



**MEETING OF THE
BOARD OF DIRECTORS
March 28, 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 January 31, 2019 Meeting of the Hudson River Park Trust Board of Directors
- B.** Authorization to Enter into Contract with Rockland Tree Expert Co. Inc. (d/b/a Wickes Arborist) for Tree Maintenance Services
- C.** Authorization to Enter into Contract with Aqua Turf Irrigation Systems, LLC for Irrigation System Repairs, Maintenance & Winterization
- D.** Authorization to Enter into Contract with Venus Fire Protection & Safety Services, Inc. for Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers
- E.** Authorization to Enter into Contract with Alternate Power Solutions, Inc. for Pier 40 Emergency Generator Maintenance and Repair Services
- F.** Authorization to Enter into Contract with Partner Productions Inc. for Submerge Festival Equipment and Rental Services
- G.** Authorization to Enter into Contract with WL Concepts & Production, Inc. for Logoed Seasonal Uniform Components
- H.** Authorization to Enter into Contract with HighRoad Press, LLC for Print Production and Mailing Services
- I.** Authorization to Amend Contract with LiRo Group, Inc. for Construction Management Services
- J.** Authorization to Contract with New Knowledge Organization Ltd. for Over Plastic Program Audit Services

II. CORPORATE ACTIONS

- K.** Authorization to Contract with Conway Marine Construction, Inc. for Pier 66A Structural Restoration
- L.** Authorization to Contract with Simpson & Brown Inc. for Piers 98 to 99 Waterfront Structures

- M. Authorization to Amend Lease with Consolidated Edison Company of New York, Inc. for Pier 98
- N. Authorization to Contract with Hunter Roberts Construction Group LLC for Pier 40 Restoration Construction Manager Services
- O. Authorization to Contract with The Doe Fund, Inc. for Park Outdoor Litter Collection and Related Services
- P. Authorization to Amend Contract with Deborah Bradley Construction & Management Services, Inc. for Parkwide Pavement, Play Surface and Fire Hydrant Infrastructure Restoration
- Q. Authorization to Amend Contract with Adjusters International, Inc. for FEMA Project Close-out Contracting Services
- R. Authorization to Enter into Second Collaboration Agreement with Hudson River Park Friends
- S. Approval of April 1, 2019 – March 31, 2020 Fiscal Year Operating Budget

III. PRESIDENT'S REPORT

- Parkwide Public Safety Statistics
- Update: Financials
- 2019 General Liability and Umbrella/Excess Insurance Premium
- PEP contract
- Pier 40
- Pier 26
- Gansevoort Peninsula
- Pier 97
- Piers 45 and 84 Water Taxi

IV. ADVISORY COUNCIL AND HRPF REPORTS

V. ADJOURN

HUDSON RIVER PARK TRUST - Approval of Minutes of and Ratification of the Actions Taken at the January 31, 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 January 31, 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

March 28, 2019

To: The Directors

From: Madelyn Wils

Re: Authorization to Contract with Rockland Tree Expert Co., Inc. (d/b/a Wickes Arborists) for Park-wide Tree Maintenance Services

I. Contract Summary

Contractor: Rockland Tree Expert Co., Inc. (d/b/a Wickes Arborists)
Proposed Work: Tree Maintenance Services
Contract Number: M5032
Approval Amount: Contract Amount of \$75,000

II. Background

The Hudson River Park Trust ("Trust") requires an on-call, park-wide tree maintenance service company to provide scheduled tree maintenance services and to respond to any emergency tree safety issues. Throughout the park, trees may need to be pruned for a variety of reasons, including but not limited to safety, lighting, structural, and cleaning of the canopy.

It is estimated that scheduled tree maintenance services will cost \$15,000 per year over the next three years. A one-time extensive pruning and tree removal initiative will occur within Chelsea Waterside Park during the three-year period costing \$10,500. An additional \$19,500 will be set aside for park-wide emergency tree maintenance services for a total \$75,000 contract award over three years.

III. Procurement Process

In accordance with the Trust's Procurement Guidelines, an advertisement for a Request for Proposals ("RFP") for Tree Maintenance Services was published in the New York State Contract Reporter and placed on the Trust's website for the period January 7, 2019 through February 6, 2019. Outreach was also conducted to M/WBE contractors certified to perform the services. Four firms submitted proposals in response to the RFP by February 6, 2019: U. Arias Corp., Rockland Tree Expert Co. Inc. (d/b/a Wickes Arborists) ("Wickes Arborist"), Dragonetti Brothers Landscaping and Dom's Lawnmaker Inc.

A selection committee comprised of members of the Trust's Horticulture Division reviewed the submissions and evaluated each firm for responsiveness, including each firm's owner's representative experience, team composition, staffing, M/WBE utilization, and capacity to perform. After review, Trust staff determined that Wickes Arborists was the most qualified firm,

offered a fee and cost proposal that is fair, reasonable, and aligns with standard industry rates, and thus presents the “best value” to the Trust.

Funding for this contract will be subject to the Board’s annual review and approval of the Trust’s operating budgets. Because Wickes Arborist is a prime contractor that can self-perform all the work, there are no subcontracting opportunities for this contract. M/WBE and SDVOB waivers have been issued pursuant to State requirements.

IV. REQUESTED ACTION

The Trust requests authorization by the Board of Directors to enter into a contract with Wickes Arborists for Park-wide Tree Maintenance Services for a three-year term in the amount of \$75,000.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with Rockland Tree Expert Co., Inc. (d/b/a Wickes Arborists) for Park-wide Tree Maintenance Services in the Amount of \$75,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of March 28, 2019, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board hereby authorizes Hudson River Park Trust to enter into a contract with Rockland Tree Expert Co., Inc. (d/b/a Wickes Arborists) for Park-wide Tree Maintenance Services for a three-year term in the amount of \$75,000; 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 foregoing resolution.

For Consideration
March 28, 2019

To: The Directors

From: Madelyn Wils

Re: Authorization to Contract with Aqua Turf Irrigation Systems, LLC for Park-wide Irrigation Services

I. Contract Summary

Contractor: Aqua Turf Irrigation Systems, LLC
Proposed Work: Irrigation Services
Contract Number: M5042
Approval Amount: Contract Amount up to \$25,000

II. Background

The Hudson River Park landscape has seven different irrigation systems spread out along the 4 miles of parkland. The systems consist of several miles of pipe, electrical components, valves, rain sensors and sprinklers. Additionally, five of the systems are operated through a Tucor controller and a Watertronics pump station to provide automatic irrigation to the landscape areas. When any of these components fail, troubleshooting can be complicated, requiring specific tools and equipment and consuming a lot of staff time. It is critical to the Park's landscape maintenance plan to keep these components operating during the hot summer months especially.

In response to this need, Hudson River Park Trust ("Trust") issued an On-call Irrigation Services Request for Proposals ("RFP") to provide critical irrigation repair support to the Horticulture Division. It is anticipated that scheduled irrigation services will cost \$5,000 per year over the next three years. An additional \$10,000 will be set aside for emergency irrigation repair services for a total contract amount of up to \$25,000 over three years.

III. Procurement Process

In accordance with the Trust's Procurement Guidelines, an advertisement for the RFP was published in the New York State Contract Reporter and on the Trust's website for the period January 7, 2019 through February 6, 2019. The Trust also conducted targeted outreach to MWBE firms listed in New York State's database. Three firms submitted proposals in response to the RFP by February 6, 2019: U. Arias Corp., Aqua Turf Irrigation Systems, LLC ("Aqua Turf"), and Aspen Landscaping.

