



**MEETING OF THE
BOARD OF DIRECTORS
October 1, 2020 at 4:00 pm
Hudson River Park Trust, Pier 40
Conference Call Number: 1 646 558 8656
Meeting ID: 990 4727 4232#
Passcode: 976725**

AGENDA

I. CONSENT AGENDA

- A. Approval of Minutes and Ratification of the Actions Taken at the July 23, 2020 Meeting of the Hudson River Park Trust Board of Directors
- B. Authorization to Extend Term of Contract with Gilbane Building Company for Pier 26 Construction Management Services
- C. Authorization to Extend Term of Contract with Joanna Pertz Landscape Architecture, P.C. for Parkwide Landscape Architect/Site Civil Engineer Services
- D. Authorization to Extend the Term of Contract with Simpson & Brown, Inc. for Piers 98 to 99 Waterfront Structures
- E. Authorization to Amend Contract with Abel Bainnson Butz, LLP for Chelsea Waterside Park Phase 2 Design
- F. Authorization to Amend Contract with James Corner Field Operations for Design and Related Consultant Services for Gansevoort Peninsula
- G. Authorization to Contract with Cartegraph Systems, Inc. for Computerized Maintenance Management System

II. CORPORATE ACTIONS

- H. Authorization to Contract for Tribeca Sanctuary Enhancements
- I. Authorization to Contract with Virsig, LLC for Access Control
- J. Authorization to Amend Contract with Reicon Group, LLC for the Pier 40 Structural Restoration Phase 6 Construction Work to Include the Remainder of Phase 4 Structural Restoration
- K. Authorization to Amend Contract with Trevcon Construction Company for Pier 40 Structural Restoration Phase 5 Construction Work to Include the Remainder of Phase 3 Structural Restoration
- L. Authorization to Amend Contracts with CH2M Hill Engineering and Hunter Roberts Construction Group for Pier 40 Structural Restoration Professional Services

III. PRESIDENT'S REPORT

- Parkwide Public Safety Statistics

- Update: Financials
- Review of All Trust Procurement Contracts with over One-Year Term
- Review List of Active Revenue Contracts
- Update on Design/Construction Projects
- Opening of Pier 26
- Pier 76
- Update on Recent Meetings of Joint Design and Sanctuary Committees and Joint Audit and Finance Committees

IV. ADVISORY COUNCIL AND HRPK FRIENDS REPORTS

V. ADJOURN

**HUDSON RIVER PARK TRUST - Approval of Minutes of and Ratification of the Actions
Taken at the July 23, 2020 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 July 23, 2020 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 the Hudson River Park Trust.

For Consideration
October 1, 2020

To: The Directors

From: Madelyn Wils

Re: Authorization to Extend the Term of the Contract with Gilbane Building Company for Pier 26 Construction Management Services

I. Contract Summary

Contractor: Gilbane Building Company
Proposed Work: Pier 26 Construction Management Services
Contract Number: A4901

II. Background

At its May 31, 2018 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract for a 26-month term with Gilbane Building Company (“Gilbane”) for Construction Management Services at Pier 26. Pursuant to the contract, Gilbane is acting as the Trust’s chief representative in the field and is performing all construction and post-construction services for the Pier 26 construction contracts. The Board authorized a maximum contract value of \$2,679,732.

The Trust has determined that there is a need to extend the term of Gilbane’s contract by six months for the completion of post-construction services. No increase in the maximum contract value is anticipated. Funding for this contract remains available from a private CitiGroup project grant.

III. REQUESTED ACTION

The Trust requests Board authorization to extend the term of the contract with Gilbane Building Company for Pier 26 Construction Management Services by six months for an aggregate term of 32 months.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Extend the Term of the Contract with Gilbane Building Company for Pier 26 Construction Management Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of October 1, 2020, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board hereby authorizes Hudson River Park Trust to extend the term of the contract with Gilbane Building Company for Pier 26 Construction Management Services by six months for an aggregate term of 32 months; 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
October 1, 2020

To: The Directors

From: Madelyn Wils

Re: Authorization to Extend the Term of Contract with Joanna Pertz Landscape Architecture, P.C. for Parkwide Landscape Architect/Site Civil Engineer Services

I. Contract Summary

Contractor: Joanna Pertz Landscape Architecture, P.C.
Proposed Work: Parkwide Landscape Architect/Site Civil Engineer Services
Contract Number: A4827

II. Background

At its June 8, 2017 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract for a three-year term with Joanna Pertz Landscape Architecture, P.C. (“Joanna Pertz”) for Parkwide Landscape Architecture Services for a Total Board Authorization Amount of up to \$364,556. Pursuant to the contract, Joanna Pertz has designed and provided comprehensive professional services for small and mid-sized capital construction projects.

