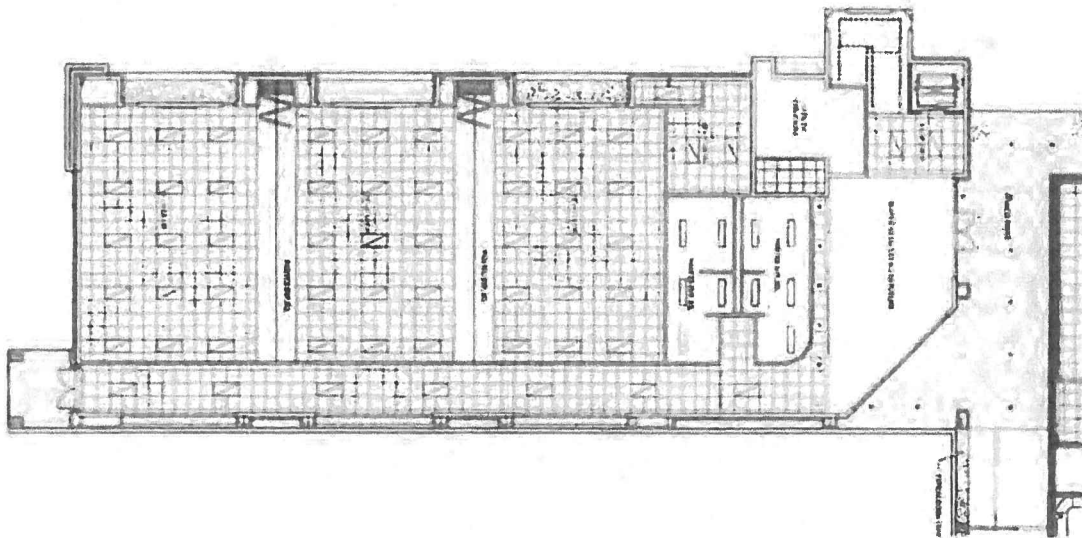
ARMORY BLDG - LEVEL 1
10/1/79 (01)

A03-01

PDG
 PROJECT DEVELOPMENT GROUP
 1000 N. GARDNER ST.
 SUITE 100
 DENVER, CO 80202
 (303) 733-8100

LAMAR STATE COLLEGE - FORT ARK
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 EDA GRAN #05-79-05355

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01
 CUSTOMER: PORT ARTHUR
 PROJECT:

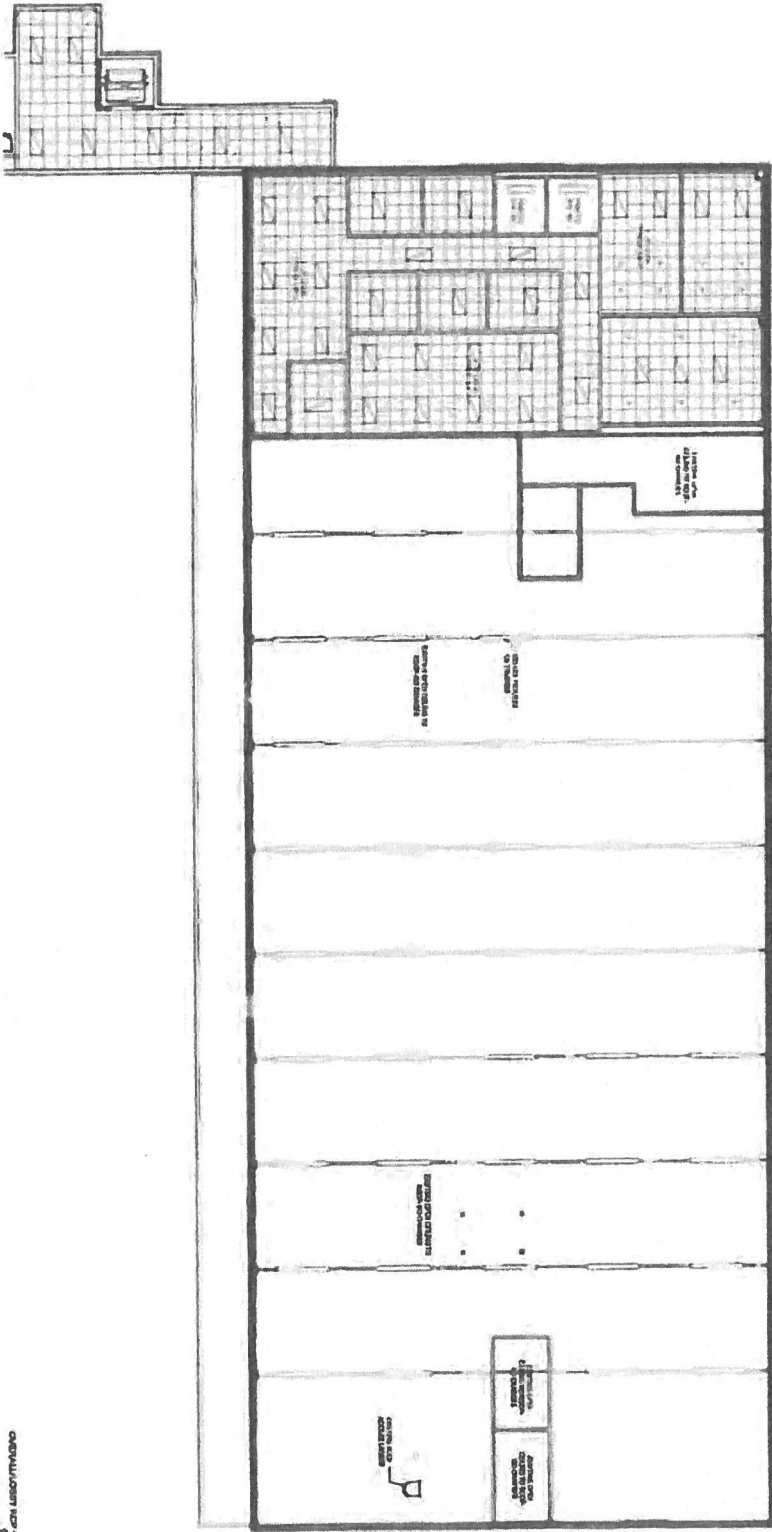
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| NO. | REVISION | DATE | BY | CHKD. |
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LABAR STATE COLLEGE - PORT ARTHUR
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 EDA GRANT #08-79-05335

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 PDG CONSULTANTS, INC.