A selection committee comprised of members of the Trust's Horticulture Division reviewed the submissions and evaluated each firm for responsiveness, including each firm's owner's representative experience, team composition, staffing, and capacity to perform. Trust staff

determined that Aqua Turf was the most qualified firm, offered a fee and cost proposal that is fair, reasonable, and aligns with standard industry rates, and thus presents the “best value” to the Trust.

Funding for this contract will be subject to the Board’s annual review and approval of the Trust’s operating budgets. No MWBE or SDVOB waivers are required for this contract given its dollar amount.

IV. REQUESTED ACTION

The Trust requests authorization by the Board of Directors to enter into a contract with Aqua Turf for Park-wide On-call Irrigation Services for a three-year term in an amount up to \$25,000.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with Aqua Turf Irrigation Systems, LLC for Park-wide On-call Irrigation Services in an Amount up to \$25,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of March 28, 2019, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board hereby authorizes Hudson River Park Trust to enter into a contract with Aqua Turf Irrigation Systems, LLC for Park-wide On-call Irrigation Services for a three-year term in an amount up to \$25,000; 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 foregoing resolution.

For Consideration

March 28, 2019

To: The Directors

From: Madelyn Wils

Re: Authorization to Contract with Venus Fire Protection & Safety Services, Inc. for Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers

I. Contract Summary

Contractor: Venus Fire Protection & Safety Services, Inc.
Proposed Work: Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers
Contract Number: M5065
Approval Amount: \$25,000 for Three-Year Term

II. Background and Procurement Process

The Trust requires a qualified contractor for fire extinguisher inspection, repair, replacement, disposal and maintenance services of approximately 200 fire extinguishers at approximately sixteen buildings within Hudson River Park ("Park").

In accordance with the Trust's Procurement Guidelines for contracts less than \$50,000, on February 22, 2019, Trust staff sent a Request for Quotes to 16 potential vendors that service fire extinguishers, including M/WBE and SDVOB firms. On March 6, the Trust received quotes for such services from two contractors, one at \$1,200 per year and the other at \$7,500 per year for basic inspection services. Trust staff determined that its existing contracted service company, Venus Fire Protection & Safety Services, Inc. ("Venus"), a New York-certified M/WBE providing the lower price proposal, offered a reasonable price for such services for a three-year contract term. Venus is experienced with the Trust's fire extinguisher systems and has provided the Trust with good service over the past year. Last year's total cost for the service was \$8,500, which included the replacement of fire extinguishers and other contingent matters. The Trust therefore seeks authorization for up to \$25,000 for the full three-year term. Funding for this contract will be subject to the Board's annual review and approval of the Trust's operating budget.

III. REQUESTED ACTION

The Trust requests authorization by the Board of Directors to enter into a contract with Venus Fire Protection & Safety Services, Inc. for inspection, repair, replacement, disposal and maintenance of fire extinguishers for a three-year term in the amount of \$25,000.

Attachment: Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with Venus Fire Protection & Safety Services, Inc. for Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers in the Amount of \$25,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of March 28, 2019, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board hereby authorizes Hudson River Park Trust to enter into a contract with Venus Fire Protection & Safety Services, Inc. for Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers for a three-year term in the amount of \$25,000; 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 foregoing resolution.

For Consideration

March 28, 2019

To: Board of Directors

From: Madelyn Wils

Re: Authorization to Enter into Contract with Alternate Power Solutions, Inc. for Pier 40
Emergency Generator Maintenance and Repair Services

I. Contract Summary

Contractor: Alternate Power Solutions, Inc.
Proposed Work: Pier 40 Emergency Generator Maintenance and Repair Services
Contract Number: M5063
Approval Amount: Amount of \$27,000, Plus a \$15,000 Contingency, for a Total Board
Authorization Amount of up to \$42,000

II. Background

In February 2019, the Hudson River Park Trust ("Trust") issued a Request for Proposals ("RFP") for emergency generator and repair services for the Pier 40 emergency generator ("Services") for a three year term. The Trust received one proposal in response to the RFP from Alternate Power Solutions, Inc. ("Alternate Power"). Under the Trust's Procurement Guidelines, the receipt of one proposal constitutes a failed RFP; however, the Trust may evaluate the proposal and make a sole or single source award if the Trust concludes that it is a qualified proposal and it is in the Trust's best interests to proceed. The Trust determined that Alternate Power, which currently provides Pier 40 emergency generator and repair services to the Trust, has the requisite experience and offered reasonable pricing for the services and therefore qualified as a single source vendor.

In November 2015, the Trust entered into a one year single source contract (and exercised the Trust's option for two one-year renewals) with Alternate Power for the Services after a failed RFP in 2015. Alternate Power provided excellent service to the Trust during the initial term and the renewal periods for the 2015 contract. The Trust estimates that the amount required for the new three year contract is \$27,000. The Trust also estimates a contingency of approximately \$15,000 to cover the costs associated with services and repairs that may be needed during the term of the contract that are not included in the Services. Alternate Power held it pricing at the same level as the prior contract with the only increase for labor rates for extra services. Funding for this contract will be subject to the Board's annual review and approval of the Trust's operating budgets.

III. Requested Action

The Trust requests authorization by the Board of Directors to enter into a contract with Alternate Power Solutions, Inc. for the Pier 40 Emergency Generator Maintenance and Repair Services for a three-year term in the amount of \$27,000, plus a \$15,000 Contingency, for a Total Board Authorization Amount of up to \$42,000.

Attachment: Resolution

HUDSON RIVER PARK TRUST –Authorization for Hudson River Park Trust to Enter into a Contract with Alternate Power Solutions, Inc. for the Pier 40 Emergency Generator Maintenance and Repair Services in the Amount of \$27,000, Plus a \$15,000 Contingency, for a Total Board Authorization Amount of up to \$42,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on March 28, 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 contract with Alternate Power Solutions, Inc. for the Pier 40 Emergency Generator Maintenance and Repair Services for a Three-Year Term in the amount of \$27,000, plus a \$15,000 Contingency, for a Total Board Authorization amount of up to \$42,000; 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 foregoing resolution.

For Consideration

March 28, 2019

To: The Directors

From: Madelyn Wils

Re: Authorization to Contract with Partner Productions Inc. for SUBMERGE Marine Science Festival Equipment Rental and Event Services

Contract Summary

Contractor: Partner Productions Inc.
Proposed Work: SUBMERGE Festival Equipment Rental and Event Services
Contract Number: G5062
Approval Amount: Contract Amount of \$210,525

I. Background

Hudson River Park Trust ("Trust") will be hosting its sixth annual SUBMERGE Marine Science Festival, a free, day-long science event devoted to raising awareness about our coastal waters on September 28, 2019. Last year, approximately 8,500 guests and dozens of science partners participated in the festival, To produce a high quality and cost effective festival, the Trust requires equipment rentals and event production services from a reputable company.

II. Procurement Process

On February 12, 2019, the Trust advertised an Article 15-A Discretionary Procurement Request for Proposals (the "RFP") for SUBMERGE Festival Equipment Rental and Event Services in the New York State Contract Reporter and on the Trust's website pursuant to the Trust's discretionary purchasing authority under New York State Finance Law §163(6). This procurement opportunity was limited to small businesses and certified M/WBEs pursuant to Article 15-A of the New York State Executive Law. In addition to advertising as described above, the RFP was emailed directly to approximately 30 M/WBE firms identified in the NYS/ESDC directory. The RFP included a scope of services for rental needs and event services and identified the term of the agreement to be three years.