The Trust has determined that there is a need to extend the term of Joanna Pertz’s contract by one year to cover construction phase services for projects designed during the original contract term. No increase in the maximum contract value is anticipated. The source of funding for this contract is the Trust’s approved capital maintenance budget.

III. Requested Action

The Trust requests Board authorization to extend the term of contract with Joanna Pertz Landscape Architect, P.C. for Parkwide Landscape Architect/Site Civil Engineer Services for an additional one- year term.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Extend the Term of Contract with Joanna Pertz Landscape Architect, P.C. for Parkwide Landscape Architect/Site Civil Engineer Services.

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of October 1, 2020, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to extend the term of contract with Joanna Pertz Landscape Architect, P.C. for Parkwide Landscape Architect/Site Civil Engineer Services by one year; 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
October 1, 2020

To: The Directors

From: Madelyn Wils

Re: Authorization to Extend the Term of the 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

II. Background

At its March 28, 2019 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract for a 12-month term with Simpson & Brown, Inc. (“Simpson”) for the construction of the Piers 98 to 99 Waterfront Structures. The Board authorized a maximum contract value of \$2,344,100. Pursuant to the contract, Simpson constructed a new waterfront platform between Piers 98 and 99.

The Trust has determined that there is a need to extend the term of Simpson’s contract by five months to cover the project closeout phase. No increase in the maximum contract value is anticipated. The source of funding for this contract is anticipated to be from the State of New York.

III. REQUESTED ACTION

The Trust requests Board authorization to extend the term of the contract with Simpson & Brown, Inc. for Piers 98 to 99 Waterfront Structures by five months for an aggregate term of 17 months.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Extend the Term of the Contract with Simpson & Brown, Inc. for Piers 98 to 99 Waterfront Structures

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of October 1, 2020, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board hereby authorizes Hudson River Park Trust to extend the term of the contract with Simpson & Brown, Inc. for Piers 98 to 99 Waterfront Structures by five months for an aggregate term of 17 months; 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
October 1, 2020

To: The Directors

From: Madelyn Wils

Re: Ratification of and Authorization to Amend Contract with Abel Bainnson Butz, LLP
for the Chelsea Waterside Park Phase 2 Design

I. Contract Summary

Contractor: Abel Bainnson Butz, LLP (“ABB”)
Proposed Work: Chelsea Waterside Park Phase 2 Design
Contract Number: A4898
Amendment Amount: \$171,009 for a Total Board Authorization Amount of up to \$1,143,055

II. Background

At its September 18, 2019 meeting, the Board of Directors authorized Hudson River Park Trust (“Trust”) to enter into a contract with Abel Bainnson Butz, LLP (“ABB”) for the design of Chelsea Waterside Park, Phase II for a contract amount of up to \$868,132 plus a 10% contingency for a Total Board Authorization Amount of up to \$954,946. The scope of work included the design of a comfort station, dog run and picnic area with a total construction cost estimated in excess of \$7 million.

Since then, the Trust has received additional funding by City Council Speaker Cory Johnson and Manhattan Borough President Gail Brewer to reconstruct the synthetic turf field. The Trust therefore amended the ABB contract in July 2020 to add the reconstruction of the synthetic turf field to the design scope of work. The Trust now seeks Board ratification of and authorization to increase the original ABB contract by \$171,009 to cover the costs of the additional design services and geotechnical tests due to the addition of the synthetic turf field to the project scope.

Funding for this additional design work will be provided by the City Council and Borough President.