01
 08/01/08 12:00 PM
 1/11/08

ADD-21

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------------------|----------|-----|
| 1 | ISSUED FOR PERMIT | 08/01/08 | PDG |
| 2 | ISSUED FOR CONSTRUCTION | 11/14/08 | PDG |
| 3 | ISSUED FOR AS-BUILT | 01/15/09 | PDG |



UNIVERSITY OF ALABAMA
 PORT ARTHUR
INDUSTRIAL TRAINING CENTER
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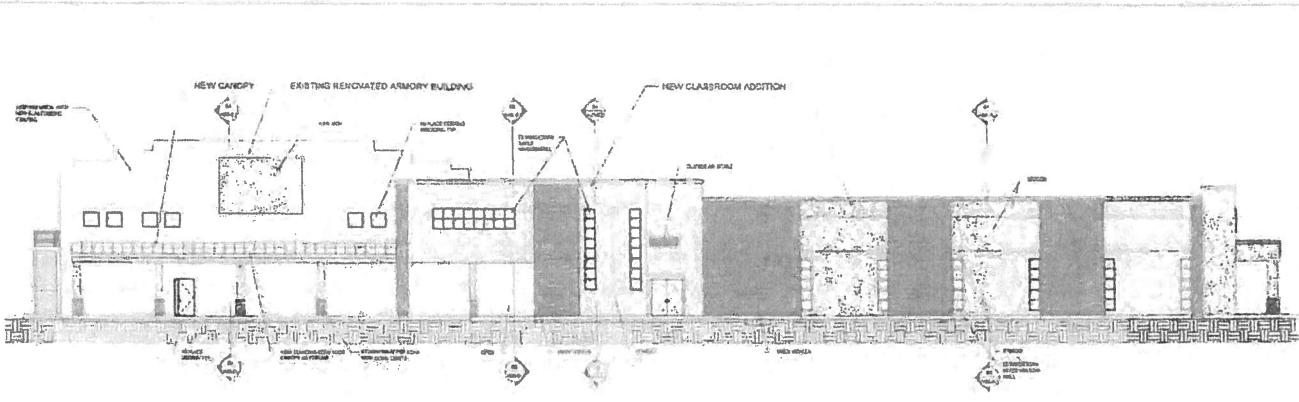
PRELIMINARY DESIGN
 DEVELOPMENT IS
 INCOMPLETE AND
 MAY NOT BE USED
 FOR REGULATORY
 APPROVAL, PERMIT
 OR CONSTRUCTION

INDUSTRIAL TRAINING CENTER
 ARMORY BUILDING RENOVATION/ADDITION
 EIA GRANT #08-79-05335

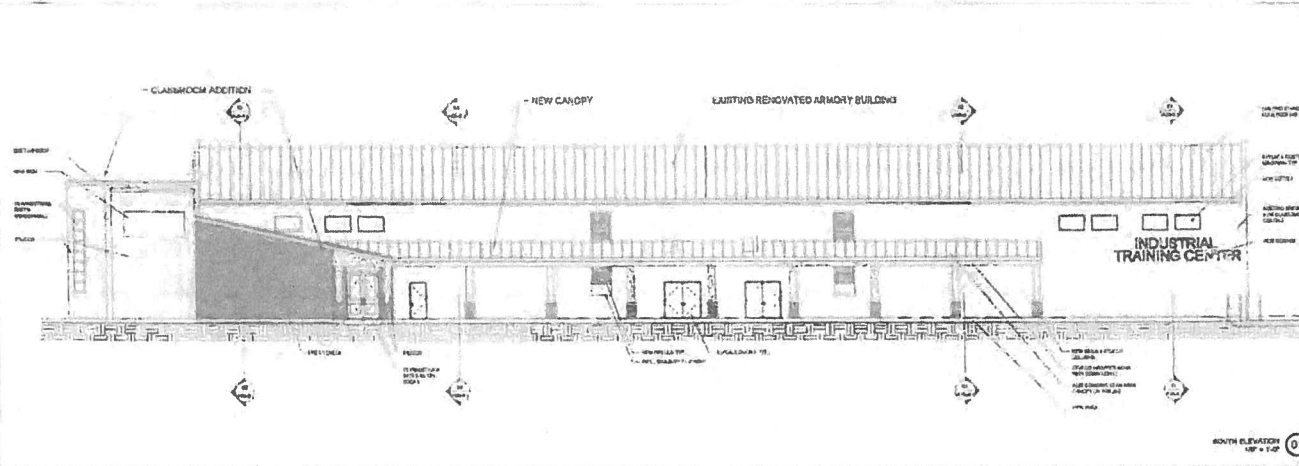
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| DATE | 11/11/08 |
| PROJECT | INDUSTRIAL TRAINING CENTER |
| CLIENT | ARMY |
| DESIGNER | PERKINS+WILL |
| SCALE | AS SHOWN |
| DATE | 11/11/08 |
| BY | PERKINS+WILL |
| CHECKED BY | PERKINS+WILL |
| DATE | 11/11/08 |

