



JEFFERSON COUNTY PURCHASING DEPARTMENT

Deborah L. Clark, Purchasing Agent

1149 Pearl Street, 1st Floor, Beaumont, TX 77701 409-835-8593 Fax 409-835-8456

LEGAL NOTICE

Advertisement for Invitation for Bids

January 23, 2017

Notice is hereby given that sealed bids will be accepted by the Jefferson County Purchasing Department for IFB 17-005/JW, Sale of Land Located at Viterbo Road (Known as "Precinct No. 2 Rock Yard") in Jefferson County. **Specifications for this project may be obtained from the Jefferson County website, <http://www.co.jefferson.tx.us/Purchasing/main.htm> or by calling 409-835-8593.**

Bids are to be sealed and addressed to the Purchasing Agent with the bid number and name marked on the outside of the envelope. Bidders shall forward an original and two (2) copies of their bid to the address shown below. Jefferson County does not accept bids submitted electronically. Late bids will be rejected as non-responsive. Bids will be publicly opened and read aloud in the Jefferson County Commissioners' Courtroom at the time and date below. Bidders are invited to attend the sealed bid opening.

BID NAME: Sale of Land Located at Viterbo Road
(Known as "Precinct No. 2 Rock Yard") in Jefferson County

BID NO: IFB 17-005/JW

DUE DATE/TIME: 11:00 AM CDT, Tuesday, February 14, 2017

MAIL OR DELIVER TO: Jefferson County Purchasing Department
1149 Pearl Street, 1st Floor
Beaumont, Texas 77701

Any questions relating to these requirements should be directed to Jamey West, Assistant Purchasing Agent, at 409-835-8593 or jwest@co.jefferson.tx.us.

Jefferson County encourages Disadvantaged Business Enterprises to participate in the bidding process. Jefferson County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provisions of services. Individuals requiring special accommodations are requested to contact our office at 409-835-8593 to make arrangements no later than seven (7) calendar days prior to the submittal deadline. Jefferson County reserves the right to accept or reject any or all proposals, to waive technicalities and to take whatever action is in the best interest of Jefferson County.

All interested firms are invited to submit a bid in accordance with the terms and conditions stated in this bid.

RESPONDENTS ARE STRONGLY ENCOURAGED TO CAREFULLY READ THE ENTIRE INVITATION.

Deborah L. Clark, Purchasing Agent
Jefferson County, Texas

Publish: Beaumont Enterprise & Port Arthur News – January 25th & February 1st, 2017

IFB 17-005/JW
Sale of Land Located at Viterbo Road
(Known as Precinct No. 2 “Rock Yard”) in Jefferson County
Bids Due: 11:00 AM CDT, Tuesday, February 14, 2017

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Bid Submissions:

Bidder is responsible for submitting one (1) *original* bid copy to include a completed copy of this specifications packet in its entirety; and two (2) numbered bid *hard copies* to include at a minimum all pages requiring completion and/or marked with instructions to be returned with bid submission and any other documentation requested within these specifications.

Additionally, Bidder must monitor the Jefferson County Purchasing Department Website (below) to see if addenda or additional instructions have been posted. Failure to return all required forms could result in a response being declared as non-responsive.

<http://www.co.jefferson.tx.us/purchasing/main.htm>

Instructions to Bidders

1. Bid Submission

Bids must be submitted in complete original form by mail or messenger to the following address:

Jefferson County Purchasing Department
1149 Pearl Street, 3rd Floor
Beaumont, TX 77701

Bids will be accepted at the above address until the time and date specified herein, and immediately after will be publicly opened and read aloud.

Bidder shall submit bid in a tightly sealed opaque envelope or box, plainly marked "SEALED BID." The outside of the envelope or box shall also include the Bid Number, Bid Name, Bid Due Date, and the Bidder's Name and Address; and shall be addressed to the Purchasing Agent.

Late bids will not be accepted and will be returned unopened to the bidder.

All bids submitted in response to this invitation shall become the property of Jefferson County and will be a matter of public record available for review.

2. Bid Submissions During Time of Inclement Weather, Disaster, or Emergency

In case of inclement weather or any other unforeseen event causing the County to close for business on the date of a bid/proposal/statement of qualifications submission deadline, the bid closing will automatically be postponed until the next business day that County offices are open to the public. Should inclement weather conditions or any other unforeseen event cause delays in courier service operations, the County may issue an addendum to all known vendors interested in the project to extend the deadline. It will be the responsibility of the vendor to notify the county of their interest in the project should these conditions impact their ability to submit a bid/proposal/statement of qualifications submission before the stated deadline. The County reserves the right to make the final judgement call to extend any deadline.

Should an emergency or unanticipated event interrupt normal County processes, and bid/proposal/statement of qualifications submissions cannot be received by the Jefferson County Purchasing Department's office by the exact time specified in the IFB and urgent County requirements preclude amendment to the IFB, the time specified for receipt of bids will be deemed to be extended to the same time of day specified in the solicitation on the first business day on which normal County processes resume.

3. Courthouse Security

Bidders are advised that all visitors to the Courthouse must pass through Security. **Bidders planning to hand deliver bids must allow time to get through Security, as a delay in entering the Courthouse will not be accepted as an excuse for late submittal.** Mondays and Tuesdays are particularly heavy days. Bidders are strongly urged to plan accordingly.

4. Preparation of Bids

The bid shall be legibly printed in ink or typed.

If a unit price or extension already entered is to be altered, it shall be crossed out and initialed in ink by the bidder.