III. Requested Action

The Trust requests Board ratification of and authorization for the amendments to the contract with Abel Bainnson Butz, LLP for Chelsea Waterside Park Phase 2 Design Services for an additional amount not to exceed \$171,009, for a Total Board Authorization with the 10 percent contingency of up to \$1,143,055.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Ratification of and Authorization for the Hudson River Park Trust to Amend the Contract with Abel Bainnson Butz, LLP for Chelsea Waterside Park Phase 2 Design Services for an Additional Amount Not to Exceed \$171,009

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on October 1, 2020, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and authorizes the amendments to the contract with Abel Bainnson Butz, LLP for the Chelsea Waterside Park Phase 2 Design Services to include the additional scope of services related to the reconstruction of the synthetic field turf for an additional amount not to exceed \$171,009, for a Total Board Authorization Amount, including the 10 percent contingency, of up to \$1,143,055; 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
October 1, 2020

To: The Directors

From: Madelyn Wils

Re: Authorization to Amend the Contract with James Corner Field Operations for Design and Related Consultant Services for Gansevoort Peninsula

I. Contract Summary

Contractor: James Corner Field Operations
Proposed Work: Design and Related Consultant Services for Gansevoort Peninsula
Contract Number: A4981
Amendment Amount: \$260,000 for a Total Board Authorization Amount of up to \$6,090,000

II. Background

At its January 31, 2019 meeting, the Board of Directors authorized Hudson River Park Trust (“Trust”) to enter into a contract with James Corner Field Operations (“James Corner”) for the Design and Related Consultant Services for Gansevoort Peninsula for a contract amount of up to \$5,300,000 plus a 10% contingency for a Total Board Authorization of \$5,830,000. The scope of work includes undertaking site analysis work and preparing designs for shoreline improvements, public fields and park areas, upland park finishes and improvements, vehicular circulation, bicycle and pedestrian access and enclosed structures such as public restrooms, a small food concession, Park maintenance and seasonal storage needs. Issuance of a Request for Proposals for new park construction is expected soon.

An essential component of the James Corner scope was for community engagement to inform planning for the new park. This scope element included presenting alternative design concepts and explaining complex construction matters to the local community board and elected officials, and soliciting community input.

In early 2020 the Trust was tasked with conducting, on an expedited basis, a community engagement process in connection with potential legislative changes enabling redevelopment and new park construction at Pier 40 and Pier 76 within Hudson River Park. As this task was substantially similar to the community engagement work then being performed satisfactorily by James Corner for Gansevoort, and because James Corner was then engaged in community consultation work with one of the same community boards, the Trust determined that it was in its best interest to modify the James Corner contract scope to encompass the required Pier 40 and Pier 76 work. Consequently, \$260,000 of the authorized contract contingency was used to cover the community engagement services that James Corner and sub-consultants performed for the Trust in its meetings with a newly formed Piers 40/76 Task Force. These services included,

among other matters, preparing for and attending Task Force meetings, analyzing potential uses, and preparing illustrative building renderings and open space concepts for both Piers 40 and 76. James Corner prepared power point presentations and presented the concept designs and analyses at each of the Task Force meetings held in February and March 2020.

Funding for the additional James Corner community engagement contract work was provided from unrestricted monies held by the Trust. The Trust now seeks authorization to restore, in an equal amount, that portion of the James Corner contract contingency expended on the Piers 40/76 Task Force work. This will enable James Corner to perform necessary traffic and geotechnical engineering work needed to complete the Gansevoort design.

Funding for this amendment remains available from funds provided by the City of New York.

III. Requested Action

The Trust requests Board authorization to amend the contract with James Corner Field Operations for the Gansevoort Peninsula Design and Related Consultant Services for an Amount not to exceed \$260,000 for a Total Board Authorization Amount of up to \$6,090,000.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Amend the Contract with James Corner Field Operations for the Gansevoort Peninsula Design and Related Consultant Services for an Amount not to exceed \$260,000, for a Total Board Authorization Amount of up to \$6,090,000.

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on October 1, 2020, 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 James Corner Field Operations for the Gansevoort Peninsula Design and Related Consultant Services for an Amount not to exceed \$260,000, for a Total Board Authorization Amount of up to \$6,090,000; 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

October 1, 2020

To: The Directors
From: Madelyn Wils
Re: Authorization to Contract with Cartegraph Systems, Inc. for Computerized Maintenance Management System Services

I. Contract Summary

Contractor: Cartegraph Systems, Inc.
Proposed Purchase: Computerized Maintenance Management Systems Services
Contract Number: F5230
Authorization Amount: Up to \$161,865 for Three-Year Term

II. Background

At its September 29, 2016 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a four-year contract with Cartegraph Systems, Inc. for the implementation of a proprietary computerized maintenance management systems service, Cartegraph OMS. The initial contract amount for system implementation and training was \$246,781.