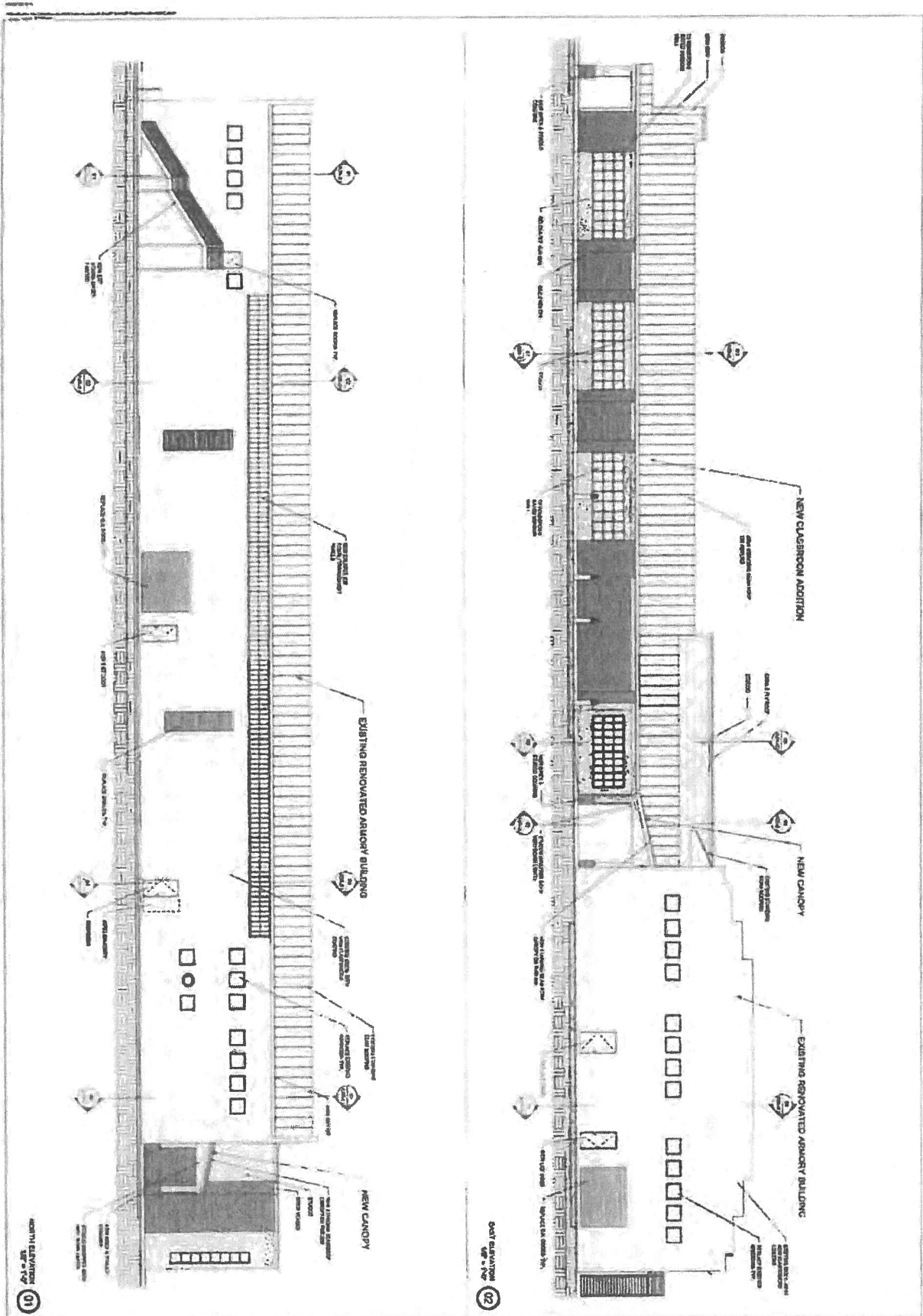
A04-01



WEST ELEVATION
 1/8" = 1'-0"



SOUTH ELEVATION
 1/8" = 1'-0"



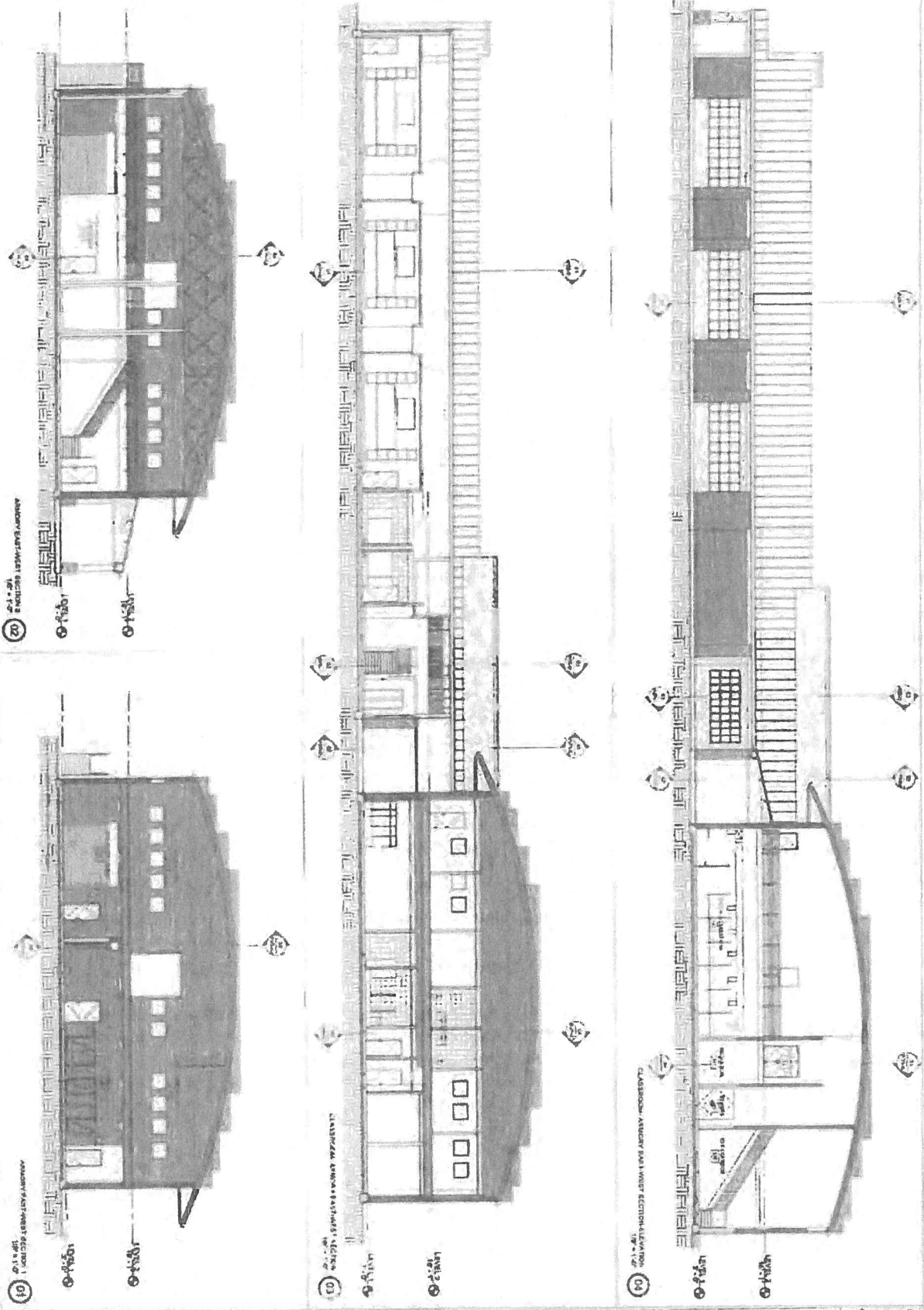
01 NORTH EASTWIND
DATE: 11/19

02 SOUTH EASTWIND
DATE: 11/19

| | |
|----------------------------|------------------------|
| PROJECT INFORMATION | |
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| DATE | 11/19/19 |
| CLIENT | EDC GRANT #08-75-05335 |
| DESIGNER | PDC |
| SCALE | AS SHOWN |
| DATE | 11/19/19 |
| BY | ALV |
| CHECKED | ALV |
| DATE | 11/19/19 |

INDUSTRIAL TRAINING CENTER
 ARMORY BUILDING RENOVATION/ADDITION
 EDC GRANT #08-75-05335

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ARMORY EAST-WEST SECTION 2
1/8" = 1'-0"

ARMORY EAST-WEST SECTION 1
1/8" = 1'-0"