On March 12, 2019, the Trust received proposals from the following six companies in response to the RFP: (1) Carson Worldwide; (2) Partner Productions Inc. ("Partner Productions"); (3) Windows of Hip Hop; (4) JMT Media; (5) Upsilon Entertainment Group; and (6) DNK Events. The proposals were reviewed by a selection committee comprised of Trust staff and evaluated based on the criteria outlined in the RFP.

The Selection Committee ranked Partner Productions the highest and deemed the company's experience, pricing and vision the most competitive for supporting the SUBMERGE Marine Science Festival for the upcoming three years.

Partner Productions is a New York State certified MBE and a certified WBE and has contracted with the Trust for the past three years to produce SUBMERGE festivals and has provided strong work product and comprehensive event support. Partner Productions' response to this RFP highlights the company's thorough vision and applicable experience. Partner Productions has committed to meeting the Trust's goal of 30% participation by MWBEs and a SDVOB waiver have been issued by the Trust for the SDVOB 6% goal.

Partner Productions provided pricing of \$210,525 for SUBMERGE Festival equipment rentals and event services for the three-year period, with production support, equipment rental and event services costing approximately \$68,112 per year (plus a 3% annual increase for each of the following two years). Relative to past SUBMERGE Marine Science Festival costs, and in comparison to the other proposals, the Trust determined that the Partner Productions pricing is reasonable and therefore confirmed the selection.

Funding for this contract will be subject to the Board's annual review and approval of the Trust's operating budget.

III. REQUESTED ACTION

The Trust requests authorization by the Board of Directors to enter into a contract with Partner Productions Inc. for SUBMERGE Festival Equipment Rental and Event Services for a three-year term in the amount of \$210,525.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization to Contract with Partner Productions Inc. for SUBMERGE Marine Science Festival Equipment Rental and Event Services for a Total Board Authorization Amount of up to \$210,525

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on March 28, 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 contract with Partner Productions Inc. for SUBMERGE Marine Science Festival Equipment Rental and Event Services for a Three-Year Term, for a Total Board Authorization Amount of up to \$210,525; and

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.

**For Consideration
March 28, 2019**

To: The Directors
From: Madelyn Wils
Re: Authorization to Contract with WL Concepts & Production, Inc. for Logoed Seasonal Uniform Components

I. Contract Summary

Contractor: WL Concepts & Production, Inc.
Proposed Work: Logoed Seasonal Uniform Components
Contract Number: G5028
Authorization Amount: Authorized Amount of up to \$150,000 for a Three-Year Term

II. Background

In 2018, the Hudson River Park Trust (the "Trust") re-branded and launched a new logo for Hudson River Park ("HRPK"). The launch required updating all public facing and internal items displaying the HRPK logo, including certain seasonal uniforms for Trust staff. To assure an adequate supply of uniforms the Trust issued a Request for Proposals ("RFP") for the provision of seasonal logoed uniform components for the next three years. Following its evaluation of submittals, the Trust has identified WL Concepts & Production, Inc. ("WL") as the best qualified vendor to provide the Trust with its seasonal uniforms and now seeks authorization from the Board of Directors to enter into a three-year contract for an amount not to exceed \$150,000.

III. Procurement

Pursuant to the Trust's Procurement Guidelines, the Trust issued the RFP on February 5, 2019, which was advertised in the New York State Contract Reporter as well as on the Trust's website. On March 8, 2019, the Trust received nine (9) submissions from various vendors. The submissions were evaluated by an evaluation committee comprised of Trust staff from the Operations, Public Affairs, Education and Legal Departments. The proposals were evaluated based on the factors stated in the RFP, including apparel and embroidery samples as well as unit prices. The evaluation committee determined that WL provided the highest quality samples and offered competitive unit prices.

WL is a New York State certified Service Disabled Veteran-Owned Business ("SDVOB") and will exceed the Trust's SDVOB goal of 6%.

Prior to the release of the RFP, the Trust requested and was granted a full waiver from the State of its Minority and Women-Owned Enterprise ("M/WBE") goal of 30%.

IV. Funding

Funding for this contract will be subject to the Board's annual review and approval of the Trust's operating budget.

V. Requested Action

The Trust requests authorization by the Board of Directors to enter into a three-year contract with WL Concepts & Production, Inc. for Logoed Seasonal Uniform Components for a Total Board Authorization Amount of up to \$150,000.

Attachment:

Resolution

HUDSON RIVER PARK TRUST - Authorization to enter into a Contract with WL Concepts & Production, Inc. for Logoed Seasonal Uniform Components for a Total Board Authorization Amount of up to \$150,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on March 28, 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 contract with WL Concepts & Production, Inc. for the Logoed Seasonal Uniform Components for a three-year term and a Total Board Authorization Amount of up to \$150,000; 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.

For Consideration

March 28, 2019

To: Board of Directors
From: Madelyn Wils
Re: Authorization to Enter Into a Contract with HighRoad Press, LLC for Print Production and Mailing Services

I. Contract Summary

Contractor: HighRoad Press, LLC
Proposed Work: Print Production and Mailing Services
Contract Number: G5066
Authorization Amount: Contract Amount of \$138,445, with a 20% Contingency, for a Total Board Authorization Amount of up to \$166,134

II. Background

The Hudson River Park Trust (the "Trust") contracts with printing companies to print promotional and educational materials, such as maps and brochure, to inform the public about Park areas and activities, including free and low-cost programming. In certain cases, the Trust also uses a mailing service to distribute the printed materials to businesses and individuals on the extensive mailing lists that have been compiled by the Trust and Hudson River Park Friends over the years. The mailing service company labels, sorts and prepares printed bulk materials for delivery on behalf of the Trust. The Trust has determined that it is most efficient to have one firm handle both the printing and mailing service. Consequently, the Trust advertised a combined request for proposals ("RFP") for printing and mail house service for a one year period with two optional one year renewal terms.

III. Procurement Process

On February 26, 2019, the Trust advertised a Discretionary Purchase RFP for Print Production and Mailing Services in the New York State Contract Reporter and on the Trust's website pursuant to the Trust's discretionary purchasing authority under State Finance Law §163(6). This procurement opportunity was limited to M/WBE certified or SDVOB certified businesses pursuant to Articles 15-A and 17-B of the New York State Executive Law. In addition, the RFP was sent directly to M/WBE firms identified in the New York State directory. Proposals were required to be submitted by March 20, 2019.

The Trust received five (5) proposals in response to the RFP, from Graphic Executions Inc. ("Graphic Executions"), Earth Enterprises, Inc. ("Earth Enterprises"), Grand Meridian Printing, Inc. ("Grand Meridian"), SVC Printing Solutions LLC ("SVC Printing"), and HighRoad Press LLC ("HighRoad Press"). A selection committee comprised of Trust staff reviewed all submitted proposals. Although Earth Enterprises indicated in its response that its M/WBE certification status was pending, only HighRoad Press and Grand Meridian are currently certified M/WBE firms in the New York State Directory. The selection committee reviewed the submissions and rated HighRoad

Press the highest, and deemed the company's experience, pricing and green initiatives the most attractive for the Trust's printing and mailing service needs. HighRoad Press provided the lowest price in connection with this RFP.

HighRoad Press has worked with the Trust in the past and the Trust found that the firm produced quality materials and provided timely mailing services. In addition, the company produces materials in an environmentally responsible manner as a Forest Stewardship Council certified printer and a Sustainable Forestry Initiative certified printer. HighRoad Press's client list includes Bloomingdales, JetBlue, The Whitney Museum of American Art, and several other businesses based in New York City.

HighRoad Press provided pricing in the amount of \$44,791 for the first year of the term; with a three percent (3%) increase for the first optional renewal term in the amount of \$46,135; and a three percent (3%) increase for the second optional renewal term in the amount of \$47,519, for a total contract amount of \$138,445. Trust staff recommends adding a contingency of twenty percent (20%) over the three-year term should additional printing needs arise.