Over four years since approval by the Board, the Trust has successfully implemented Cartegraph OMS. The system is designed to assist staff in the performance of their daily duties in safely and efficiently managing the maintenance and general upkeep of the park. The system has four main features: (1) tracking requests, assignments, and completion of tasks; (2) scheduling of routine preventive maintenance and inspections; (3) accounting for inventory; and (4) calculating the costs of maintaining and operating components of the park. All field staff and their managers use this software on a daily basis to track the routine maintenance of Trust facilities, horticultural assets and equipment, and to manage maintenance requests and repairs. The Trust has trained staff on using the software, and plans to continue to provide routine trainings as software updates are rolled out every quarter.

Cartegraph OMS is “state of the art” and also used by Central Park, the Highline and Brooklyn Bridge Park. This has created an opportunity to collaborate on best practices and share lessons learned to further help integrate the software into workflows by staff.

The Cartegraph OMS software is proprietary and only available directly from Cartegraph Systems, Inc. Therefore, the Trust is seeking Board approval to enter into a new contract with the vendor on a single source basis as described below.

III. Procurement Process

Pursuant to the Trust's Procurement Guidelines, a single source procurement is one in which two or more contractors can supply the commodity or perform the service required by the Trust, but the Trust selects a specific contractor because of that contractor's specific expertise, previous experience with current or similar contracts, or expertise with a specific issue. In a single source procurement, the Trust must document in the procurement record the following criteria: (i) the circumstances leading to the selection of the contractor, including the alternatives considered; (ii) its rationale for selecting the specific contractor; and (iii) the basis upon which it determined the cost was reasonable and how that conclusion was reached.

As previously noted, the Trust has successfully transitioned to the use of the Cartegraph OMS software over the past four years, and would continue to build on that use with additional training and expanded uses of the technology. The software has become the main tool utilized by Trust staff to report maintenance and repair issues within the park and to document all work completed to maintain the park. A solicitation for a new consultant for different software would not be in the Trust's best interest as it would mean the Trust would have to restart with a new computerized maintenance system, which would require new installation into all Trust computer hardware, transferring data, and re-training for staff. Cartegraph Systems, Inc.'s proposed pricing for the new three year basic licensing agreement is \$131,865, which is based on \$43,470 in year one, \$43,950 in year two and \$44,445 in year three. The proposed cost is consistent with the pricing that the Trust received for its 2016 contract with Cartegraph Systems, Inc. and annual increases of 1.1% per year are similar to other software licensing agreements. In addition to the three-year basic license for the use of the software and support services, Trust staff has allocated up to \$30,000 over the three year term for supplemental consulting and on-site training services.

For the foregoing reasons, and because Cartegraph Systems, Inc.'s proposed price has been evaluated to be fair and reasonable, the Trust has determined that it is in the best interest of the Trust to proceed with a single source contract with Cartegraph Systems, Inc.

Funding for this contract will be available through the Trust's operating budget reviewed and approved annually by the Board.

IV. Requested Action

The Trust requests Board authorization to contract with Cartegraph Systems, Inc. for the Computerized Maintenance Management System for a three-year term for a Total Board Authorization Amount of up to \$161,865.

Attachment:

Resolution

HUDSON RIVER PARK TRUST – Authorization for Hudson River Park Trust to Contract with Cartegraph Systems, Inc. for Computerized Maintenance Management System Services for a three-year term for a Total Board Authorization Amount of up to \$161,865

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on October 1, 2020, 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 contract with Cartegraph Systems, Inc. for a three-year term in an amount of up to \$161,865; 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
October 1, 2020

To: The Directors

From: Madelyn Wils

Re: Authorization to Contract with Reicon Group, LLC for Construction Services
Related to the Tribeca Habitat Enhancements Project

I. Contract Summary

Contractor(s): Reicon Group, LLC (“Reicon”)

Proposed Work: Fabrication, Construction and Installation of Habitat-Enhancing
Features between Pier 26 and Pier 34 in Tribeca

Contract Number: C5159

Authorization Amount: Up to \$1,500,000 over a three-year period, which amount may be
increased in the future subject to availability of funds and approval
by the Directors

II. Background

Hudson River Park includes both an upland portion and a water section known as the Estuarine Sanctuary (the “Sanctuary”). Under the Hudson River Park Act (the “Act”), Sanctuary uses include conservation of marine resources, environmental education and research, public recreation, and, in certain areas, authorized commercial maritime uses. The Act further contemplates habitat restoration as a permissible activity.