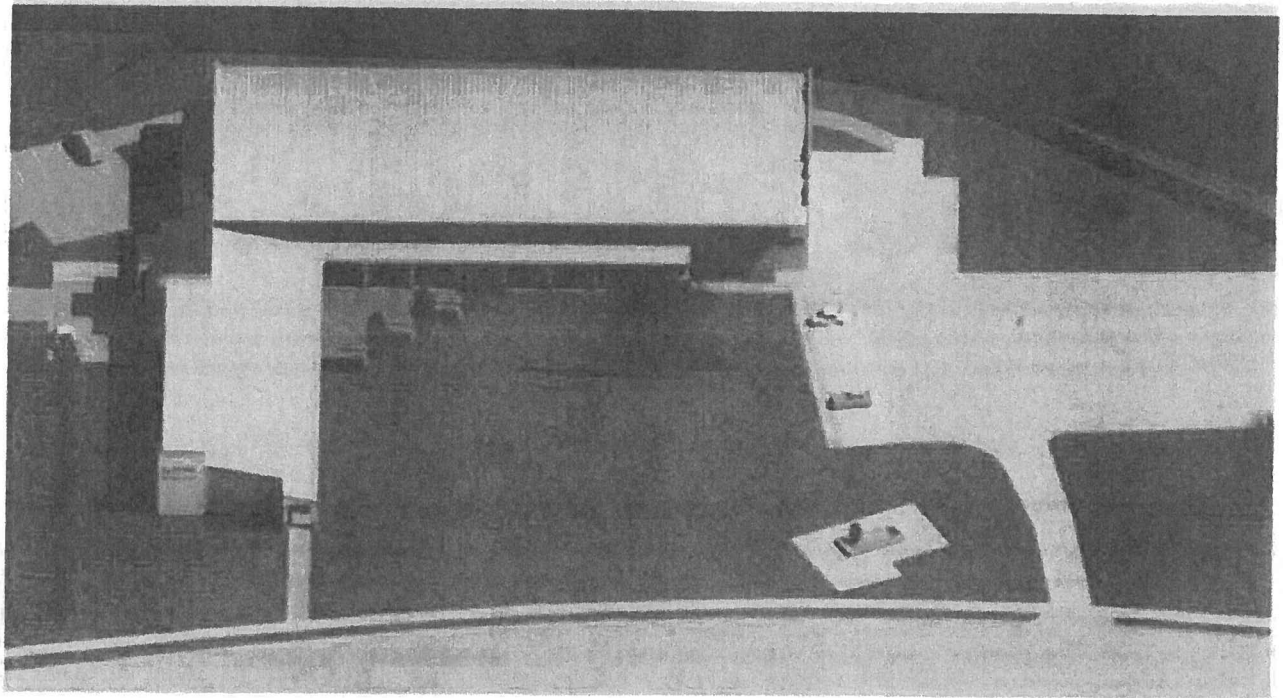
CLASSROOM - ARMORY EAST-WEST SECTION
1/8" = 1'-0"

CLASSROOM - ARMORY EAST-WEST SECTION
1/8" = 1'-0"

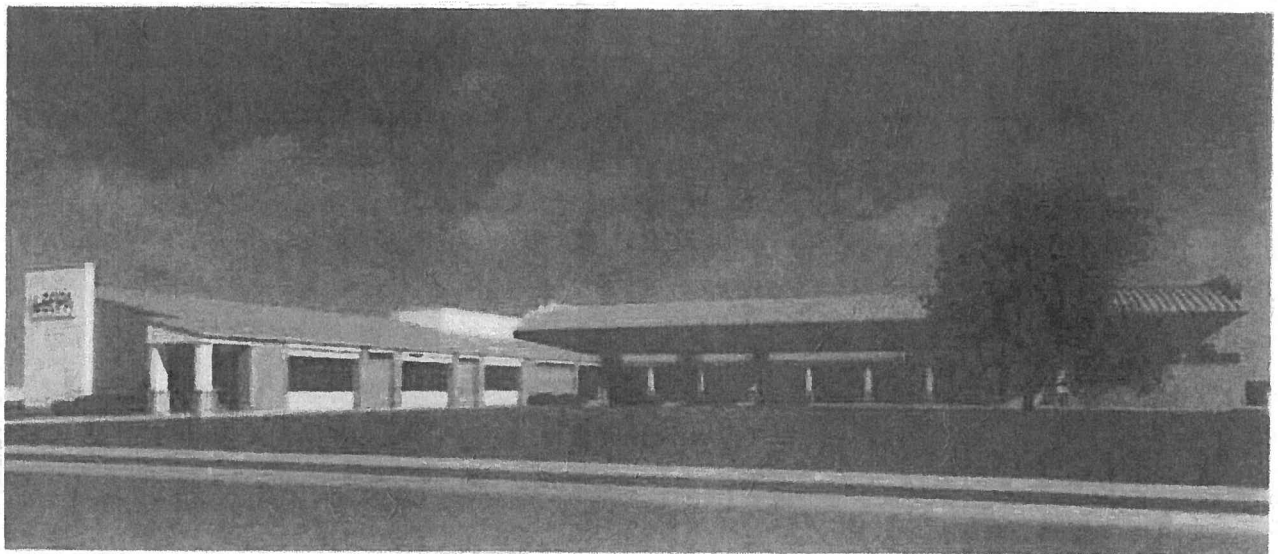
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|--|--|--|---|
| PDG PROJECT ARCHITECTS 1111 N. 10TH ST. SUITE 200 DENVER, CO 80202 TEL: 303.733.1111 FAX: 303.733.1112 WWW.PDGARCHITECTS.COM | INDUSTRIAL TRAINING CENTER ARMORY BUILDING RENOVATION/ADDITION EDA GRANT #08-79-05335 | | PRELIMINARY DESIGN THIS DOCUMENT IS NOT FOR CONSTRUCTION PERIODICALLY REVIEW FOR CORRECTIONS OR COMPLETION |
| | SHEET NO. A08-01 DATE: 08/11/08 DRAWN BY: [Name] CHECKED BY: [Name] | | |

LAMAR STATE COLLEGE - FORT ARMY

Architectural Renderings & Elevations

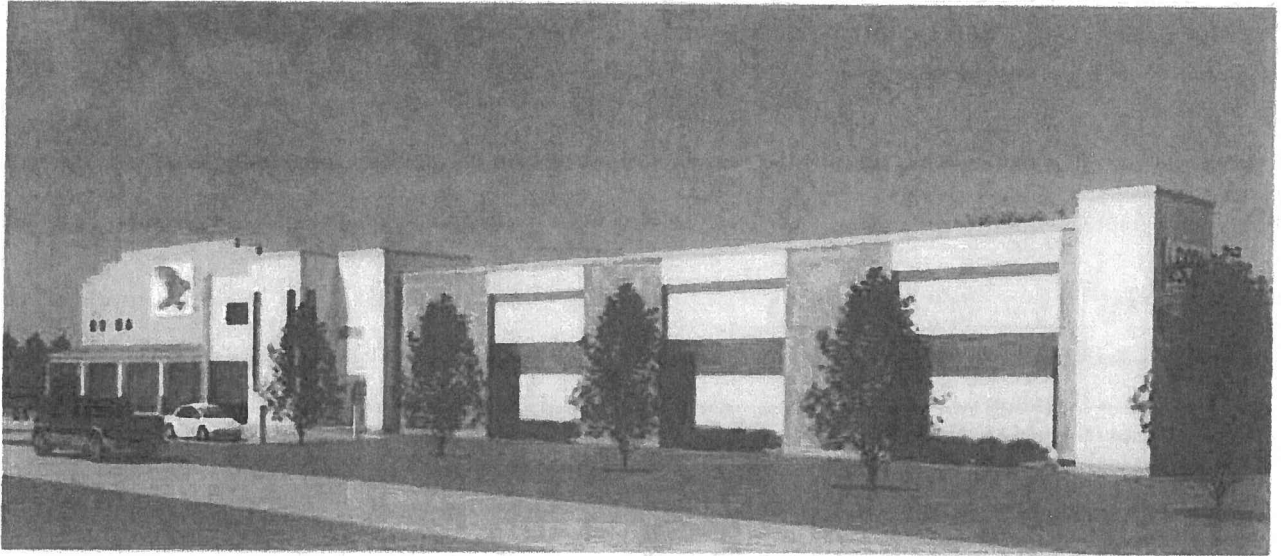


Aerial Site Plan (Southeast View)