Funding for this contract will be subject to the Board of Director's annual review and approval of the Trust's operating budget.

IV. Requested Action

The Trust seeks Board of Directors authorization to enter into a contract with HighRoad Press, LLC for print production and mailing services for a one year term with two optional one year renewal terms, in the Contract Amount of \$138,445, with twenty percent (20%) contingency, for a Total Board Authorization Amount of up to \$166,134 for the three-year period.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization to Enter Into a Contract with HighRoad Press, LLC for Print Production and Mailing Services for a One Year Term with Two Optional One Year Renewal Terms, in the Contract Amount of \$138,445, with a Twenty Percent Contingency, for a Total Board Authorization Amount of up to \$166,134

RESOLVED, based upon the materials presented to the Board at its meeting on March 28, 2019, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby authorize the Hudson River Park Trust to enter into a contract with HighRoad Press, LLC, for print production and mailing services for a one year term with two optional one year renewal terms, in the Contract Amount of \$138,445, with a Twenty Percent Contingency, for a Total Board Authorization Amount of up to \$166,134 for the three-year period.

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.

For Consideration

March 28, 2019

To: The Directors

From: Madelyn Wils

Re: Authorization to Amend Contract with LiRo Group, Inc. for Pier 40 Construction Management Services

I. Contract Summary

Contractor: LiRo Group, Inc.
Proposed Work: Expansion of Scope of Services to include Pier 84 Building
Contract Number: A4456

II. Background

At its July 21, 2011 meeting, the Board of Directors authorized the Hudson River Park Trust ("Trust") to enter into a contract with LiRo Group, Inc. ("LiRo") for Construction Management Services related to building repair work at Pier 40 at a Total Board Authorization Amount not to exceed \$1,338,865. As a result of Hurricane Sandy in October 2012, LiRo was authorized to provide similar services overseeing repair work throughout the Hudson River Park. As part of these services, LiRo performed Hurricane Sandy related repair work at the building located at Pier 84. However, the Trust has now determined that the portion of the Pier 84 repair intended to prepare spaces for a restaurant use was not directly related to Hurricane Sandy and should instead be billed against the original LiRo contract.

As funding remains available under Contract A4456, Trust staff proposes to amend the contract to include construction management services for close-out work related to the building at Pier 84 in addition to the Pier 40 building. No increase in the Total Board Authorization Amount approved in July 2011 is required for this additional scope of work.

III. REQUESTED ACTION

The Trust requests authorization by the Board of Directors to amend the contract with LiRo Group, Inc. for Pier 40 Construction Management Services to include the Pier 84 building as part of the scope of work. No additional funding is required for this amendment.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Amend the Contract with LiRo Group, Inc. for Pier 40 Construction Management Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of March 28, 2019, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board hereby authorizes Hudson River Park Trust to amend the contract with LiRo Group, Inc. for Pier 40 Construction Management Services to include the Pier 84 building; 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 foregoing resolution.

For Consideration

March 28, 2019

To: The Directors

From: Madelyn Wils

Re: Authorization to Contract with New Knowledge Organization Ltd. for Park Over Plastic Program Audit Services

I. Contract Summary

Contractor: New Knowledge Organization Ltd.
Proposed Work: Park Over Plastic Program Audit Services
Contract Number: G5073
Approval Amount: Contract Amount of \$35,000, plus 10% Contingency, for Total Board Authorization Amount of \$38,500

II. Background

Hudson River Park Trust ("Trust") is leading a new plastic reduction initiative called "Park Over Plastic" to phase out single use plastics Park-wide. The Park Over Plastic initiative is a growing alliance of Park staff, tenants, and members of the public committed to decreasing plastic pollution in the Park. The initiative also aims to educate the general public about the harmful impact of plastics on the Park's sanctuary waters. To better understand the effectiveness of the initiative by documenting baseline data and then follow-up results, the Trust requires the services of a reputable environmental evaluation consultant to undertake plastic waste audits and park user surveys.

It is estimated that the plastic waste audit, plastic consumption survey, data analysis and report will cost approximately \$35,000 over a two year period.

III. Procurement Process

Pursuant to the Trust's procurement guidelines, purchases valued at less than \$50,000 for services that are not available from preferred sources or through centralized contracts with New York State Office of General Services ("OGS") are not subject to formal competitive procurement, and the vendor selection and price for such services can be obtained by the use of informal quotes. Since plastic waste audit services were not available from preferred sources or through centralized contracts with OGS, the Trust requested informal quotes for these services.

On March 1, 2019, the Trust requested informal quotes for the Park Over Plastic Program Audit by emailing the required scope of services to four environmental evaluation companies with experience in conducting waste audits. Informal quotes were required to be submitted to the Trust via email by March 11, 2019. Trust staff also communicated on the phone with each of the four environmental evaluation companies during the week of March 4, 2019 to review the scope and answer questions. The Trust received informal quotes from the following three companies in

response to its request: (1) Waste Strategies LLC; (2) New Knowledge Organization Ltd.; and (3) Action Research, which pricing ranged from \$17,000 to \$77,450.

Trust staff selected New Knowledge Organization Ltd. ("New Knowledge") to provide the services needed for the Park Over Plastic Audit based on its experience, pricing, and detailed plan for providing the requested services. New Knowledge submitted a quote of \$35,000, which the Trust staff determined to be reasonable for audit, survey, and report services.

New Knowledge is an interdisciplinary social science think tank based in New York City. The Trust has previously worked with New Knowledge in partnership with the New York State Department of Environmental Conservation to evaluate the use and effectiveness of the public data monitor in connection with the Hudson River Environmental Conditions Observing System. Staff found New Knowledge to have expertise in program valuation techniques that correspond with the needs of the project. Trust staff reviewed the New York State Directory and found no waste audit services companies; therefore, Trust staff will seek a MWBE waiver from the Governor's office and will issue a SDVOB waiver.

Funding for this contract will be subject to the Board's annual review and approval of the Trust's operating budget.

IV. REQUESTED ACTION

The Trust requests authorization by the Board of Directors to enter into a contract with New Knowledge Organization Ltd. for Park Over Plastic Program Audit Services for a two-year term in the amount of \$35,000, plus a 10% contingency for a Total Board Authorization Amount of \$38,500.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization to Contract with New Knowledge Organization Ltd. for Park Over Plastic Program Audit Services in the Contract Amount of \$35,000, Plus a 10% Contingency, for Total Board Authorization Amount of \$38,500

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on March 28, 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 contract with New Knowledge Organization Ltd. for Park Over Plastic Program Audit Services for a two-year term, in the Contract Amount of \$35,000, plus a 10% contingency, for a Total Board Authorization Amount of \$38,500; and

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.

For Consideration

March 28, 2019

To: The Directors

From: Madelyn Wils

Re: Authorization to Contract with Conway Marine Construction, Inc. for Pier 66A Structural Restoration

I. Contract Summary

Contractor: Conway Marine Construction, Inc.
Proposed Work: Pier 66A Structural Restoration
Contract Number: C4963
Approval Amount: Base Contract Amount of \$695,023.00 plus a 20% contingency of \$139,004.60 for a Total Board Authorization Amount of up to \$834,027.60

II. Background

The Hudson River Park Trust ("Trust") requires the services of an experienced marine construction contractor to complete structural restoration work at the Float Bridge at Pier 66A in Hudson River Park ("Park"). The Float Bridge at Pier 66A is an historic structure that serves both as public open space and as the means of access to "Pier 66 Maritime" – a former Lackawana barge that provides additional public open space, berthing for two historic vessels (the Frying Pan and the John J. Harvey) and a restaurant concession. The Float Bridge is eligible for listing in the State and National Registers of Historic Places.