At its July 23, 2020 meeting, the Board of Directors (“Board”) approved and authorized the issuance by the Hudson River Park Trust (“Trust”) of a Negative Declaration for the Tribeca Ecological Enhancements project in Hudson River Park Segment 3. As detailed at that time, the project was developed in close consultation with the New York State Department of Environmental Conservation (“NYSDEC”) to advance Governor Cuomo’s intention to implement an oyster and habitat enhancement project in the Tribeca portion of the Sanctuary.

The project is designed to be scalable over several years based on available New York State funding and regulatory requirements. It consists of up to 304 individual habitat-enhancing elements that would be intentionally placed between Pier 26 and Pier 34 to take advantage of existing park infrastructure where possible, including remains of long-gone piers.

As presented to the Board in July 2020, the specific project elements include biohuts with seeded oyster shells, textured concrete pile encasements, oyster wraps, and gabions and reef balls with

seeded oyster shells. NYSDEC and the Army Corps of Engineers are still considering their respective permit applications submitted by the Trust that are among the prerequisites to performing this work. Subsequent to the July Board meeting, the New York Department of State and NYC Department of City Planning have confirmed the Trust's Coastal Zone Consistency determination for the project.

Subject to regulatory approvals, the Trust hopes to be able to install the full planned enhancements program over a period of up to three years. Since full funding to achieve that goal is not yet available but is expected to increase within the project period, the Trust structured a Request for Proposals ("RFP") to secure unit pricing for the fabrication and installation of each type of enhancement feature. This approach allows the Trust to secure and lock in competitive pricing for each type of enhancement feature over a three-year period. Thus, subject to Board approval, the Trust could contract initially for a subset of the overall number of project elements based on available funding, and then increase the authorizations when additional funding is secured, subject again to Board approval.

III. Procurement Process

In accordance with the Trust's Procurement Guidelines, an advertisement for an RFP for Tribeca Sanctuary Enhancements was published in the New York State Contract Reporter and the RFP was posted on the Trust's website for the period of August 13, 2020 through September 11, 2020. Because the nature of the work is typically self-performed with little to no opportunities for subcontracting, Trust staff requested a pre-solicitation waiver from the New York State MWBE goal, which was granted on August 7, 2020. An internal pre-solicitation waiver from the New York State SDVOB goal was also prepared on the same basis.

The Trust received five proposals on the submission deadline that were determined to be timely submitted and responsive. In accordance with the Trust's Procurement Guidelines, a selection committee comprised of the Trust staff reviewed the submissions and evaluated each according to the identified selection criteria in the RFP, including but not limited to demonstrated experience fabricating and installing marine structures; the quality of the respondent's management, reputation, and references; favorable history, if any, in contracting or doing business with the City and State entities; the quality of the proposal including the plan for coordinating procurement and delivery of live oysters; the project schedule, including the ability to be flexible on timing; and price.

The selection committee determined that Reicon's cost proposal for each of the separately priced components for the project was fair and reasonable and that Reicon had also demonstrated the capacity to perform all aspects of the scope including, but not limited to, managing the live oysters through its supplier, Billion Oyster Project. Thus, Reicon presented the "best value" to the Trust for the installation of the enhancements.

The Trust also performed a responsibility determination for Reicon, including evaluation of legal authority, integrity, past performance, and financial capacity. The review did not yield any adverse information.

Accordingly, the Trust seeks to enter into a contract with Reicon as the most qualified firm, for up to \$1,500,000 for elements of the Tribeca Sanctuary Enhancements Project. The specific project elements that would be installed in the project's first phase would be identified by the Trust staff in conjunction with technical staff from NYSDEC, and will consider habitat goals, oyster availability, seasonal construction limitations and production and installation timing. Staff expects to return to the Directors to increase the authorization amount as additional funds are confirmed.

Funding for this project is to be made available to the Trust through the capital budget of the State of New York and dedicated funding from a NYSDEC settlement.

IV. Requested Action

The Trust requests Board authorization to enter into a contract with Reicon for the Tribeca Sanctuary Enhancements for an amount of up to \$1,500,000.