Northwest Exterior Elevation Rendering (Front)

Architectural Renderings & Elevations

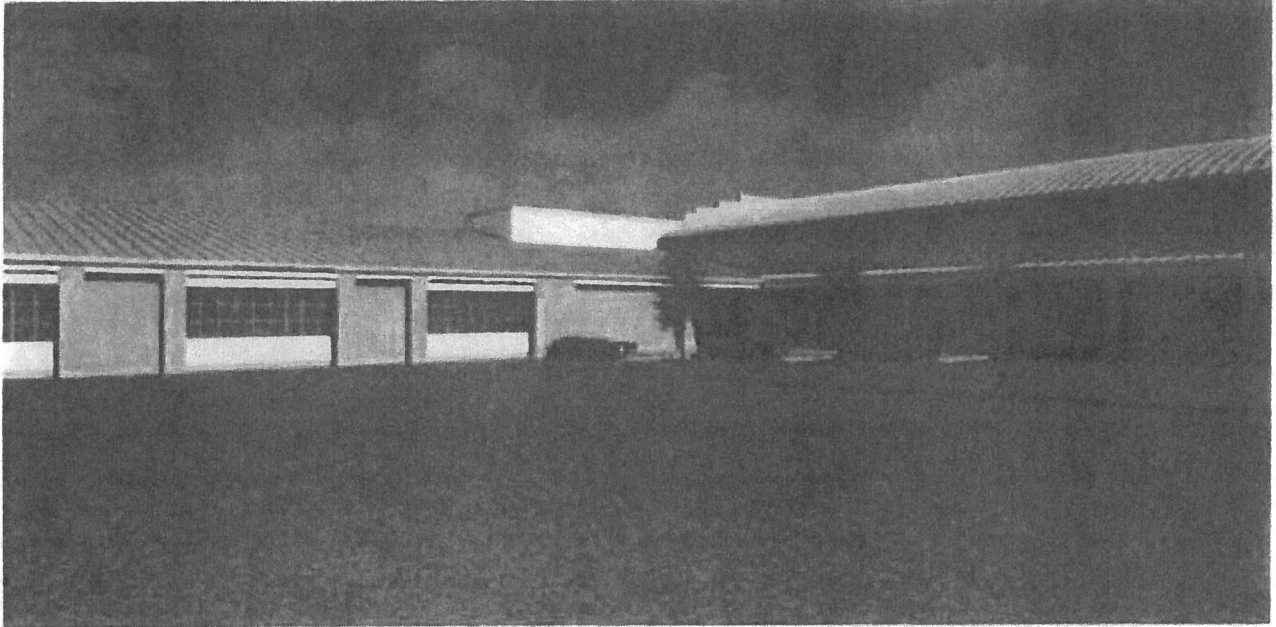


Northeast Exterior Elevation Rendering

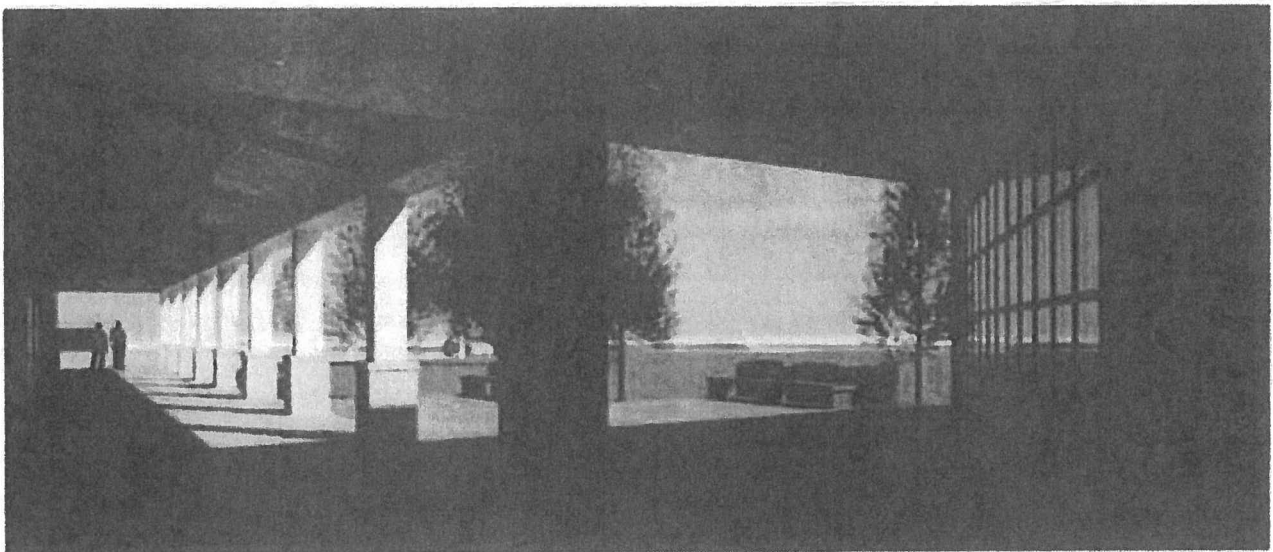


East Exterior Elevation Rendering

Architectural Renderings & Elevations



Courtyard Rendering (Northwest View)



Covered Walkway (East View)

Architectural Renderings & Elevations



Student Parking (Southwest View)

