
CITY OF PORT LAVACA

MEETING: June 08, 2026 **AGENDA ITEM** _____

DATE: 06.01.2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider authorizing City Manager to award a construction contract to replace storefront windows on the west side of City Hall up to a maximum dollar amount designated by Council.

In Phase 2 of the city hall improvements, the decorative CMU wall and canopy were removed on the west side of the building parallel with N. Virginia Street. The canopy attached to the cover over the west exit and extended north attaching to the building towards Mahan Street. This resulted in the storefront windows being more exposed to the elements. The new landscaping designed for the project had a small flowerbed along the windows with a crushed granite trail running in a curved pattern.

The elevation from the bottom of the windows to the new sidewalk has very little fall. This resulted in water being trapped and ponding within the flowerbed during rain events. The water would leaked into the offices and soak the carpet. This also resulted in damage to anything sitting on the floor close to the windows. Therefore, staff redesigned and installed a new flowerbed that prevented water from being trapped next to the windows.

I had a contractor look at repairing the lower section. He said that he did have concerns about the seal under the bottom framing and the condition of the framing itself.

The existing framing and caulking are in poor condition and rainwater is infiltrating and getting into the newly improved offices. Also, the glass in the upper and lower portions have been damaged and need replacement.

The cost for replacement would include the following:

1. disconnecting circuits to the shutters
2. Removing the shutters
3. Removing a portion of the flooring and a couple of sections of ceiling grid
4. Removal of the storefront.
5. The rough opening measurement (The windows need to be removed for an accurate measurement. Plywood will be put back in its place while the frames are being built. This will take about a week.)
6. Storefront installation
7. Reinstall flooring and ceiling grid to new dimensions
8. Reinstall shutters
9. Restore power to the shutters

I was able to get pricing from a construction company for the replacement. With the existing construction of the windows, the windstorm rating is 95 mph.
The cost of the replacement would be roughly \$64,400.00

If a few more mullions were installed, the rating would increase to 120 mph.
This would cost roughly \$68,250.00

The new storefront should take about 6 to 8 weeks to replace.

I did have a windstorm engineer review the plans for our existing shutters. He confirmed that they exceed 150 mph for impact and pressure (our current code requires 150 mph).

If we were to go with impact resistant glass, it would be around 120 mph with the same size frames. The cost would increase by over \$10,000 and the lead time would be 10 to 12 weeks.

A shatter-resistant film can be installed after the windows are in place. The cost for the film is roughly \$50 to \$60 a square foot.

A bullet-resistance film would be around \$120 a square foot.

The new framing will be set further into the offices. This should reduce the amount of trim work that is needing to be done where the walls meet the windows.

The city had budgetted matching funds in the amount of \$78,523 for a grant application to have a generator installed at the Bauer Community Center for FY 2025-26. Unfortunately, the city was not awarded the grant for this fiscal year. Staff is requesting that those funds be reallocated for the installation of new storefront windows at city hall this fiscal year. The city may be eligible to apply for the grant in FY2026-27. Funds can be rebudgetted for the following fiscal year.

It is staff's recommendation that we purchase the storefront windows rated at 120 mph at a cost of roughly \$68,250.00. With the existing shutter system, we will exceed the newly adopted windstorm requirements. And the new windows will help protect our improvements from further water damage.

Therefore, it is staff recommendation that Council authorize the City Manager to award a construction contract not to exceed \$75,000 to replace the storefront windows on the west side of City Hall.

Attachment(s):

- Pictures of rain infiltration into new offices

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