In 2002, the NYS Department of Transportation ("SDOT"), on behalf of the Trust, lifted and repaired the then partially sunken Float Bridge, re-supported its western end on a new steel pile foundation, retained the existing east end timber pile/crib foundation, repaired the timber main deck structure, and rehabilitated portions of the timber finger piers. In addition, SDOT replaced the timber planks that function as the walking surface. However, the eastern portion of the Float Bridge was not repaired at that time since its condition was stable as compared to the rest of the deteriorated structure.

In 2017, an underwater inspection by the Trust's consulting engineers revealed that the eastern timber piles, crib foundation and some finger pier components were in urgent need of stabilization and repair. Conditions have been closely monitored since. The State Historic Preservation Office has approved the repair treatment, as is required, and the Trust is now prepared to undertake the work. The contract period will be for up to one year, with work anticipated to start in Fall 2019.

III. Procurement Process

In accordance with the Trust's Procurement Guidelines, an advertisement for the Invitation for Bids for Pier 66A Structural Restoration was published in the New York State Contract Reporter and on the Trust's website for the period February 8, 2019 through March 19, 2019. Seven companies submitted bids on March 19, 2019, including: Conway Marine Construction, Inc. ("Conway") at \$695,023, Reicon Group, LLC at \$1,260,000, EIC Associates, Inc. at \$1,475,500, Trevcon Construction Co. Inc. at \$1,575,000, J.T. Cleary Inc. at \$1,741,000, Atlantic Subsea, Inc. at \$1,851,000, and Simpson & Brown, Inc. at \$4,199,000.

A selection committee comprised of members of the Trust's design/construction and the project Construction Manager evaluated the lowest apparent bidder, Conway, for responsiveness in accordance with the identified selection criteria, which included (i) the contractor's relevant experience on similar projects; and (ii) submission of (a) required bonding, (b) a preliminary construction schedule, (c) administrative and project personnel listing, and (d) source and material supply listings. Conway addressed all evaluative criteria and the bid was therefore determined to be responsive.

Thereafter, the Trust performed a responsibility determination for Conway, including legal authority, integrity, and past performance. The evaluation of financial capacity is not yet complete. The reference and background checks for Conway were uniformly supportive. Trust staff determined that Conway was the lowest responsive and responsible bidder for the proposed work, and thus seeks Board authorization to contract with Conway for the Pier 66A Structural Restoration, subject only to completion of the evaluation of firm's financial capacity.

As this project entails the rehabilitation of a partially underwater historic structure, staff has determined that a 20% contingency is appropriate.

New York State granted a waiver of MWBE goals prior to commencement of the procurement process. A waiver was also issued for SDVOB goals.

Funding for this contract is available from New York State and the Trust's capital maintenance budget.

IV. REQUESTED ACTION

The Trust requests authorization by the Board of Directors to enter into a contract with Conway Marine Construction, Inc. for Pier 66A Structural Restoration for a one-year term in the amount of \$695,023.00 plus a 20% contingency of \$139,004.60 for a Total Board Authorization Amount of up to \$834,027.60.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with Conway Marine Construction, Inc. for Pier 66A Structural Restoration in the amount of \$695,023.00 plus a 20% contingency of \$139,004.60 for a Total Board Authorization Amount of up to \$834,027.60

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of March 28, 2019, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board of Directors hereby authorizes Hudson River Park Trust to enter into a contract with Conway Marine Construction Inc. for Pier 66A Structural Restoration for a one-year term in the amount of \$695,023.00 plus a 20% contingency of \$139,004.60 for a Total Board Authorization Amount of up to \$834,027.60.

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.

For Consideration

March 28, 2019

To: The Directors

From: Madelyn Wils

Re: Authorization to Contract with Simpson & Brown, Inc. for Piers 98 to 99
Waterfront Structures

I. Contract Summary

Contractor: Simpson & Brown, Inc.
Proposed Work: Piers 98 to 99 Waterfront Structures
Contract Number: C4964
Approval Amount: Base Contract Amount of \$2,131,000.00 plus a 10% contingency of
\$213,100.00 for a Total Board Authorization Amount of up to
\$2,344,100.00

II. Background

The Hudson River Park Trust ("Trust") requires the services of an experienced marine construction contractor to complete necessary marine platform structural work along the bulkhead between Piers 98 and 99 in Hudson River Park ("Park"). Plans and permits for this location have long called for a modest new over-water pedestrian platform and related upland park construction to improve circulation and safety between West 57th and West 58th Streets. The existing area is too narrow to accommodate both a full width bikeway and esplanade and must therefore be widened. The Trust expects to construct the marine portion of the platform and to perform minor bulkhead repairs such as repairing spalls and removing abandoned marine hardware in 2019. The balance of the project, including installation of pavement, lighting and railings, would be performed as part of the Pier 97 project given the need for a coordinated design in this area.

The contract period will be for up to one year.

III. Procurement Process

In accordance with the Trust's Procurement Guidelines, an advertisement for the Invitation for Bids for Piers 98 to 99 Waterfront Structures was published in the New York State Contract Reporter and on the Trust's website for the period February 8, 2019 through March 19, 2019. Nine companies submitted bids on March 22, 2019, including: Simpson & Brown, Inc. at \$2,131,000, Phoenix Marine Co. at \$2,261,000, EIC Associates, Inc. at \$2,465,000, Atlantic Subsea, Inc. at \$2,780,000, Trevcon Construction Co. Inc. at \$2,990,000, Weeks Marine, Inc. at \$3,189,900, J.T. Cleary Inc. at \$3,597,000, Reicon Group, LLC at \$3,632,000, and D'Onofrio General Contracting at \$4,280,800.

A selection committee comprised of members of the Trust's design/construction and the project Construction Manager evaluated the lowest apparent bidder, Simpson & Brown, Inc., for responsiveness in accordance with the identified selection criteria, which included (i) the contractor's relevant experience on similar projects; and (ii) submission of (a) required bonding, (b) a preliminary construction schedule, (c) administrative and project personnel listing, and (d) source and material supply listings. Simpson & Brown, Inc. addressed all evaluative criteria and the bid was therefore determined to be responsive.

Thereafter, the Trust performed a responsibility determination for Simpson & Brown, Inc., including an evaluation of legal authority, financial capacity, integrity, and past performance. The evaluation of financial capacity is not yet complete. The reference and background checks for Simpson & Brown, Inc. were uniformly supportive. Trust staff determined that Simpson & Brown, Inc. was the lowest responsive and responsible bidder for the proposed work, and thus seeks Board authorization to contract with Simpson & Brown, Inc. for the Piers 98 to 99 Waterfront Structures.

New York State granted a waiver of MWBE goals prior to commencement of the procurement process. A waiver was also issued for SDVOB goals.

Funding for this contract is available from New York State and the Trust's capital maintenance budget.

IV. REQUESTED ACTION

The Trust requests authorization by the Board of Directors to enter into a contract with Simpson & Brown, Inc. for Piers 98 to 99 Waterfront Structures for a one-year term in the amount of \$2,131,000.00 plus a 10% contingency of \$213,100.00 for a Total Board Authorization Amount of up to \$2,344,100.00.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with Simpson & Brown, Inc. for Piers 98 to 99 Waterfront Structures in the amount of \$2,131,000.00 plus a 10% contingency of \$213,100.00 for a Total Board Authorization Amount of up to \$2,344,100.00

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of March 28, 2019, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board of Directors hereby authorizes Hudson River Park Trust to enter into a contract with Simpson & Brown, Inc. for Piers 98 to 99 Waterfront Structures for a one-year term in the amount of \$2,131,000.00 plus a 10% contingency of \$213,100.00 for a Total Board Authorization Amount of up to \$2,344,100.00; 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.