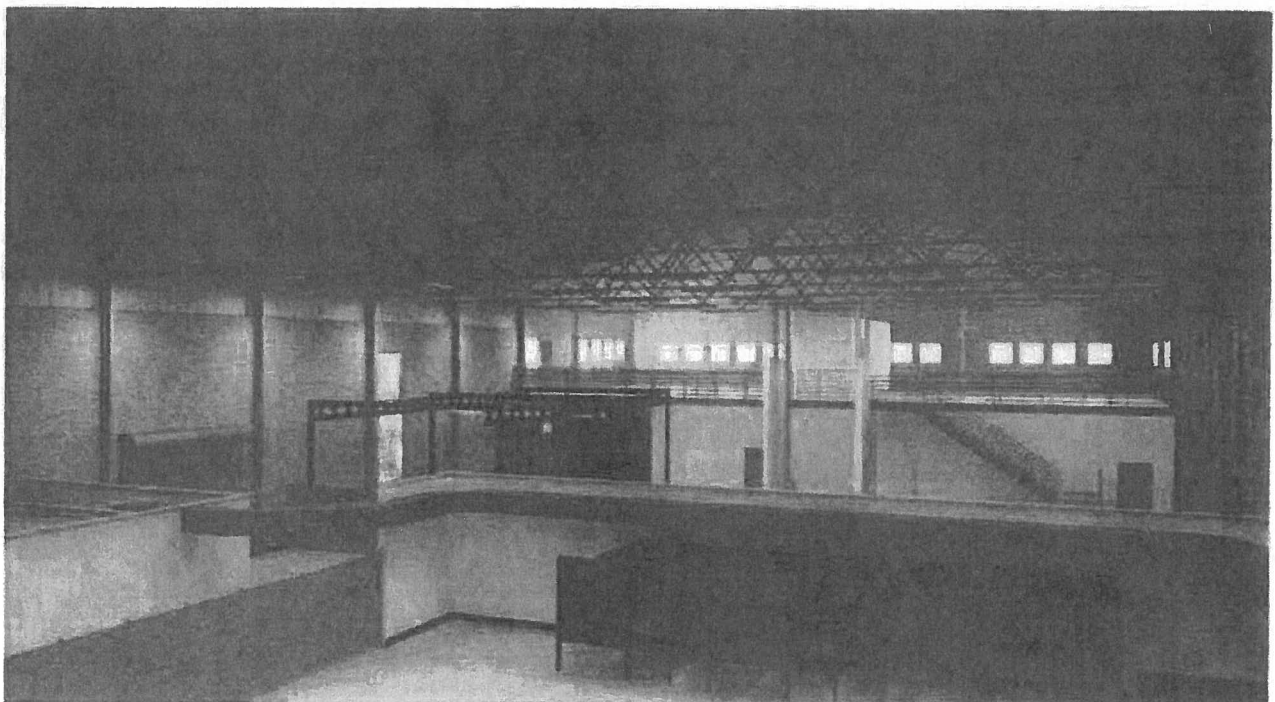


New Lobby Interior Rendering

Architectural Renderings & Elevations

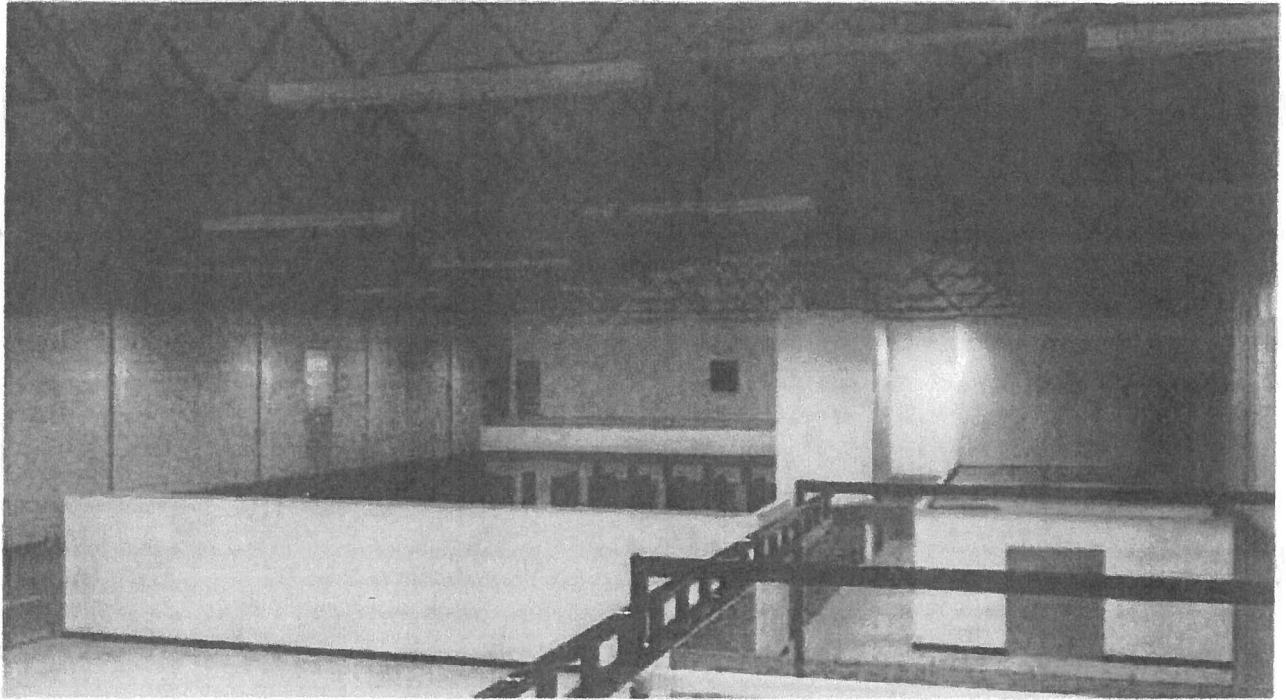


Classroom Interior Rendering (Classroom Building)



Armory Welding Lab & Open Assembly Lab (View from Observation Deck)

Architectural Renderings & Elevations



Armory Open Assembly Lab (From Second Floor Classroom)