The bid shall be legally signed and shall include the complete address of the bidder.

5. Signatures

All bids, notifications, claims, and statements must be signed by an individual authorized to bind the bidder. The individual signing certifies, under penalty of perjury, that he or she has the legal authorization to bind the bidder.

6. County Holidays – 2017:

January 16	Monday	Martin Luther King, Jr. Day
February 20	Monday	President's Day
April 14	Friday	Good Friday
May 29	Monday	Memorial Day
July 4	Tuesday	Independence Day
September 4	Monday	Labor Day
November 10	Friday	Veteran's Day
November 23 & 24	Thursday & Friday	Thanksgiving
December 25 & 26	Monday & Tuesday	Christmas
January 1, 2018	Monday	New Year's

7. Rejection or Withdrawal

Submission of additional terms, conditions or agreements with the bid document are grounds for deeming a bid non-responsive and may result in bid rejection. Jefferson County reserves the right to reject any and all bids and to waive any informalities and minor irregularities or defects in bids. Bids may be withdrawn in person by a bidder or authorized representative, provided their identity is made known and a receipt is signed for the bid, but only if the withdrawal is made prior to the time set for receipt of bids. Bids are an irrevocable offer and may not be withdrawn within 90 days after opening date.

8. Changes and Addenda to Bid Documents

Each change or addendum issued in relation to this IFB document will be on file in the Office of the Purchasing Agent, and will be posted on the Purchasing web site as soon as possible. It shall be the bidder's responsibility to make inquiry as to change or addenda issued, and to monitor the web site. All such changes or addenda shall become part of the contract and all bidders shall be bound by such addenda. Information on all changes or addenda issued will be available at the Office of the County Purchasing Agent.

9. Specifications

Unless otherwise stated by the bidder, the bid will be considered as being in accordance with Jefferson County's applicable standard specifications, and any special specifications outlined in the bid document. References to a particular trade name, manufacturer's catalogue, or model number are made for descriptive purposes to guide the bidder in interpreting the requirements of Jefferson County, and should not be construed as excluding bids on other types of materials, equipment, and supplies. However, the bidder, if awarded a contract, will be required to furnish the particular item referred to in the specifications or description unless departure or substitution is clearly noted and described in the bid. Jefferson County reserves the right to determine if equipment/ product being bid is an acceptable alternate. All goods shall be new unless otherwise so stated in the bid. Any unsolicited alternate bid, or any changes, insertions, or omissions to the terms and conditions, specifications, or any other requirements of the bid, may be considered non-responsive.

10. Interpretation of Bid and/or Contract Documents

All inquiries shall be made within a reasonable time prior to the date and time fixed for the bid opening, in order that a written response in the form of an addendum, if required, can be processed before the bids are opened. Inquiries received that are not made in a timely fashion may or may not be considered.

11. Currency

Prices calculated by the bidder shall be stated in U.S. dollars.

12. Pricing

Prices shall be stated in units of quantity specified in the bid documents. In case of discrepancy in computing the amount of the bid, the unit price shall govern.

13. Certification

By signing the offer section of the Offer and Acceptance page, bidder certifies:

- The submission of the offer did not involve collusion or other anti-competitive practices.
- The bidder has not given, offered to give, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to any public servant in connection with the submitted offer.
- The bidder hereby certifies that the individual signing the bid is an authorized agent for the bidder and has the authority to bind the bidder to the contract.

14. Definitions

“County” – Jefferson County, Texas.

“Contractor” – The bidder whose proposal is accepted by Jefferson County.

General Conditions of Bidding and Terms of Contract

By execution of this document, the vendor accepts all general and special conditions of the contract as outlined below and in the specifications and plans.

1. Bidding

1.1 Bids. All bids must be submitted on the bid form furnished in this package.

1.2 Authorized Signatures. The bid must be executed personally by the vendor, duly authorized partner of the partnership, or duly authorized officer of the corporation. If executed by an agent, a power of attorney or other evidence of authority to act on behalf of the vendor shall accompany the bid to become a valid bid.

1.3 Late Bids. Bids must be in the office of the Jefferson County Purchasing Agent before or at the specified time and date bids are due. Bids received after the submission deadline shall be rejected as non-responsive and returned unopened.

1.4 Withdrawal of Bids Prior to Bid Opening. A bid may be withdrawn before the opening date by submitting a written request to the Purchasing Agent. If time allows, the bidder may submit a new bid. Bidder assumes full responsibility for submitting a new bid before or at the specified time and date bids are due. Jefferson County reserves the right to withdraw a request for bids before the opening date.

1.5 Bid Amounts. Bids shall show net prices, extensions where applicable and net total. In case of conflict between unit price and extension, the unit price will govern. Any ambiguity in the bid as a result of omission, error, unintelligible or illegible wording shall be interpreted in the favor of Jefferson County.

1.6 Bid Alterations. Bids cannot be altered or amended after submission deadline. Any interlineations, alterations, or erasures made before opening time must be initialed by the signer of the bid, guaranteeing authenticity.

1.7 Addenda. Any interpretations, corrections or changes to the specifications and plans will be made by addenda no later than forty-eight (48) hours prior to the bid opening. Addenda will be posted on the Purchasing web site. Vendors are responsible for monitoring the web site in order to remain informed on addenda. Vendors shall acknowledge receipt of all addenda with submission of bid.