For Consideration

March 28, 2019

To: The Directors

From: Madelyn Wils

Re: Authorization to Contract with Hunter Roberts Construction Group, L.L.C. for Construction Management Services

I. Contract Summary

Contractor: Hunter Roberts Construction Group, L.L.C. ("HRCG")
Proposed Work: Construction Management Services
Contract Number: A4878-A
Authorization Amount: Reauthorization of an Amount Not to Exceed \$1,906,665.71, plus a 10% contingency, and Authorization to Reallocate \$1,099,245, plus a 10% contingency, of such amount for a total Board Reallocation Authorization Amount of up to \$1,209,169.50

II. Background

At its March 29, 2018 meeting, the Board approved the Trust entering into a contract with Skanska USA (the "Skanska Contract") for Construction Management ("CM") services, in the amount of up to \$2,097,332.28, including contingency, to serve as the Trust's chief representative in the field throughout the Pier 40 pile structural restoration (the "Project"). Phase 1, Phase 2 and Combined Sewer Outfall (CSO) removal work of the Project is scheduled for completion on or about May 2019 and has been overseen pursuant to the Skanska Contract. However, due to scheduling and staffing issues under the Skanska Contract, the Trust has determined that it is in the best interest of the Trust to reassign the remaining phases 3 through 7 to HRCG, the next highest ranked respondent to the public solicitation issued for the CM services.

The Trust now seeks approval to enter into a contract with HRCG (the "HRCG Contract") for the remaining phases of the Project and to reallocate the remainder of the previously Authorized Amount to the HRCG Contract for completion of the Project. Phase 3 and Phase 4 are scheduled to begin this spring, with Conway Marine Construction, Inc. doing the pile repair work pursuant to the Board's approval at its January 31, 2019 meeting. All seven phases remain scheduled for completion on or about spring of 2022.

III. Procurement Process

In accordance with the Trust's Procurement Guidelines, the Trust issued a Request for Proposals ("RFP") for the CM services on February 2, 2018, pursuant to which the Trust reserved the right to contract with one or more respondent for the CM services. Eight firms submitted proposals.

At the March 29, 2018 meeting, the Trust informed the Board that after a technical evaluation of each submission for the firms' responsiveness, including the firms' construction management experience, team staffing and capacity to perform, the three highest-ranked firms from the technical evaluation were HRCG, LiRo Program and Construction Management, PE P.C. and Skanska USA ("Skanska"). After interviews were conducted, Skanska was determined to be ranked first and HRCG was ranked second.

In accordance with the RFP, staff recommends exercising the Trust's right to "award a contract to as many or as few respondents as the Trust may select" in order to maintain the Project schedule. HRCG has agreed to provide the CM services for its original proposed price of \$1,099,245 for Phases 3 to 7. HRCG has also committed to meet the Trust's 30% combined M/WBE participation goal and 6% SDVOB goal for the HRCG Contract. The Trust is satisfied that HRCG satisfies the RFP's evaluative criteria, offered a fee and cost proposal that was fair and reasonable, and thus presented the "best value" proposal to the Trust.

Funding for this contract is currently available through the Trust's approved capital maintenance budget with funds provided by the sale of Pier 40 air rights and has been previously authorized by the Board. The Trust is not seeking any additional moneys for the CM services from that previously approved by the Board on March 29, 2018.

IV. Requested Action

The Trust seeks Board authorization to reallocate a portion of the previously Total Board Authorized Amount of \$2,097,332.28 and enter into a contract with Hunter Roberts Construction Group, L.L.C. for Pier 40 Structural Restoration Construction Management Services in the Base Amount of \$1,099,245, plus a 10% contingency, for a total Board authorization amount of up to \$1,209,169.50.

Attachment:
Resolution

HUDSON RIVER PARK TRUST -Authorization to reallocate a portion of the previously Total Board Authorized Amount of \$2,097,332.28 and for Hudson River Park Trust to Contract with Hunter Roberts Construction Group, L.L.C. for Pier 40 Structural Restoration Construction Management Services in the Base Contract Amount of \$1,099,245, plus a 10% contingency, for a Total Board Authorization amount of up to \$1,209,169.50.

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of March 28, 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 reallocate a portion of the previously Total Board Authorized Amount of \$2,097,332.28 and for Hudson River Park Trust to Contract with Hunter Roberts Construction Group, L.L.C. for Pier 40 Structural Restoration Construction Management Services in the Base Contract Amount of \$1,099,245, plus a 10% contingency, for a Total Board Authorization amount of up to \$1,209,169.5; 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.

For Consideration

March 28, 2019

To: The Directors

From: Madelyn Wils

Re: Approval of and Authorization for Execution of Amendment No. 1 to the Lease Agreement between Hudson River Park Trust and Consolidated Edison Company of New York, Inc. for Pier 98

I. Background

At its May 26, 2011 Board of Directors meeting, which followed a significant action process, the Board authorized the Hudson River Park Trust ("Trust") to enter into a lease agreement with Consolidated Edison Company of New York, Inc. ("Con Edison") for a 10-year term with two possible 10-year renewals for Pier 98, including a portion of the southern and northern slip (the "Con Edison Premises"). The lease agreement dated as of August 1, 2009 (the "Lease") provided for payments by Con Edison of an Annual Base Rent and annual payments in lieu of real estate taxes ("PILOT").

In order to construct the planned public esplanade platform between Piers 98 and 99, the Trust needs approximately 2,116 square feet of the water-portion of the Con Edison Premises located immediately adjacent to the bulkhead and to the north of Pier 98 (an area that is approximately 92 feet long and 23 feet wide, or 0.812 percent of the Con Edison Premises) (hereafter, the "Severed Lands Under Water"). Trust staff has negotiated a proposed Lease amendment with Con Edison that would provide a reduction in Annual Base Rent and PILOT proportionate to the 0.812 percent figure and allow for a recovery of the Severed Lands Under Water from the Con Edison Premises. Calculated accordingly, Annual Base Rent would be reduced by \$14,072.40. The Trust would also be entitled to use an additional portion of the Premises north of Pier 98 for construction staging on a temporary basis.

The construction of the new esplanade platform between Piers 98 and 99 is supported by local elected officials, Manhattan Community Board 4 and the public and is part of the original General Project Plan adopted in 1998. A copy of the proposed Lease Amendment has been provided to all Directors.

II. REQUESTED ACTION

Trust Staff request authorization by the Board of Directors to approve and authorize execution of Amendment No. 1 to the Lease Agreement between Hudson River Park Trust and Consolidated Edison Company of New York, Inc. for Pier 98 on the terms sets forth herein.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Approval and Authorization for Execution of Amendment No. 1 of the Lease Agreement Between Hudson River Park Trust and Consolidated Edison Company of New York, Inc. for Pier 98

RESOLVED, based on the materials presented to the Board of Directors at its meeting on March 28, 2019, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves and authorizes the execution of Amendment No. 1 to the Lease Agreement between Hudson River Park Trust and Consolidated Edison Company of New York, Inc. for Pier 98; 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 foregoing resolution.

For Consideration
March 28, 2019

To: The Directors

From: Madelyn Wils

Re: Authorization to Contract with The Doe Fund, Inc. for Park Outdoor Litter Collection and Related Services

I. Contract Summary

Contractor: The Doe Fund, Inc.
Proposed Work: Park Outdoor Litter Collection and Related Services
Contract Number: M5070
Authorization Amount: Contract Amount of up to \$3,798,555.