ATTACHMENT

2

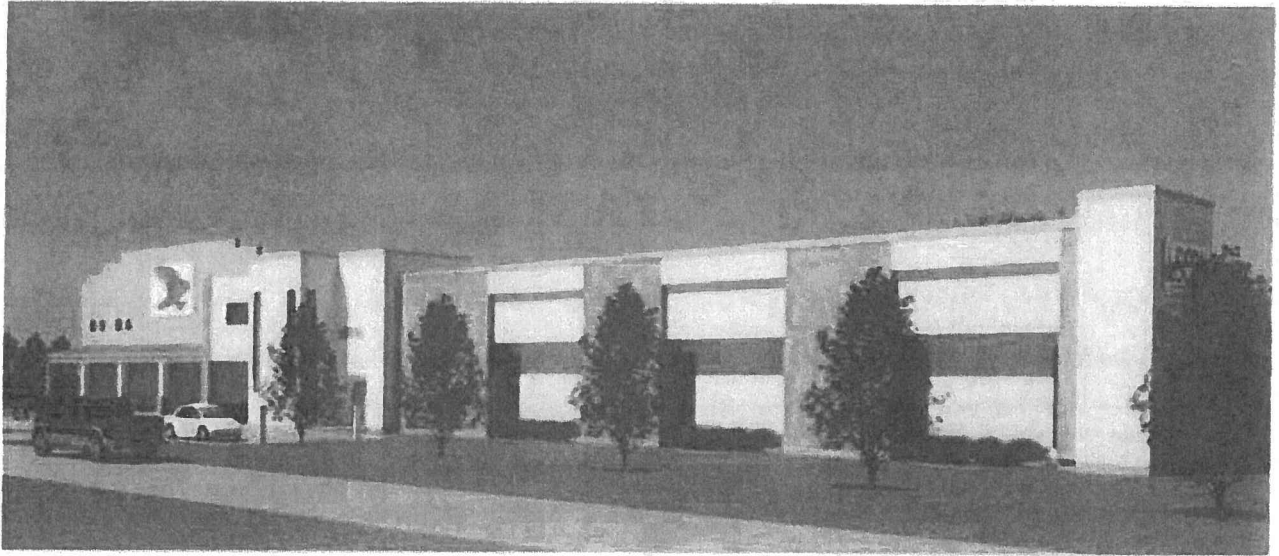
PROJECT IMPLEMENTATION & TRAINING PORT ARTHUR RESIDENT ENROLLMENT

| | | |
|--------|---|--------------------------|
| Year 1 | - | 20 Port Arthur Residents |
| Year 2 | - | 20 Port Arthur Residents |
| Year 3 | - | 20 Port Arthur Residents |
| Year 4 | - | 20 Port Arthur Residents |
| Year 5 | - | 20 Port Arthur Residents |

The Workforce & Continuing Education Department of Lamar State College Port Arthur will provide training to 100 Port Arthur residents over the five year period of the Armory EDA grant. Students may enroll in Commercial Driver's Training or in any craft training offered by the College's Department of Workforce & Continuing Education.

Training services shall be rendered to the Port Arthur resident at no charge to the students no charge to the City of Port Arthur, and no charge to the Port Arthur EDC. This does not prohibit the college from seeking funding for these students from sources other than those listed above.

Architectural Renderings & Elevations

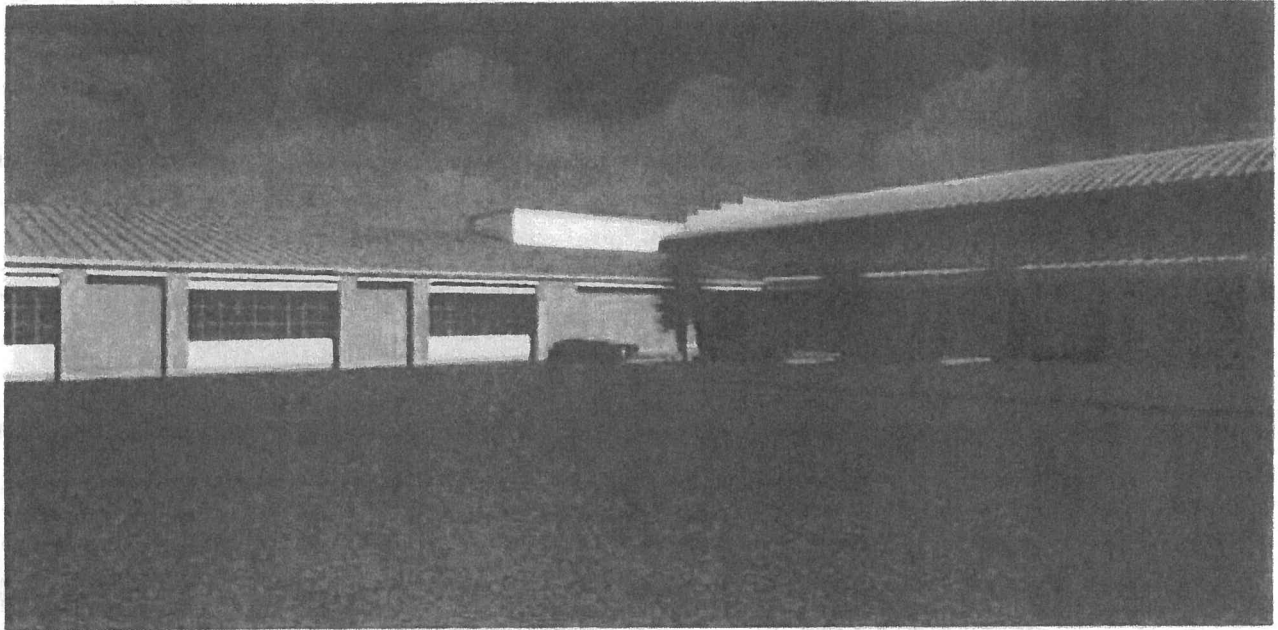


Northeast Exterior Elevation Rendering

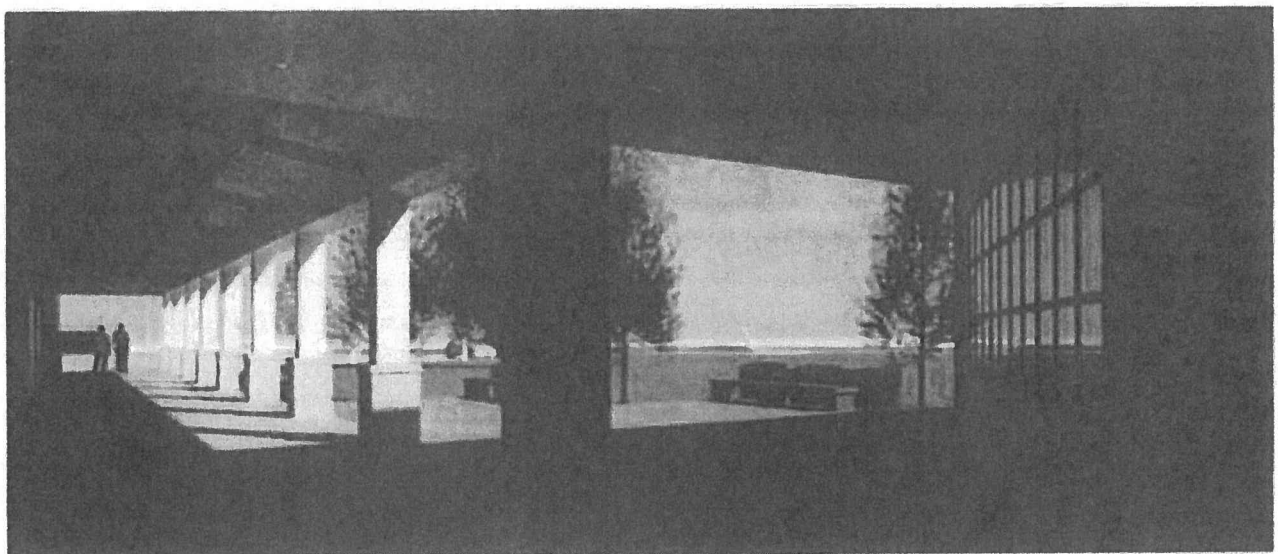


East Exterior Elevation Rendering

Architectural Renderings & Elevations



Courtyard Rendering (Northwest View)