1.8 Responsiveness. A responsive bid shall substantially conform to the requirements of this Invitation to Bid and/or specifications contained herein. Bidders who substitute any other terms, conditions, specifications and/or requirements or who qualify their bids in such a manner as to nullify or limit their liability to the contracting entity shall have their bids deemed non-responsive. Also, bids containing any clause that would limit contracting authority shall be considered non-responsive. Examples of non-responsive bids include but shall not be limited to: a) bids that fail to conform to required delivery schedules as set forth in the bid request; b) bids with prices qualified in such a manner that the bid price cannot be determined, such as with vague wording that may include "price in effect at the time of delivery," and c) bids made contingent upon award of other bids currently under consideration.

1.9 Public Bid Opening. Bidders are invited to be present at the opening of bids. After the official opening of bids, a period of not less than one week is necessary to evaluate bids. The amount of time necessary for bid evaluation may vary and is determined solely by the County. Following the bid evaluation, all bids submitted are available for public review.

Special Requirements/Instructions

The following requirements and instructions supersede General Requirements where applicable.

1. Bid Requirement

Each bidder shall ensure that required parts of the bid are completed with accuracy and submitted as per the requirements within this specifications packet, including any addenda.

Bidder is responsible for submitting one (1) *original* bid copy to include a completed copy of this specifications packet in its entirety; and two (2) numbered bid *hard copies* to include at a minimum all pages requiring completion and/or marked with instructions to be returned with bid submission and any other documentation requested within these specifications.

Bidder shall submit bid in a tightly sealed opaque envelope or box, plainly marked “SEALED BID.” The outside of the envelope or box shall also include the Bid Number, Bid Name, Bid Due Date, and the Bidder’s Name and Address; and shall be addressed to the Purchasing Agent.

Jefferson County shall not be responsible for any effort or cost expended in the preparation of a response to this IFB. All protests should be coordinated through the Purchasing Office prior to award recommendation to Commissioners’ Court.

Minimum Specifications

The following requirements and specifications supersede General Requirements where applicable. Contact Jamey West, Assistant Purchasing Agent (e-mail: jwest@co.jefferson.tx.us , phone: 409-835-8593), regarding any questions or comments. Please reference bid number IFB 17-005/JW.

Objective

Jefferson County seeks to sell land located at Viterbo Road (Known as Precinct No. 2 “Rock Yard”) in Jefferson County; **with a Minimum Bid Amount of \$299,000.00**

Interested persons may request a visit to this property by contacting Jamey West, Assistant Purchasing Agent at 409-835-8593.

Scope

The Purchasing Department will receive sealed bids for the sale of land located at Viterbo Road (Known as Precinct No. 2 “Rock Yard”) in Jefferson County.

PROPERTY LOCATION: The land is on the northerly side of Viterbo Road and easterly of W. Port Arthur Road and the railroad ROW along the east side of W. Port Arthur Road, Beaumont, Texas 77705.

LAND DESCRIPTION (Tract 1-A): The land has an area of **17.97 acres** with 576’ frontage along Viterbo Road. The western property line (1,410 LF) is encumbered by a pipeline easement and there is a railroad ROW between the subject land and W. Port Arthur Road. There is also a drainage ditch that adjoins the eastern property line that veers westerly across the center of the tract. The attached aerials (APPENDIX A) indicate that there are a couple crossings over the canal for vehicular access to the rear of the land. It is also understood that there is a railroad spur that was on the front corner of the land. The FEMA Map (APPENDIX D) indicates the land is in Zone – A15; an area within the 100-year flood plain. It is outside all city limits and is not zoned nor are there any known deed restrictions that would not allow the land to be developed to its highest and best use. For the most part, the surrounding land uses are commercial and light industrial in nature. Utilities include electricity, telephone and water.

Please note: Jefferson County will retain Tract 1-B, a 6.64 acre portion of this property (Precinct No. 2 Stock Yard). The Drill Site is located within this tract.

DESCRIPTION OF IMPROVEMENTS: None other than some perimeter fencing and all-weather surfacing along Viterbo Road.

ADDITIONAL LAND INFORMATION:

- Photographs of Property (See APPENDIX A)
- Comparable Land Sales Summary (See APPENDIX B)
- Environmental Assessment Information (See APPENDIX C)
- Additional Plat Information/Photos & Flood Plain Information (See APPENDIX D)

Jefferson County has determined that the above-identified parcel will be put up for public sale and will consider offers from potential buyers for the sale of the parcel.

Jefferson County reserves the right to reject any or all offers to buy the property or properties and to provide preference to a governmental agency or a not-for-profit that is supporting the needs of the County. The County further reserves the right, that if the land is not sold, to dispose of the property as it sees fit.

The above property is sold "as is, where is."

The successful bidder will be required to provide a **NON-REFUNDABLE** "earnest money" deposit equal to at least one percent (1%) of the offering price to the County within (2) two working days of notification of award of the right to buy the property. Closing of the property must be completed within sixty (60) days of notification of award.

All offers must be submitted on the official bid form included as part of this IFB.

Please note that this IFB is not seeking an agent to represent the County in the offering for sale of property and no agent shall receive payment, fees, etc., from the accepted price to be paid for the property.

Closing Cost

The successful bidder shall be responsible for appraisal fee for the tract and shall pay all costs to close the transaction.

Mineral Rights

All mineral rights shall remain the property of Jefferson County.