II. Background

The Doe Fund, Inc. ("The Doe Fund") is a respected not-for-profit social services organization that provides residential support services to the homeless and persons recovering from substance abuse. Under its Ready, Willing and Able program, The Doe Fund provides transitional work opportunities to trainee workers who learn job skills and earn hourly stipends.

The Hudson River Park Trust (the "Trust") began contracting with The Doe Fund in 2001 for indoor and outdoor maintenance services, including collecting and bagging refuse, cleaning Park furnishings and surfaces, removing litter and debris from the Route 9A median and buffer areas, removing graffiti and cleaning indoor Park offices and buildings. In March 2014, the Trust contracted with New York State Industries for the Disabled, a New York State Preferred Source, for indoor janitorial services and in May 2014 executed a new contract with The Doe Fund for outdoor cleaning. The Doe Fund outdoor cleaning services contract was subsequently amended and new contracts were entered into, the term for the last of which expires March 31, 2019.

The Trust now seeks Board ratification and authorization to enter into a new three year contract with The Doe Fund for outdoor maintenance services on a single source basis. Under the Trust's Procurement Guidelines, the Trust may contract on a single source basis where two or more contractors may be able to perform the required services, but the Trust selects the contractor for reasons including expertise or previous experience with similar contracts. In such a case, the Trust must demonstrate a rational basis for its selection based on specific factors such as past experience with a particular issue, familiarity with specific agency operations, experience with similar projects at other agencies, demonstrated expertise or capacity and responsiveness. The Trust must also be satisfied that the contract cost is reasonable.

The proposed contract with The Doe Fund meets the requirements for a single source contract. The Doe Fund has performed outdoor Park maintenance work for the Trust for over eighteen years,

and the Trust's experience with The Doe Fund supervisors and trainee workers has been positive. The Doe Fund's supervisors and trainee workers are intimately familiar with the Trust's physical layout and operations and have formed excellent working relationships with Trust staff and Park Enforcement Patrol security officers. These "men in blue" (the color of The Doe Fund uniforms) form a part of the Trust's public face and are well received by Park patrons. Similar agencies such as Brooklyn Bridge Park rely on The Doe Fund's Ready, Willing and Able participants to provide outdoor maintenance services of a consistently high quality. In many instances The Doe Fund has provided additional labor to supplement Trust staff, performing snow removal and trash pick-up after large events such as Heritage of Pride.

The Trust partners with The Doe Fund's Ready, Willing and Able program in a unique manner that benefits both the trainees and the Park. Through separate social services funding, The Doe Fund supports trainee workers with safe, comfortable housing, three nutritious meals per day, transportation, educational offerings including GED and pre-GED adult literacy, case management counseling, career development services, and other benefits. The Trust provides trainee workers with opportunities to acquire skills and gain valuable work experience. Since individual trainee workers are committed to The Doe Fund's long term social service program, turnover is low and longevity of employment at the Park is high. In several instances, graduates of the Ready, Willing and Able program have become valued full time employees of the Trust. The Trust is satisfied that its cost in connection with the program for the services it receives is reasonable because the Trust does not pay for profit and overhead ordinarily associated with private maintenance firms contracting for such services.

Under the proposed contract, over a three year term from April 1, 2019 through March 31, 2022, The Doe Fund will provide approximately 17 trainee workers and supervisors per day to perform outdoor Park maintenance services and maintenance on the Route 9A bikeway, medians and buffer areas, plus an additional 2 trainee workers and supervisor to provide overnight pavement cleaning services as weather permits, as well as on an as-needed supplemental basis for special events and weather related circumstances (such as snow removal). The Doe Fund has informed the Trust that the first year fee for the services is \$1,204,934, and with an up to 5% annual increase in the rates for the services for years two and three, the Trust now seeks a total Board authorization amount up to \$3,798,555 for the three-year period.

Funding for this contract will be subject to the Board's annual review and approval of the Trust's operating budget. To the extent such services are performed for maintenance on the Route 9A medians and buffer areas, the Trust expects reimbursement of these maintenance costs pursuant to an agreement currently pending with the New York State Department of Transportation.

III. Requested Action

The Trust seeks Board authorization to contract with The Doe Fund, Inc. for Park outdoor litter collection and related services in the amount up to \$3,798,555 for a three year term from April 1, 2019 to March 31, 2022.

Attachment: Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with The Doe Fund, Inc. for Park Outdoor Litter Collection and Related Services in the Amount of up to \$3,798,555

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on March 28, 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 contract with The Doe Fund, Inc. for Park outdoor litter collection and related services for a three year term, in the amount of up to \$3,798,555; 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 foregoing resolution.

For Consideration

March 28, 2019

To: The Directors

From: Madelyn Wils

Re: Authorization to Amend Contract with Deborah Bradley Construction & Management Services, Inc. for Parkwide Pavement, Play Surface, and Fire Hydrant Infrastructure Restoration

I. Contract Summary

Contractor: Deborah Bradley Construction & Management Services, Inc.
Proposed Work: Parkwide Pavement, Play Surface, and Fire Hydrant Infrastructure Restoration
Contract Number: C4845
Authorization Amount: Amendment Amount of up to \$660,000, for a Total Board Authorization Amount of up to \$5,017,210

II. Background

At its September 26, 2018 meeting, the Board of Directors ("Board") authorized the Hudson River Park Trust ("Trust") to enter into a contract with Deborah Bradley Construction & Management Services, Inc. ("DBC") for the pavement, play surface and fire hydrant infrastructure capital repair and replacement work required at the Pier 25 Playground, Pier 45 hex pavement areas, Pier 51 Playground, and at Pier 84. The Board authorized a Base Contract Amount of \$3,961,000 plus a 10% contingency for a Total Board Authorized Amount to \$4,397,210.

In the course of construction work at Pier 84, the Trust uncovered additional drainage issues as well as more significant pavement damage caused by intensive use. Consequently, the Trust must amend the scope of work for the DBC Contract to require the installation of a new 7-inch reinforced concrete subbase slab under the unit pavement in the area where vehicles drive onto Pier 84. This requires additional funding of \$660,000 and an amendment to the DBC contract. Funding for this amendment will come from the Trust's capital maintenance budget, with the Trust seeking funding support from New York City.

III. Requested Action

The Trust requests Board authorization to amend the contract with Deborah Bradley Construction & Management Services, Inc. for the Parkwide Pavement, Play Surface, and Fire Hydrant Infrastructure Restoration Work in an Amendment Amount of up to \$660,000, for a Total Board Authorization Amount of up to \$5,017,210.

Attachment: Resolution

HUDSON RIVER PARK TRUST - Authorization to Amend the Contract with Deborah Bradley Construction & Management Services, Inc. for the Parkwide Pavement, Play Surface, and Fire Hydrant Infrastructure Restoration Work for an Amendment Amount of up to \$660,000 for a Total Board Authorization Amount of up to \$5,017,210

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on March 28, 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 amend its contract with Deborah Bradley Construction & Management Services, Inc. for the Parkwide Pavement, Play Surface, and Fire Hydrant Infrastructure Restoration Work for an Amendment Amount of up to \$660,000 for a Total Board Authorization Amount of up to \$5,017,210; 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.