Covered Walkway (East View)

Architectural Renderings & Elevations

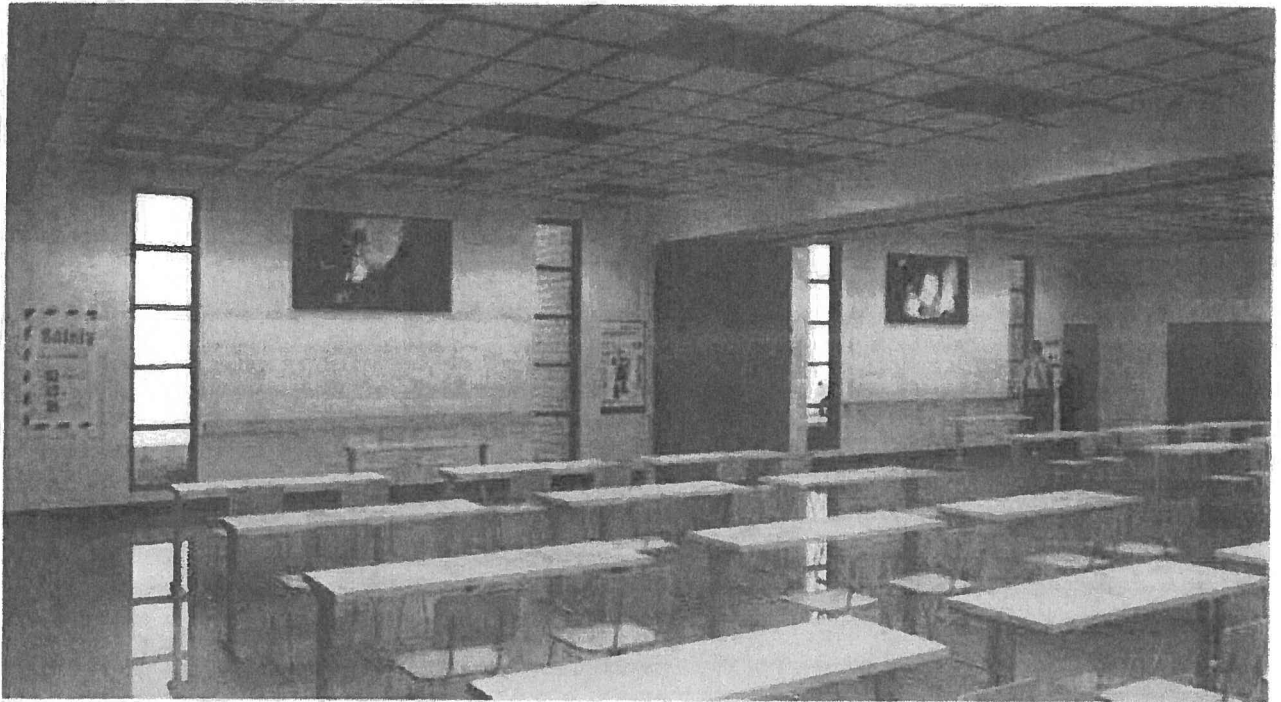


Student Parking (Southwest View)



New Lobby Interior Rendering

Architectural Renderings & Elevations

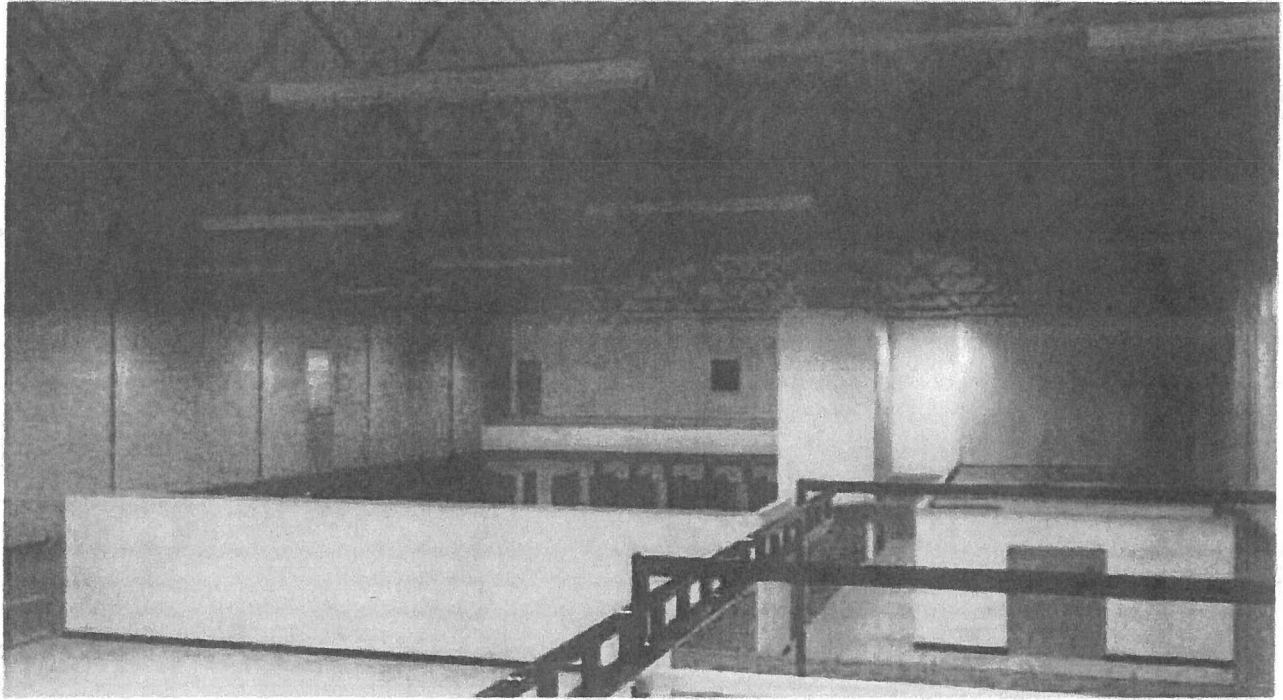


Classroom Interior Rendering (Classroom Building)



Armory Welding Lab & Open Assembly Lab (View from Observation Deck)

Architectural Renderings & Elevations



Armory Open Assembly Lab (From Second Floor Classroom)

ATTACHMENT

2

PROJECT IMPLEMENTATION & TRAINING PORT ARTHUR RESIDENT ENROLLMENT

| | | |
|--------|---|--------------------------|
| Year 1 | - | 20 Port Arthur Residents |
| Year 2 | - | 20 Port Arthur Residents |
| Year 3 | - | 20 Port Arthur Residents |
| Year 4 | - | 20 Port Arthur Residents |
| Year 5 | - | 20 Port Arthur Residents |

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