Legal Description

TRACTS 1-A AND 1-B
24.61 (CALLED 24.440) ACRES OF LAND
OUT OF BLOCK 18, RANGE "M"
PORT ARTHUR LAND COMPANY SUBDIVISION
IN THE WILLIAM McFADDIN SURVEY,
SECTION NO. 4, ABSTRACT NO. 420,
JEFFERSON COUNTY, TEXAS

BEING 24.61 (Called 24.440) acres of land out of and a part Lots 1, 2, 3 & 7, Block 18, Range "M", Port Arthur Land Company Subdivision of the William McFaddin Survey, Section No.4, Abstract No. 420, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being the same tract of land conveyed to Jefferson County, Texas, recorded in Volume 1753, Page 146, Deed Records, Jefferson County, Texas; said 24.61 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a ½" steel rod, capped and marked "SOUTEX", set on the North right of way line of a dedicated road named Viterbo Road; said ½" steel rod being the Southwest corner of a (Called 42.47) acre tract of land conveyed to Third Coast Equity, LLC, recorded in File No. 2015007896, Official Public Records, Jefferson County, Texas; having a State Plane Coordinate of N: 13926442.72, E: 3540803.94;

THENCE, South 36 deg., 39 min., 32 sec., West (Called South 40 deg., 17 min., 00 sec., West), on the North right of way line of said Viterbo Road, a distance of 1626.10' to a 5/8" steel rod found on the East line of a 100' wide Southern Pacific Railroad right of way; said 5/8" steel rod being the Southwest corner of the herein described tract;

THENCE, North 30 deg., 56 min., 44 sec., West (Called North 27 deg., 10 min., 00 sec., West), on the East line of said Southern Pacific Railroad right of way, a distance of 1410.16' (Called 1410.46') to a ½" steel rod, capped and marked "MARK WHITELEY", found for the Southwest corner of a (Called 30.6127) acre tract of land conveyed to Valero Partners Lucas, LLC, recorded in File No. 2013039467, Official Public Records, Jefferson County, Texas; said ½" steel rod being the Northwest corner of the herein described tract;

THENCE, North 86 deg., 47 min., 34 sec., East (Called North 89 deg., 44 min., 00 sec., East), a distance of 900.96' passing a 5/8" steel rod found for the Southwest corner of the (Called 42.47) acre tract, same being the Southeast corner of a (Called 10.499) acre tract of land conveyed to Building Materials Investment Corp., recorded in File No. 2007006475, Official Public Records, Jefferson County, Texas; continuing for a total distance of 1698.66' to the POINT OF BEGINNING and containing 24.61 acres of land, more or less.

Note: Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83, Epoch 2011, US Survey Feet. Referenced to SmartNet, North America.

This description is based on the Land Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on May 12, 2016.

Jefferson County
LS-16-0135-A

Bidder Information Form

Instructions: Complete the form below. Please provide legible, accurate, and complete contact information. PLEASE PRINT.

Bid Name & Number: IFB 17-005/JW, Sale of Land Located at Viterbo Road
(Known as Precinct No. 2 "Rock Yard") in Jefferson County

Bidder's Company/Business Name: _____

Bidder's TAX ID Number: _____

Contact Person: _____ **Title:** _____

Phone Number (with area code): _____

Alternate Phone Number if available (with area code): _____

Fax Number (with area code): _____

Email Address: _____

Mailing Address:

Address

City, State, Zip Code

OFFER AND ACCEPTANCE FORM

OFFER TO CONTRACT

To Jefferson County:

We hereby offer and agree to purchase property as described within these specifications, in compliance with all terms, conditions, specifications, and amendments in the Invitation for Bid and any written exceptions in the offer. We understand that the items in this Invitation for Bid, including, but not limited to, all required certificates are fully incorporated herein as a material and necessary part of the contract.

The undersigned hereby states, under penalty of perjury, that all information provided is true, accurate, and complete, and states that he/she has the authority to submit this bid, which will result in a binding contract if accepted by Jefferson County.

We acknowledge receipt of the following amendment(s): _____, _____, _____, _____.

I certify, under penalty of perjury, that I have the legal authorization to bind the firm hereunder:

_____	For clarification of this offer, contact:
Company Name	
_____	_____
Address	Name
_____	_____
City State Zip	Phone Fax
_____	_____
Signature of Person Authorized to Sign	E-mail

Printed Name	

Title	

Bidder Shall Return Completed Form with Offer.

Acceptance of Offer

The Offer is hereby accepted for the following items: **Sale of Land Located at Viterbo Road (Known as "Precinct No. 2 Rock Yard") in Jefferson County**

The Contractor is now bound to purchase the property listed by the attached contract and based upon the Invitation for Bid, including all terms, conditions, specifications, amendments, etc., and the Contractor's Offer as accepted by Jefferson County.

Payment shall be made by the successful bidder, by guaranteed funds within fourteen (14) days of the notification of award.

The contract shall henceforth be referred to as Contract No. 17-005/JW.

Countersigned:

Jeff R. Branick
County Judge

Date

Attest:

Carolyn L. Guidry
County Clerk

Bidder Shall Return Completed Form with Offer.

Bid Form

Item Description	Bid Amount
Land Located at Viterbo Road (Known as "Precinct No. 2 Rock Yard") in Jefferson county	\$ _____ . ____ Minimum Bid: \$299,00.00

The successful bidder will be required to provide a NON-REFUNDABLE "earnest money" deposit equal to at least one percent (1%) of the offering price to the County within (2) two working days of notification of award of the right to buy the property. Closing of the property must be completed within sixty (60) days of notification of award.

Payment shall be made by the successful bidder on day of closing by guaranteed funds.

