

RESOLUTION NO. 25-362

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ARTHUR RATIFYING THE PORT ARTHUR ECONOMIC DEVELOPMENT CORPORATION'S ACCEPTANCE OF A PROPOSAL FROM INDUSTRIAL AND COMMERCIAL MAINTENANCE (ICM) OF BEAUMONT, TEXAS TO FURNISH AND INSTALL 2 CIRCUITS, 2 COMPRESSORS, COMPRESSOR CONTACTORS, AND 2 FAN CONTACTORS FOR THE HVAC UNIT AT 501 PROCTER STREET, AT A COST NOT TO EXCEED \$21,903.09, FUNDS AVAILABLE 120-80-625-5318-00-00-000 (EQUIPMENT MAINTENANCE)

WHEREAS, the Port Arthur Economic Development Corporation ("PAEDC") owns the property located at 501 Procter Street and is obligated to maintain this property; and

WHEREAS, Industrial and Commercial Maintenance ("ICM") is the vendor the PAEDC is contracted with to oversee the Preventive Maintenance for the HVAC system at 501 Procter Street; and

WHEREAS, on July 21, 2025, ICM was called out to investigate and repair ongoing HVAC outages. Upon inspection, it was found that Circuit-2, Compressor-2, and Compressor-1 have defective wiring; the fan contactors are worn and pitted, resulting in the RTU main breaker tripping; and

WHEREAS, pursuant to Section 252.022(a)(2) of the Texas Local Government Code, the PAEDC has determined that repairs are necessary to preserve or protect the public health and safety of the municipality's residents and occupancy of the building; and

WHEREAS, it is further authorized under Section 252.022(a)(3) due to unforeseen damage to public machinery, equipment, or other property; and

WHEREAS, in accordance with Chapter 271 of the Texas Local Government Code, a city may, through a resolution adopted by its governing body, participate in cooperative purchasing programs such as Buyboard as an alternative to a formal bidding process; and

WHEREAS, ICM, an awarded vendor for Buyboard Contract #638-21, provided a proposal for the necessary repair, **Exhibit "A"** in the amount of \$21,903.09; and

WHEREAS, because of the immediate need to repair the HVAC system and the PAEDC's obligation to maintain the property mentioned above, ICM has agreed to provide the necessary repairs and will begin once the parts are received; and

WHEREAS, the PAEDC Board of Directors at their August 4, 2025 Board Meeting, has ratified the acceptance of a proposal from Industrial and Commercial Maintenance in the same form as the Proposal 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 hereby ratifies the Port Arthur Economic Development Corporation to accept a proposal and performance from Industrial and Commercial Maintenance to furnish and install 2 Circuits, 2 Compressors, Compressor Contactors, and 2 Fan Contractors.

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 26th day of August A.D., 2025, at a Meeting of the City Council of the City of Port Arthur, Texas, by the following vote:

AYES:

Mayor Moses,

Councilmembers MPT Doucet, Beacom,

Hamilton-Everfield, Kincaid,

Frank, Lewis;

NOES: None.



Charlotte M. Moses, Mayor

ATTEST:



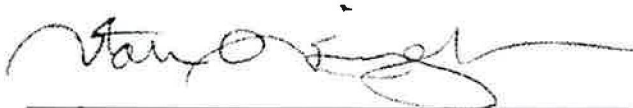
Sherri Bellard, City Secretary

APPROVED:



Krystle Muller, Interim PAEDC CEO

APPROVED AS TO FORM:



Charles E. Zech, PAEDC Attorney

APPROVED AS TO FORM:



Roxann Pais Cotroneo, City Attorney

APPROVED AS TO AVAILABILITY OF FUNDS:



Lynda Boswell, Finance Director

EXHIBIT “A”

CITY OF PORT ARTHUR ECONOMIC DEVELOPMENT CORPORATION – 501 PROCTER ST. – ICM PROPOSAL TO FURNISH AND INSTALL 2, CIRCUIT-2 - COMPRESSORS, CONTACTORS, AND 2 FAN CONTACTORS



**Industrial and Commercial
Mechanical**

TACLA23943C
4445 Westpark Avenue
Beaumont, TX 77705
Phone (409) 842-3737
Fax (409) 842-3738