Attachment:

Resolution

HUDSON RIVER PARK TRUST - Authorization for the Hudson River Park Trust to Contract with Reicon Group, LLC for the Tribeca Sanctuary Enhancements in an amount of up to \$1,500,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on October 1, 2020, 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 Reicon Group, LLC for the Tribeca Sanctuary Enhancements in an amount of up to \$1,500,000; 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

October 1, 2020

To: The Directors
From: Madelyn Wils
Re: Authorization to Contract with Virsig, LLC for Parkwide Access Control Upgrades

I. Contract Summary

Contractor: Virsig, LLC
Proposed Work: Parkwide Access Control System
Contract Number: G5330
Authorization Amount: Up to \$468,334 for a Three-Year Term

II. Background

The Hudson River Park Trust (“Trust”) utilizes an access control system to meet its primary physical security needs like securing doors, managing access rights, and tracking user access to most buildings and rooms. The current system, which is over 15 years old, has expanded incrementally over the years as new buildings were constructed within the Park and various Pier 40 renovations were undertaken. The Trust has now identified a need to replace the Park’s existing access control software and hardware as it has surpassed its life expectancy, is no longer supported by the manufacturer, and has become costly to repair and maintain.

The Trust’s current security camera software, Genetec, has a companion access control software that, operating together, would allow the Trust to exercise better oversight and control of its facilities. The Trust has therefore determined that purchasing Genetec Access Control software and supported hardware would best serve the Park. This conclusion is based on the proposed system’s advanced analytic features such as coordinating access control with video surveillance, communications management, centralized credentialing, intrusion alerts, and the ability to run real time diagnostics of access controlled doors. In addition, the new system will replace obsolete hardware and include technical support, regular system updates, and ongoing maintenance services without incurring any interruptions to the security access operations.

III. Procurement Process

In accordance with the Trust’s procurement guidelines, the Trust sought the use of a centralized contract for facility security systems through the NYS Office of General Services (“OGS”). OGS created guidelines for its centralized contract, which requires in certain circumstances that state agencies and public authorities interested in using its centralized contract for facility security

systems undertake a limited solicitation process in which all qualified contractors registered with OGS in the applicable region, in this case New York City, receive a copy of the advertisement and have an opportunity to submit proposals on the contract. The OGS centralized contract requires that agencies make an award based on “best value”, which takes into consideration cost as well as technical or non-cost factors.

The Trust released an advertisement for a limited solicitation for Parkwide Access Control on August 18, 2020 in accordance with OGS guidance. The advertisement contained a description of facilities in the Park, the proposed scope of work for the contract, key dates for the request for proposals, staffing requirements and general instructions. The advertisement was distributed to each of the twenty-six qualified contractors registered with OGS to install and service facility security systems using Genetec software and hardware in New York City. A mandatory site visit was held on September 1, 2020 at Pier 40, which was attended by nine of the twenty-six qualified contractors. Five contractors submitted responsive proposals by the Trust’s deadline on September 15, 2020.

A committee comprised of Trust staff evaluated the proposals based on the criteria set forth in the solicitation. Upon review of the submitted proposals, the committee short listed three vendors, Champion Alarm Systems, LTD dba Champion Systems Integration, Care Security Systems, and Virsig, LLC. The Trust then interviewed all three vendors on their relevant experience, implementation plans, and staff support availability and responsiveness. After the interviews, the Trust requested best and final pricing and some further clarifications from all three vendors. The Trust then determined that Virsig, LLC, a New York State certified SDVOB, was the most qualified company and offered the best value for providing all the required services, including installation, programming, licensing, training and maintenance.

Virsig, LLC has an Elite Level Certification from Genetec and, based on the Trust’s interview, the most experience implementing similar access control projects. Virsig, LLC has satisfactorily completed work with U.S. Department of Veteran Affairs, Metropolitan Transit Authority, White Plains Housing Authority and other governmental agencies. Pricing for the first year, which includes installation, programming, licensing, maintenance and training, is \$363,000. Licensing and maintenance for each of years two and three is approximately \$50,442 and \$54,892 respectively based on the number of access controlled doors currently located in the Park. Therefore, the Trust staff seeks to enter into a contract with Virsig, LLC as the most qualified company and offering the best value to the Trust for a three-year term for a total contract amount of up to \$468,334.