Payment will be made to:
 Jefferson County Auditor
 Patrick Swain
 1149 Pearl Street, 7th Floor
 Beaumont, TX 77701

Acknowledgment of Addenda (if any):

Addendum 1 _____ Date Received _____
 Addendum 2 _____ Date Received _____
 Addendum 3 _____ Date Received _____

Bidder Shall Return Completed Form with Offer.

Bid Affidavit

The undersigned certifies that the bid prices contained in this bid have been carefully reviewed and are submitted as correct and final. Bidder further certifies and agrees to furnish any and/or all commodities upon which prices are extended at the price offered, and upon the conditions contained in the specifications and the Notice to Bidders.

STATE OF _____ COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____,

on this day personally appeared _____, who
(name)

after being by me duly sworn, did depose and say:

"I, _____ am a duly authorized officer of/agent
(name)

for _____ and have been duly authorized to execute the
(name of firm)

foregoing on behalf of the said _____.
(name of firm)

I hereby certify that the foregoing bid has not been prepared in collusion with any other bidder or other person or persons engaged in the same line of business prior to the official opening of this bid. Further, I certify that the bidder is not now, nor has been for the past six (6) months, directly or indirectly concerned in any pool or agreement or combination, to control the price of services/commodities bid on, or to influence any person or persons to bid or not to bid thereon."

Name and address of bidder: _____

Fax: _____ Telephone# _____

by: _____ Title: _____
(print name)

Signature: _____

SUBSCRIBED AND SWORN to before me by the above-named _____ on

this the _____ day of _____, 2017.

Notary Public in and for
the State of _____

Bidder Shall Return Completed Form with Offer.

AERIAL PHOTOGRAPH



The photo is believed to be a couple years old but still representative of the subject property and surrounding land uses. *Presented on Pages 16-17 are various current photos of the property.*

SUBJECT PROPERTY PHOTOGRAPHS



VIEW ALONG VITERBO ROAD



VIEW ALONG VITERBO ROAD



VIEW ALONG W. PORT ARTHUR ROAD & RAILROAD ROW



VIEW OF SITE FROM VITERBO ROAD

COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Size in Acres	Price/ Acre
1.	Knauth Road	10/24/2014	\$357,481	16.627	\$21,500
2.	6363 N. Twin City Highway (Unit 1)	05/04/2015	\$175,000	7.540	\$23,210
3.	Commercial Drive (Garth Industrial Park)	08/14/2014	\$135,000	9.486	\$14,231
4.	Hwy 124 (Fannett Road)	08/14/2015	\$330,000	7.601	\$43,417
5.	Hwy 124 (Fannett Road)	07/27/2015	\$406,698	9.337	\$43,558

APPENDIX C

ROBERT STRODER, P.E.
County Engineer
ED GRISSOM
First Assistant
ERNEST V. HUNTER, JR.
Right-of-Way Agent



JEFFERSON COUNTY
COURTHOUSE
5th Floor
1149 Pearl Street
Beaumont, Texas 77701
409 835-8584
FAX 409 835-8718

March 7, 1994

Commissioners' Court
1149 Pearl - 4th Floor
Beaumont, TX 77701

Re: Old Asphalt Plant at Viterbo Road and West Port Arthur Road
Honorable Commissioners' Court:

Precinct 2 is in the process of demolishing the above referenced plant and has discovered an old tank car filled with asphaltic oil. In addition, the car is lined with asbestos insulation. Both the asbestos and the asphaltic materials are of such a nature that they can not be disposed of in a land fill. They must be disposed of by contractors that are licensed to handle such materials and in licensed landfills. Cost of removal and disposal for the asphalt would be in the \$10,000 to 15,000 range. The removal of the asphaltic oil and disposal would be in the \$5,000 range. These are just very preliminary estimates on my part. Since the asphalt plant was operated by all four precincts and was used by surrounding cities, I feel that this is a county problem and not just a Precinct 2 problem.

With the Courts' permission I will have specifications for removal and disposal prepared by Safety, Inc. who will perform tests for asbestos. This will allow us to obtain estimates from contractors for disposing of these materials. If we can keep the total removal cost under \$15,000, then formal bid documents will not be required. However, we will still obtain a minimum of three bids to comply with the State Purchasing Act. Should the estimates exceed \$15,000, then an item will be placed on the Commissioners' Court Agenda for approval. If you have any questions, please advise.

Sincerely,

A handwritten signature in cursive script that reads "Robert Stroder".

Robert Stroder, P.E.
County Engineer

cc: Tom Rugg, First Asst., Civil Division



file Safety Inc.

CLIENT:
 JEFFERSON COUNTY PRECINCT #2
 c/o MR. MARK DOMINQUE
 2748 VITERBO ROAD BOX #2
 BEAUMONT, TEXAS 77705

PROJECT/LOCATION:
 SAMPLES OF ASPHALT CEMENT
 FROM STORAGE TANK @ MAINTENANCE
 FACILITY ON VITERBO ROAD
 MID-COUNTY

REPORT DATE: February 16, 1994

REPORT DATE: 94012-212

SCOPE:

Samples of asphaltic cement were secured from the referenced job-site by T&N Personnel on January 31, 1994 and submitted to our laboratory for subsequent tests. The following standard procedures were utilized in performing the laboratory test program:

PROCEDURE

DESCRIPTION

EPA - 418.1
 ASTM-D 3381
 ASTM-D 2270
 ASTM-D 473
 EPA - 1010
 EPA - 8020

TPH
 Specific Gravity
 Viscosity
 Solubility
 Ignitability
 BTEX

AUTHORIZATION:

Sampling, preparation and laboratory testing was authorized by Mr. Robert Stroder, P.E., Jefferson County Engineer on January 26, 1994.