July 24, 2025

PORT ARTHUR EDC
501 PROCTOR STREET BLDG.
PORT ARTHUR TX

ATTN: Mrs. Krystle Muller, CEO
Subject: **EDC - 501 PROCTER ST. – ICM PROPOSAL TO FURNISH AND INSTALL, 2, CIRCUIT-2 - COMPRESSORS, COMPRESSOR CONTACTORS, AND 2 FAN CONTACTORS**

DEAR MRS. VILLARREAL, MRS COLLAZO, MR. KHAN,
Industrial Commercial Mechanical is pleased to offer the following proposal to Furnish labor and materials to perform the proposed repairs **AS LISTED BELOW**

<u>Item</u>	<u>QTY</u>	<u>Description</u>	<u>PRICE</u>
1	1	Furnish qty of 1-TNT Crane- to lift Compressors and Job materials to rooftop Daikin AC Unit.	\$6476.31
2	2	qty of 2 - Daikin pt no; 113086904 Refrigerant Compressors	\$9558.86
2	1	qty of 1- misc. job service materials	\$230.77
3	2	qty of 2 – 25LB Drums of R410a Refrigerant	\$1033.85
4	1	qty of 1- Pt No 735028812 7/8"odf- Liquid line refrigerant Drier	\$38.46
5	4	qty of 4 – Bottles; ACID AWAY Chemical Refrigerant Oil Treatment	\$246.15
6	2	qty of 2- Daikin Pt; 349932321 Compressor Contact Relays 25A 3P 120VAC COIL	\$424.49
7	2	qty of 2 – Daikin Pt; 349932321 Cond Fan Contact Relays; 25A 3P 120VAC COIL	\$213.14
8	1	qty of 1 – Estimated Freight/Shipping Charges from Houston Texas.	\$461.54

ITEMS NOT INCLUDED IN PROPOSAL

1. Any changes or modifications not included in the proposal or proposed scope of work.
2. Warranty of any items not furnished and installed by ICM.
3. Charges for Original Diagnostic Service Call are not included in this Proposal.

ICM PRICE TO PERFORM THE PROPOSED WORK.

PARTS \$18,863.09

LABOR \$ 3,040.00

TOTAL \$21,903.09 - SALES TAX NOT INCLUDED

PLEASE ALLOW ESTIMATED 7 - 10 BUSINESS DAYS - FOR SHIPMENT OF PARTS. - AROPO

This Proposal is Valid for 30 days from the date proposal is furnish.

INDUSTRIAL & COMMERCIAL MECHANICAL IS AN AWARDED VENDOR FOR BUYBOARD CONTRACT # 638-21

We would appreciate the opportunity to provide these services. Please let me know if you would like to proceed with the proposed service repair, **and what purchase order number we will utilize, for our billing for services.**

As always, we thank you for your business and the opportunity to provide our services.

Regards,

Jerry F. Johnson

ICM Sales Representative



Call Summary

3675 De Forest Circle
Jurupa Valley CA 91752
www.arcticomgroup.com

Customer Name

CITY OF PA-ECONOMIC DEVELOPMENT

Location

Pa Edc-Proctor Bldg

Date

7/21/2025

Customer Address

501 Procter Street, Suite 100
Port Arthur, TX 77640

Location Address

501 Procter Street
Port Arthur, TX 77640

Phone

(409) 963-0579 x0000

Description

CK RTU MAIN BREAKER TRIPPED
AG

Service Call ID

250721-0027

P.O. #

22504683

Resolution

7/21/2025 Hoang, Stefan - 0001

7-21 SH: Main package unit on the roof has several issues - Found circuit 2 compressor 2 has bad windings (weak insulator) which read 1 Meg to ground which is high. Circuit 2 compressor 1 also has bad windings which read 22 Meg which is also high. But we turn the #2 off so it won't trip the main breaker. We also found the fan contactors are worn and pitted which cause the fan not to run sometimes. Washed the condenser coils.

Gave all information to Jerry for quote. This job is completed.

Labor

Technician	Appointment	Date	Hours	Description	Completion Date
Stefan Hoang	0001	7/21/2025	8.00	7-21 SH REGULAR	7/21/2025

Thank You

Thank you for allowing us to assist you with your maintenance needs. We hope we have provided you with the prompt and high quality service that you deserve. We hope you will sincerely consider ICM first for any future maintenance demands.