

A G E N D A

FORT SMITH PORT AUTHORITY

SPECIAL MEETING

Friday, October 11, 2019
Bank of the Ozarks building
5401 Rogers Avenue
Fort Smith, Arkansas

TIME: 1:30 p.m.

1. Call to order – Larry Combs, Chair
2. Roll Call
3. New Business:
 - a. Review proposals and authorize the commencement of contract negotiations with a design-build professional related to the reconstruction of flood-damaged facilities at the public Port of Fort Smith at 200 Navy Road.
 - b. Consider extending the abatement of rent due on the Port of Fort Smith facility.
 - c. Discussion related to grant projects
4. Next meeting: ~ October 31, 2019
5. Adjourn

Memo



To: Port Authority
From: Jeff Dingman, Deputy City Administrator
Date: 10/7/2019
Re: Review & Selection of Design-Build proposals

The Request for Proposals for design-build services to reconstruct the warehouse facilities at the Port of Fort Smith was published on September 19, 2019. Two proposals were received on Friday, October 4, 2019 and distributed to the Port Authority members (via email) for review. The proposals are attached.

The Port Authority must next review the qualifications of the firms that submitted proposals and choose the most qualified firm to continue with this project. Following Fort Smith Municipal Code (and state law) guidelines for the selection of professional services, the Port Authority must consider the following selection criteria related to the submittals:

1. Specialized experience and technical competence of the firm with respect to the type of professional service required;
2. The capacity and capability of the firm to perform the work in question, including specialized services, within the time limitations fixed for the completion of the project;
3. The past record of performance of the firm with respect to such factors as control of costs, quality of work and ability to meet schedules & deadlines.
4. The firm's proximity to and familiarity with the area in which the project is located.

Upon using the above criteria to select the most qualified professional service provider, the Port Authority would authorize the commencement of negotiating a contract with the selected provider. The negotiated contract will be submitted to the Port Authority for consideration.

In terms of funding, the City has received insurance settlement proceeds of \$2,926,514 from its insurer for damages at the Port property at 200 Navy Road. We still anticipate receiving another \$795,660 on this claim for a total of \$3,722,175.

The Port Authority needs to review proposals and select a vendor with which to proceed, and it is anticipated that the discussion at the October 11 special meeting will provide that direction.

Please let me know if you have specific questions related to this agenda item.



Statement of Qualifications
Prepared For:
Port of Fort Smith Reconstruction
Design-Build Services
Port Authority of The City of Fort Smith
Fort Smith, Arkansas

Crow Group, Inc.
Crow Industrial Services
Construction & Engineering Services
210 N Moose Street
Morrilton, AR 72110
www.crowconst.com | (501) 354-6511

EXHIBIT D

FIRM INFORMATION FORM

FIRM NAME Crow Industrial

Please print

CONTACT Brian Rohlman

Please print

Please include a business card of the individual submitting this proposal or is an approved representative of the company bidding.

EMAIL brohlman@crowconst.com

WEBSITE www.crowconst.com

TITLE President

ADDRESS 210 N. Moose St. / PO Box1800

CITY Morrilton STATE AR ZIP 72110

PHONE 501-354-6511 FAX _____

TAX PAYER I.D. NUMBER _____

GENERAL NATURE OF BUSINESS

Design-Builder, Construction Manager, General Contractor

SIGNATURE 

I, as an Officer of this Firm, or per the attached Letter of Authorization, am duly authorized to certify the information provided herein is accurate and true; and my organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.



October 4, 2019

Mr. Alie Bahsoon
City of Ft. Smith
623 Garrison Ave., Suite 512
Ft. Smith, AR 72902

Re: Port of Ft. Smith Design-Build Services

Dear Mr. Bahsoon,

Thank you for the opportunity to provide proposal information for the above referenced project. We are excited about this project and we stand ready to assist in rendering professional engineering and construction services that will drive value into this project. Crow is unique in the level of responsiveness, flexibility, and technical expertise that we bring to the table. You will find the Crow to be the perfect choice for the Port of Ft. Smith Design-Build Project.

Our design-build team is well suited for this project given our experience and in-house expertise. We have in-house professional civil engineers, technical designers, a licensed landscape architect, and geotechnical experts that will lead the design of your project. Paired with our company's construction background we are well suited to monitor project construction costs from start to finish to maintain project budget.

Another way we set ourselves apart is our design-build training. We have DBIA trained staff as well as certified Associate DBIA professionals in-house that understand the value of design-build and how to execute this project on-time and on-budget.

Along with our in-house design capabilities we are teamed with HTW Architects, Engineers, and Planners. They provide architectural, structural, and MEP design. We collaborate with them often on our design projects. Their industrial experience throughout the region positions them to hit the ground running with this project. We will also bring a surveyor and structural inspection consultant on board to handle those respective pieces of this project.

Please see Part 3: "Experience and Qualifications" for more detailed information on our team members and their experience.

One of the most important elements of the design-build team are the stakeholders. For this project you have a unique stakeholder group consisting of the City of Ft. Smith, The Port Authority, and the current operator in Five Rivers Distribution. These groups will be key in further development of the project and must be included early and often as the decisions are made that will shape this project.

We received responses to our questions from you on Wednesday, October 2, 2019. No other responses or addendums were received by us.

If you have any questions concerning the information contained herein, please do not hesitate to contact me. I will be the main point of contact and design-build team leader for this project.