LABORATORY TEST RESULTS:

Laboratory analysis and test results are presented in the "Summary of Laboratory Test Data" attached.

DISCUSSION OF TEST RESULTS:

A review of the laboratory test results indicates a TPH and BETX Content above EPA/TWC levels to allow disposal by normal procedures (solid waste disposal, landfill, etc.). Viscosity CPS, Specific Gravity and Soluble Content do not meet acceptable limits for normal asphaltic cement for road and street construction. The material sampled may be utilized in a cut-back asphaltic solution for prime or tack coat in preparing of subbase, etc. for street and road construction.

We appreciate this opportunity to provide our services for this project. Please let us know should you require additional data or information and "Thanks for Your Support".

Respectfully submitted for your acceptance,

T & N LABORATORIES, INC.

Tom A. Farmer M.E.

Tom A. Farmer, M.E.
President

TAF/sw

Copies: 2 - Client
1 - Robert Stroder, P.E.
1 - File #94012

SUMMARY OF LABORATORY TEST DATA

PROJECT: LAB TEST RESULTS OF ASPHALTIC CEMENT (OLD)

PROJECT NO.: 94015 - 212

DATE RECEIVED: JANUARY 31, 1994

SAMPLED FROM: OLD STORAGE TANK AT PRECINCT. #2 MAINT. FACILITY, VITERBO ROAD

SEE DISCUSSION OF TEST RESULTS

REMARKS: _____

SAMPLE I.D. #1 Sample Of Old Asphalt
1/31/94 1:30 PM

LAB NO.	4B-0128	DATE	TIME	ANALYST
TPH, mg/Kg	62,100	2/8/94	14:10	R.A.
Specific Gravity, g/cc	0.8689	2/8/94	11:00	M.H.
Viscosity, cps	>1,000,000	2/14/94		E.C.
Soluble, %	40	2/8/94	16:00	E.S. III
Ignitability, F (Pensky-Martens Closed Cup)	>200	2/4/94	11:45	J.M.
Benzene, mg/Kg	<0.1			
Ethylbenzene, mg/Kg	11.5			
Toluene, mg/Kg	<0.1			
Xylene (omp), mg/Kg	28.2			
BETX DATE OF ANALYSES:	2/8/94			
BETX ANALYST INITIALS:	E.K.			

SAMPLE I.D. #2 Sample Of Old Asphalt
1/31/94 1:30 PM

LAB NO.	4B-0129	DATE	TIME	ANALYST
TPH, mg/Kg	57,000	2/8/94	14:10	R.A.
Specific Gravity, g/cc	0.9066	2/8/94	11:00	M.H.
Viscosity, cps	>1,000,000	2/14/94		E.C.
Soluble, %	41	2/8/94	16:00	E.S. III
Ignitability, F (Pensky-Martens Closed Cup)	>200	2/4/94	11:45	J.M.
Benzene, mg/Kg	<0.1			
Ethylbenzene, mg/Kg	5.1			
Toluene, mg/Kg	<0.1			
Xylene (omp), mg/Kg	<0.1			
BETX DATE OF ANALYSES:	2/8/94			
BETX ANALYST INITIALS:	B.K.			

SAMPLE I.D.

#3 Sample Of Old Asphalt
1/31/94 1:30 PM

LAB NO.	4B-0130	DATE	TIME	ANALYST
TPH, mg/Kg	151,000	2/8/94	14:10	R.A.
Specific Gravity, g/cc	0.9728	2/8/94	11:00	M.H.
Viscosity, cps	>1,000,000	2/14/94		E.C.
Soluble, %	38	2/8/94	16:00	E.S. III
Ignitability, F (Pensky-Martens Closed Cup)	>200	2/4/94	12:10	J.M.

Benzene, mg/Kg	<0.1
Ethylbenzene, mg/Kg	0.9
Toluene, mg/Kg	<0.1
Xylene (omp), mg/Kg	<0.1

BETX DATE OF ANALYSES: 2/8/94
BETX ANALYST INITIALS: B.K.

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION
Office of Air Quality - Technical Services
Asbestos Removal Invoice
(512) 239-1535

Invoice Date:
09/23/94

Notification No.:
49114100

Accounting Receipt No.: _____ Date Rec'd: _____
Amount Received : _____ Check No. _____ Initials: _____

(AGENCY USE ONLY)

OWNER/OPERATOR MAILING INFORMATION:

Name: [JEFFESON COUNTY COURTHOUSE]
Address: [1149 PEARL STREET]
[BEAUVONT, TX 77701-0000]

SITE INFORMATION:

Unit Name: [ASPHALT STORAGE TANK]
Site Location: [STORAGE RAW MATERIAL]
Site City: [NEDERLAND]

10-4-94

RACM REPORTED: Ln.Ft.: [0] Sq.Ft.: [400] Cu.Ft.: [0]
Ln. M.: [0] Sq. M.: [0] Cu. M.: [0]

ARUs CALCULATED: [2.5]

The fee assessment is based on a rate of \$20 per ARU with a minimum fee of \$50 and a maximum fee of \$7500 per notification.

