



**MEETING OF THE
BOARD OF DIRECTORS
July 24, 2019 at 4:00 pm
Spector Hall, 22 Reade Street
New York, New York 10007**

AGENDA

I. CONSENT AGENDA

- A. Approval of Minutes and Ratification of the Actions Taken at the May 30, 2019 Meeting of the Hudson River Park Trust Board of Directors

II. CORPORATE ACTIONS

- B. Authorization to Enter into Retainer Agreements with Hunter Roberts Construction Group, LLC and Armand Corporation for Parkwide Construction Management Services

III. PRESIDENT'S REPORT

- Parkwide Public Safety Statistics
- Update: Financials
- Pier 40
- River Project
- OSL Concrete
- Status of Construction and Design at Various Piers

IV. ADVISORY COUNCIL AND HRPF REPORTS

V. EXECUTIVE SESSION

- Litigation Related Matters

VI. ADJOURN

HUDSON RIVER PARK TRUST - Approval of Minutes of and Ratification of the Actions Taken at the May 30, 2019 Meeting of the Hudson River Park Trust Board of Directors

RESOLVED, that the Minutes of the Meeting of the Hudson River Park Trust Board of Directors held on May 30, 2019 are hereby approved by the Board of Directors, and all actions taken by the Directors present at such meeting, as set forth in the Minutes, are hereby in all respects, approved and ratified as actions of the Hudson River Park Trust, and a copy of such approved Minutes are hereby ordered filed with the records of Hudson River Park Trust.

For Consideration
July 24, 2019

To: The Directors
From: Madelyn Wils
Re: Authorization to Contract with Armand Corporation and Hunter Roberts
Construction Group, LLC for Parkwide Construction Management Services
Retainer

I. Contract Summary

Contractors: Armand Corporation (“Armand”)
Hunter Roberts Construction Group, LLC (“Hunter Roberts”)
Proposed Project: Parkwide Construction Management Services Retainer
Contract Number: A5088
Authorization Amount: Up to \$750,000 in the aggregate for the CM Contracts (as defined
herein) plus a 20% Contingency for Total Board Authorization of
up to \$900,000

II. Background

The Hudson River Park Trust (“Trust”) has identified a need to procure one or more on-call construction managers (“CMs”) for Hudson River Park (“Park”) to support anticipated construction projects as well as capital maintenance and repair projects that may become necessary from time to time. Some of the anticipated construction projects include: repairs of parkwide pavers, Pier 40 façade restoration, Pier 40 office reconstruction, Pier 54 Arch Restoration, Pier 84 dog run reconstruction, and Chelsea Waterside fence. The retained CMs will be assigned to ongoing projects and will be available on an on-call basis for the Trust’s construction management needs.

III. Procurement Process

In accordance with the Trust’s Procurement Guidelines, an advertisement for a Request for Proposal (“RFP”) for Parkwide CMs was published in the New York State Contract Reporter and on the Trust’s website for the period of May 15, 2019 through June 14, 2019. The Trust received fourteen proposals on the submission deadline. A selection committee comprised of the Trust’s Design/Construction staff reviewed the submissions and evaluated each company according to the identified selection criteria in the RFP, including the consultant’s experience, references and reputation, quality of work, diversity practices and commitment to encouraging M/WBE participation, and price proposal. After evaluating the proposals, the selection committee short-listed and invited the following firms for interviews: (1) Armand Corporation, (2) Gilbane Building Company, (3) Hunter Roberts Construction Group, LLC, (4) JMT of New York, Inc., (5) STV Construction, Inc., and (6) A1 Works-in-Progress Associates, LLC. Pursuant to the RFP, the Trust may award to one or more selected CMs. Upon completion of proposal review and interviews, the selection committee determined that both Armand and Hunter Roberts were the

best qualified consultants to provide the CM services. The Trust performed responsibility determinations for Armand and Hunter Roberts, including requirements for legal authority, integrity and past performance. The evaluation of financial capacity is not yet complete. The reference and background checks for both firms were uniformly supportive.

Both Armand and Hunter Roberts proposed favorable hourly rates for the CM services. Trust staff determined Armand and Hunter Roberts offered cost proposals that were fair and reasonable and thus presented the “best value” to the Trust.

Armand is a New York State certified M/WBE and will meet the required M/WBE contract goals. Armand has also committed to meeting the SDVOB contract goal of 6%. Hunter Roberts has committed to meeting the contract M/WBE goal of 30% and SDVOB goal of 6%.

The Trust staff seeks to enter into two retainer agreements for the on-call CM services – one with Armand Corporation (the “Armand Contract”) and one with Hunter Roberts (“HR Contract”; the Armand Contract and the HR Contract, collectively the “CM Contracts”), as the most qualified firms. Projects will be assigned to each contract at the discretion of the Trust and may include consulting work in connection with potential projects. The Trust seeks authorization of up to \$750,000 in the aggregate for the CM Contracts for each a three-year term to be allocated as necessary for assigned tasks plus a 20% contingency for a Total Board Authorization of up to \$900,000.

To the extent funds are available from New York State and New York City sources for specific projects, the CM Contracts will be funded by those sources. Should such governmental funding sources not be available, then CM services will be self-funded through the Trust’s capital maintenance budget.

IV. Requested Action

The Trust requests authorization by the Board of Directors to enter into the Armand Contract and the HR Contract for Parkwide Construction Management Services for an aggregate Board Authorization Amount of up to \$750,000 plus a 20 percent contingency for a Total Board Authorization of up to \$900,000.

Attachment:

Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with (1) Armand Corporation and (2) Hunter Roberts Construction Group, LLC for Parkwide Construction Management Services Retainer for an Aggregate Board Authorization of up to \$750,000 plus a 20% Contingency

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on July 24, 2019, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to enter into a retainer agreement for a three-year term with (1) Armand Corporation and (2) Hunter Roberts Construction Group, LLC for Parkwide Construction Management Services for an aggregate Board Authorization Amount of up to \$750,000 plus a 20 percent contingency for a Total Board Authorization Amount of up to \$900,000; and be it further

RESOLVED, that the President or her designee(s) be, and each of them is hereby, authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.