For Consideration
March 28, 2019

To: Board of Directors

From: Madelyn Wils

Re: Authorization to Amend the Contract with Adjusters International, Inc. for FEMA Project Close-out Consulting Services

I. Contract Summary

Contractor: Adjusters International, Inc.
Proposed Work: FEMA Project Close-out Consulting Services
Contract Number: F4666
Approval Amount: Amendment Amount of up to \$25,000, for a Total Board Authorization Amount of up to \$396,000

II. Background

On May 9, 2015, the Hudson River Park Trust ("Trust") approved a sole source contract with Adjusters International, Inc. ("Adjusters") in the amount of \$48,111 for work in connection with completing FEMA applications and supporting documentation for reimbursement of expenses incurred as a result of Hurricane Sandy. At its meetings on September 29, 2016, June 8, 2017, September 28, 2017, and September 26, 2018, the Board of Directors (the "Board") authorized increases and term extensions to the Trust's sole source contract with Adjusters, such that the current contract authorizes up to \$371,000 through March 31, 2019.

To date, the Trust has expended \$34.2 million for Hurricane Sandy repairs, of which \$21.9 million has been reimbursed, primarily with the assistance of Adjusters. At this time, actual storm recovery work is largely complete, but funding applications to FEMA and the NYS Governor's Office of Storm Recovery ("GOSR") is continuing. Because of federal audit requirements, the paperwork is both exacting and intensive.

The proposed amendment amount of \$25,000 is necessary for Adjusters to complete the review and analysis of Hurricane Sandy documentation in connection with the FEMA and GOSR close-out process. The contract term for the close-out consulting services, including follow-up and audit, will also be extended by nine months to continue through December 31, 2019.

III. Procurement

Under the Trust's Procurement Guidelines, if the amended contract exceeds 20% of the original contract amount, the Trust shall either use a competitive process to award the additional work or document the reasons why a competitive process is not in the best interests of the Trust.

The Trust has determined that a competitive process is not in the best interests of the Trust at this time and recommends amending the current sole source contract with Adjusters for the following reasons: (1) Adjusters is fully familiar with each one of the Trust's many project worksheets ("PW") currently before FEMA and GOSR for review; selecting a new firm would likely cause substantial delay in processing PW close-outs and realizing reimbursement funding; (2) the Adjusters' staff representative has a favorable working relationship with FEMA and GOSR staff, thus facilitating timely review of PW applications by the agencies; (3) Adjusters charges a reasonable hourly rate for its services; and (4) Adjusters continues to perform its services in a competent and satisfactory manner.

The Trust anticipates that most but not all of the funding for this contract will be reimbursable by FEMA and GOSR as eligible Direct Administrative Costs. The balance of funding will come from the Trust's annual capital maintenance budget.

IV. Requested Action

The Hudson River Park Trust requests Board authorization to amend the contract with Adjusters International, Inc. for FEMA project close-out consulting services in an amendment amount of \$25,000, for a total Board authorization amount of up to \$396,000 and an extension of the term through December 31, 2019.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Amend the Contract with Adjusters International, Inc. for FEMA Project Close-out Consulting Services in an Amendment Amount of \$25,000, for a Total Board Authorization Amount of up to \$396,000 and an Extension of the Term through December 31, 2019

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on March 28, 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 amend the contract with Adjusters International, Inc. for FEMA Project Close-out Consulting Services in an amendment amount of \$25,000, for a Total Board Authorization Amount of up to \$396,000 and an extension of the term through December 31, 2019; 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 foregoing resolution.

For Consideration
March 28, 2019

To: Board of Directors of the Hudson River Park Trust

From: Madelyn Wils, President and CEO

Re: Approval of Hudson River Park Trust Fiscal Year 2019-2020 Operating Budget

REQUESTED ACTION

The Hudson River Park Trust seeks approval by the Board of Directors of the Trust's April 1, 2019 to March 31, 2020 fiscal year operating budget as presented at the Board meeting on March 28, 2019.

Materials and Attachments:

**Proposed Budget
Resolution**

**HUDSON RIVER PARK TRUST - Approval of the Hudson River Park Trust April 1, 2019
– March 31, 2020 Fiscal Year Operating Budget**

RESOLVED, based upon the materials presented to the Board of Directors of the Hudson River Park Trust at its meeting on March 28, 2019, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the April 1, 2019 – March 31, 2020 fiscal year Operating Budget; 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 foregoing resolution.

For Consideration

March 28, 2019

To: The Directors

From: Madelyn Wils

Re: Authorization to Enter into Second Collaboration Agreement with Hudson River Park Friends

I. Background

On July 11, 2011, following a significant action process, the Board of Directors of the Hudson River Park Trust (the "Trust") approved a Collaboration Agreement between the Trust and Friends of Hudson River Park ("Friends") that would allow for the creation of a public/private partnership between the two organizations in connection with fundraising efforts to support Hudson River Park's development, programming, operations and maintenance.

Since the commencement of this partnership, Friends has been the Park's main philanthropic fundraising entity, and has been using its community advocacy capabilities, in collaboration with the Trust, on behalf of important issues facing the Park. For its part, the Trust continues to work with and support Friends in obtaining funding on behalf of the Park and to work collaboratively with Friends for the benefit of the public and the Park.

The Trust and Friends now seek to enter into a Second Collaboration Agreement (the "Agreement") to renew their public/private partnership. Following is a summary of the key terms for the Agreement:

- The initial term of the Agreement would be for three (3) years. The Trust and Friends may mutually agree to renew the Agreement for up to three (3) additional 2-year periods. The Agreement would provide for early termination by either Party upon thirty (30) days written notice.
- The Joint Steering Committee of the Trust and Friends, established in the original Collaboration Agreement, would continue to assure that the two organizations coordinate and work collaboratively on fundraising, advocacy, marketing, public communication activities and certain strategic, budgetary and other planning activities associated with setting targets for and raising the needed funds to complete and support the Park. The strategic plan developed by the two organizations and reviewed bi-annually would guide such activities, identify short-term and long-term goals, as well as primary fundraising needs and opportunities, and delineate the roles and responsibilities of the Trust and Friends in achieving the strategic goals, among other activities. The Committee would not be empowered to take any formal action on behalf of either the Trust Board or Friends Board.

- All revenues and funds raised or obtained by the Friends would be used solely to support Park development, maintenance, operations, programming and initiatives, as well as Friends' own reasonable operating costs and related expenses, which shall be defined and limited on an annual basis by the Friends Board following consultation with the Joint Steering Committee.
- The Trust and Friends will continue to work collaboratively to attract sponsors, and shall coordinate between the parties with respect to the collection and apportionment of sponsorship fees.
- The Trust and Friends also entered into a Trademark Agreement in June 2017, which remains in effect. The Trust, as the owner of certain trademarks and the domain name hudsonriverpark.org, licenses such trademarks and domain name to Friends in connection with its activities.
- To the extent feasible, the Trust will name Friends as an additional insured to the Trust's commercial general liability policy, subject to no opposition from the State of New York or the City of New York at any time during the term of the Agreement.
- Finally, the Agreement will provide for representations and warranties, audit rights, maintenance of books and records, conflicts of interest, and other standard contract provisions typically contained in "Friends of" Agreements in New York.

The proposed Agreement has been sent to the Directors.

II. REQUESTED ACTION

Trust staff seeks approval to enter into the Second Collaboration Agreement with Hudson River Park Friends pursuant to the terms and conditions set forth above.

Attachment:

Resolution

HUDSON RIVER PARK TRUST– AUTHORIZATION TO ENTER INTO SECOND COLLABORATION AGREEMENT WITH HUDSON RIVER PARK FRIENDS

RESOLVED, based on the materials presented to the Board of Directors at its meeting of March 28, 2019, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Trust to enter into the Second Collaboration Agreement with Hudson River Park Friends; 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 foregoing resolution.