FEE DUE: \$50.00 CHECK NO.: _____

PO#
~~21447~~
B21447

RETURN INVOICE FORM AND PAYMENT TO:

Texas Natural Resource Conservation Commission
Office Of Air Quality/Technical Services
ATTN: Asbestos Fees
P.O. Box 13088
Austin, Texas 78711-3088

RECEIVED
PURCHASING DEPT.
SEP 28 1994
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

MATERIAL RECEIVED REPORT
I CERTIFY THAT I PERSONALLY RECEIVED FOR JEFFERSON COUNTY THE ABOVE LISTED ITEMS. I FURTHER CERTIFY THAT I HAVE EXAMINED EACH ITEM AND THAT ALL WERE IN GOOD CONDITION UNLESS OTHERWISE NOTED BY ME.
DATE 10/03/94
Authorized Signature

COPIES:
WHITE - TECH. SERVICES
YELLOW - FISCAL
PINK - OWNER/OPERATOR

1120202 431 5077

John Hall, *Chairman*
Pam Reed, *Commissioner*
Peggy Garner, *Commissioner*
Anthony Grigsby, *Executive Director*



TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

TO WHOM IT MAY CONCERN:

Effective September 1, 1992, the Texas Air Control Board (TACB) began collecting Asbestos Notification Fees from contractors related to asbestos removal projects as stated in TACB General Rule 101.28. Effective August 18, 1993 the rule was changed to state that the **owner/operator** shall be responsible for the Texas Natural Resource Conservation Commission (TNRCC) asbestos notification fee.

Enclosed is the Asbestos Removal Fee Invoice related to the recent notification referenced on the invoice. The fee due is indicated near the bottom left side of the form. **The fee must be paid within 30 days of the invoice date.** Please make your checks payable to the "TNRCC" and mail to the address on the invoice.

THE WHITE AND YELLOW COPIES OF THE INVOICE MUST ACCOMPANY YOUR PAYMENT FOR YOU TO RECEIVE PROPER CREDIT. PLEASE KEEP THE PINK COPY OF THE INVOICE FOR YOUR RECORDS.

If you have any questions or need more information please contact me at (512)239-1622 or the FAX number is (512)239-1555.