Sincerely,



David Watkins, PLA, Assoc. DBIA



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PORT OF FORT SMITH DESIGN-BUILD SERVICES
PORT AUTHORITY OF THE CITY OF FORT SMITH
FORT SMITH, ARKANSAS

SEALED SUBMITTALS


ISSUED TO:

Port of Fort Smith RFQ
Attn: Alie Bahsoon, Purchasing Manger
City of Fort Smith
623 Garrison Ave, Suite 512
Fort Smith, AR 72902

Submitted by:

Cameron Hubbs Construction, Inc.
3409 Owen Street
Van Buren, AR 72956
(479) 262-6905

Arkansas Contractors License #0083350420

CAMERON HUBBS

10/4/2019



PROVIDING SOLUTIONS FOR ALL YOUR INDUSTRIAL AND COMMERCIAL NEEDS

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Port Authority of the City of Fort Smith
Reconstruction of Port of Fort Smith

Part 1: COVER LETTER/EXECUTIVE SUMMARY

Cameron Hubbs Construction, Inc. prides itself in all areas of commercial and industrial construction. We offer construction services for projects as small as a simple sidewalk to a multi-million dollar facility.

Established in 2000, Cameron Hubbs Construction, Inc. has proven itself as a full service construction company. Our concentration is focused on the Western Arkansas River Valley Area on projects that will enhance and increase the value of our neighbor's life. Although we have completed numerous projects in Oklahoma, Texas, and Missouri, our home and heart are in the Fort Smith, AR and surrounding areas.

Our team of employees have years of experience, most being with the company for 15 plus years. They know how to get the job done on time, the right way, within budget, and leave the construction site with pride. Cameron Hubbs, President, is responsible for the continuous growth and outlook for the company going forward into the future. Josh Claypoole, Vice President, oversees all construction projects with hands on experience and expertise.

Cameron Hubbs Construction, Inc. can be reached in numerous ways. Our mailing address is 3409 Owen Street, Van Buren, AR 72956. Office phone is (479) 262-6905 fax (479) 262-6908. Mobile phones and email are Cameron (479) 806-6969 or cameron@hubbsindustrial.com Josh is available at (479) 652-3677 or josh@hubbsindustrial.com. Office general email is chcadmin@hubbsindustrial.com.

Changes and Additions do occur to projects as progress moves along to completion. Cameron Hubbs Construction, Inc. is committed to working with our customers to lessen impacts of changes during the construction process and insure all costs are beneficial to the quality completion of the project.

We acknowledge no Addendums for the project listed above.

1.1



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Cameron Hubbs Construction, Inc. strives to be the best at any project it is selected to work on. We understand that it is a privilege to be given the opportunity to be trusted with creating something from paper and plan to a functioning building and business.

It is our desire to continue to partner with customers to create and complete projects that reflect the best “value” for the cost.

With a wide customer base ranging from doctors and dentist office design builds to industrial and port facility design builds, along with continual industrial maintenance responsibilities, we can use our experiences and contacts to enhance our abilities to meet continually changing and diverse customer needs.

It is our goal not to just “get another project”, but to secure another long-term Customer.

Cameron Hubbs

Memo



To: Port Authority
From: Jeff Dingman, Deputy City Administrator
Date: 10/7/2019
Re: Extension of rent abatement

At the July 25, 2019 regular meeting, the Port Authority extended the abatement of rent due from Five Rivers Distribution through October 31, 2019.

As the facility is obviously not ready to return to full operations, the Port Authority should discuss the continued abatement of rent due through some specific date. Factors to consider include the anticipated length of time to rebuild the warehouses/office/scale house at the facility and any opportunity for partial use of the property by the lessee.

This discussion is included on the agenda for the October 11 special meeting. Please contact me if you have questions.

CITY OF FORT SMITH PORT AUTHORITY

RESOLUTION NO. 2019-04

A RESOLUTION OF THE CITY OF FORT SMITH PORT AUTHORITY BOARD OF DIRECTORS AUTHORIZING THE EXTENSION OF FORCE MAJEURE PROVISIONS OF THE LEASE AGREEMENT WITH FIVE RIVERS DISTRIBUTION TO ABATE RENTAL PAYMENTS DUE TO FLOOD CONDITIONS AT THE PORT OF FORT SMITH THROUGH MARCH 31, 2020

WHEREAS, the City of Fort Smith Port Authority Board of Directors entered into a Lease Agreement with Five Rivers Distribution, LLC to operate the Port of Fort Smith effective January 1, 2017; and

WHEREAS, such Lease Agreement contains language recognizing events of Force Majeure and authorizing the abatement of rent payments that prevent performance of the Lease Agreement due to events or occurrences not within the reasonable control of either party; and

WHEREAS, the Port of Fort Smith is currently inundated by flood waters from the record flows of the Arkansas River and the Poteau River, thoroughly preventing Five Rivers Distribution from navigating on the rivers or operating at the Port of Fort Smith; and

WHEREAS, the Port Authority initiated Force Majeure provisions in the Lease Agreement with Five Rivers Distribution to abate rent payments through July 31, 2019 by Resolution No. 2019-01 and through October 31, 2019 by Resolution No. 2019-02.

NOW, THEREFORE, BE IT RESOLVED by the City of Fort Smith Port Authority that:

Section 1. The Force Majeure provisions of the Lease Agreement with Five Rivers Distribution, LLC for the operation of the Port of Fort Smith are hereby extended.

Section 2. The requirement for the payment of rent under the Lease Agreement is hereby abated through March 31, 2020.

Section 3. If Force Majeure conditions still exist, such abatement shall be reevaluated at a future meeting of the City of Fort Smith Port Authority.

This Resolution adopted in regular session this 11th day of October, 2019.

APPROVED:

Larry Combs, Chair

ATTEST:

Jeff Dingman, Deputy City Administrator