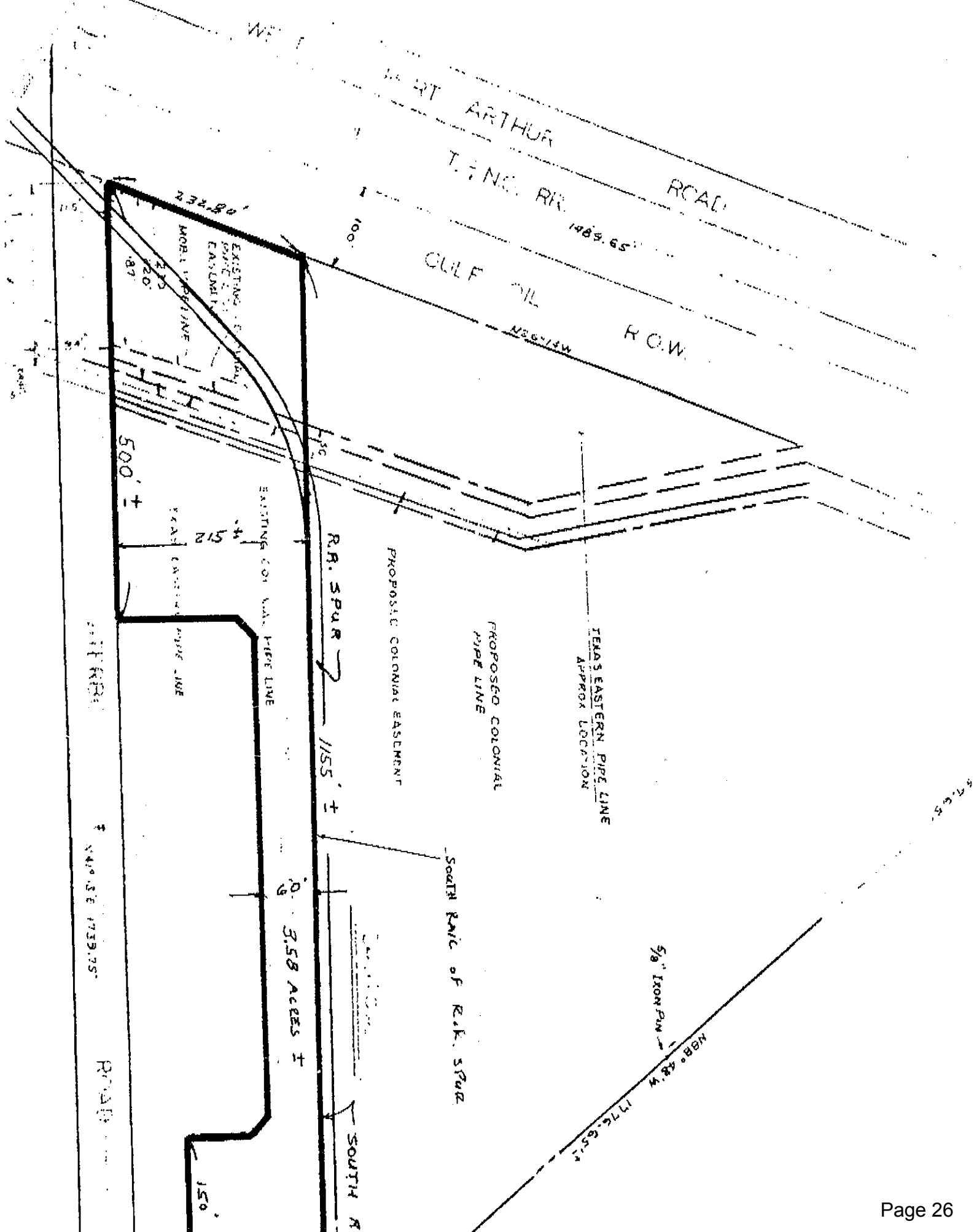
Sincerely,

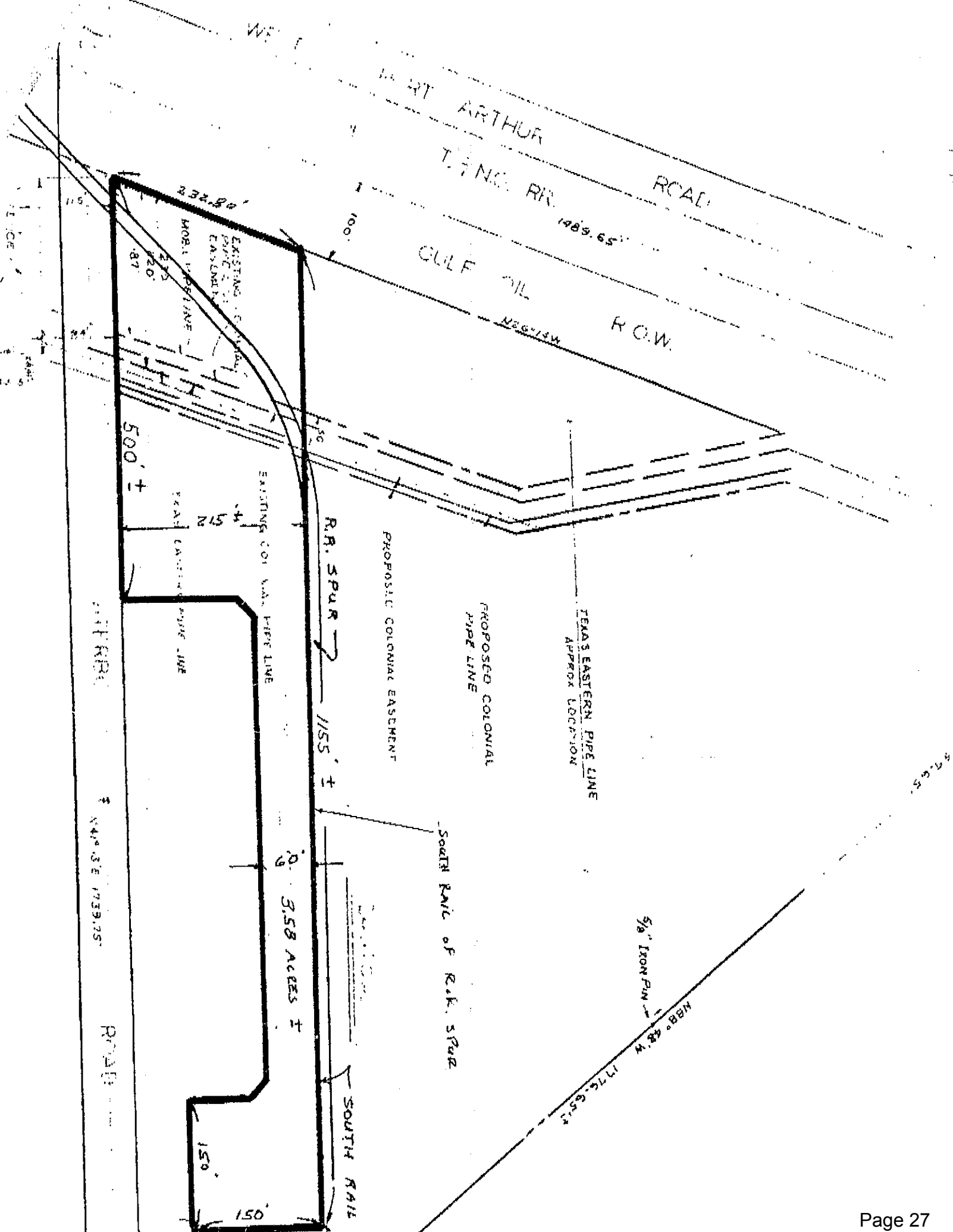
A handwritten signature in cursive script that reads "Carole Ransom".

Carole Ransom
Office of Air Quality
Technical Services

RECEIVED
PURCHASING
DEPT.

AM SEP 28 1994 PM
7 8 9 10 11 12 1 2 3 4 5 6







JEFFERSON C.A.D. PLAT MAP

InterFlood

Instant flood maps and data

[Buy](#) [Get Maps](#) [My Account](#) [Questions](#) [a la mode](#)

[Logout](#)

Flood Data

USPS Address: viterbo road
TX 77642

Community Name: JEFFERSON COUNTY

Community #: 480385

County:

Census Tract: 0112.01

Flood Zone: A15

Map Date: 1991-11-20

Flood Map Type and Color Options

Type: Zone Color:



[APPLY MAP OPTIONS](#)

Flood Map

To Save your flood map, use your **right** mouse button and **click** directly on it. Then, depending on what you want to do, select:

- **Save Picture As...** to copy the flood map to your hard drive
- **Copy** to place the flood map in Windows memory so you can paste into another program
- **Print Picture ...** to print the flood map immediately



MAP DATA

FEMA Special Flood Hazard Area: **Yes**
 Map Number: **4803850285C**
 Zone: **A15**
 Map Date: November 20, 2014

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Areas inundated by 50-year flooding
- Protected Areas
- Floodway
- Floodway

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