Initial funding for this contract is available through the Trust’s approved equipment and capital maintenance budget for the current fiscal year. Year two and three funding will be from the Trust’s operating budget which will be reviewed and approved annually by the Board.

IV. Requested Action

The Trust requests Board authorization to contract with Virsig, LLC for Parkwide Access Control Upgrades for a three-year term for a Total Board Authorization Amount of up to \$468,334.

HUDSON RIVER PARK TRUST – Authorization for Hudson River Park Trust to Contract with Virsig, LLC for Parkwide Access Control Upgrades for a Three-Year Term for a Total Board Authorization Amount of up to \$468,334

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on October 1, 2020, 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 contract with Virsig, LLC for a three-year term in an amount of up to \$468,334; 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
October 1, 2020

To: The Directors

From: Madelyn Wils

Re: Authorization to Amend Contract with Reicon Group, LLC for the Pier 40 Structural Restoration Phase 6 Construction Work to Include the Remainder of Phase 4 Structural Restoration

I. Contract Summary

Contractor: Reicon Group, LLC
Proposed Work: Pier 40 Structural Restoration Phase 6 Construction Work
Contract Number: C4985
Authorization Amount: Additional \$6,286,384 for work previously to be performed under Contract No. C4874 (Phase 4 Work), plus a 10% Contingency for a Total Board Authorization of up to \$15,853,341

II. Background

For the past several years, Hudson River Park Trust (“Trust”) has been engaged in a multi-phase Pier 40 repair project to address serious pile degradation issues identified in an engineer’s report dated March 2015. While most of the phased construction work has proceeded on-budget and on-schedule, the low bid contractor for Phase 3 and Phase 4 pile repair work, Conway Marine Construction, Inc. (“Conway”), has not performed satisfactorily. The Trust has therefore made alternative contracting arrangements presented in this and two other items before the Board today to assure the completion of the work.

At its January 2019 meeting, the Board of Directors (“Board”) approved entering into a contract with Conway, which was the lowest price bidder for the Pier 40 Structural Restoration Phase 4 Construction Work. The base contract amount for the work was \$6,484,538. On December 26, 2020, the Trust determined that the contractor had failed to perform and terminated the contract by defaulting Conway. The Trust then exercised its rights under Conway’s performance bond issued by Liberty Mutual Surety/The Ohio Casualty Insurance Company (the “Surety”).

In July 2020, the Surety informed the Trust that it had obtained bids from qualified contractors for the completion of the Phase 4 work. Thereafter, the Surety independently selected Reicon Group, LLC (“Reicon”) to complete the Phase 4 work and informed the Trust that it would pay the difference between the amount of funds that remain available under the Conway contract and the increased cost proposed by Reicon to complete the Phase 4 work. Reicon’s cost proposal to complete the Phase 4 Work is \$6,286,384. The remaining amount on the Conway contract upon termination was \$5,329,251. Reicon is Trust’s current contractor for Phase 6 pile repair work. Both the Phase 4 and Phase 6 pile repair work are located along the northern side of Pier 40.

The Trust now wishes to amend its current contract with Reicon for the Phase 6 work to include the incomplete Phase 4 work based on the recommendations of the Surety and also due to the fact that both scopes of work are similar and the Phases 4 and 6 work areas are adjacent to one another. The Trust thus seeks authorization to amend the Reicon contract to (1) modify its scope to include the incomplete Phase 4 work, (2) reallocate \$5,329,251 previously approved for the Conway contract but unexpended, and (3) further increase the Reicon contract amount by \$957,133 to compensate Reicon for the additional cost of completing the Phase 4 work. The Trust and the Surety will enter into a separate agreement in which the Surety will pay the Trust \$957,133 as damages for the additional amount needed for Reicon to complete the Phase 4 work.

III. Procurement Process

Pursuant to the Trust's Procurement Guidelines, the Trust must explain why it is not in the best interest of the Trust to undertake a competitive procurement method for any contract amendment that exceeds 20% of the original Total Board Authorization Amount.

First, Reicon's contract for the Phase 6 work was competitively procured. At the November 20, 2019 meeting, the Board authorized the Trust to enter into a contract for the Pier 40 Structural Restoration Phase 6 Construction Work with Reicon at a base Contract Amount of \$8,125,744 plus a 10 percent contingency for a Total Board Authorization of up to \$8,938,319. As explained in the accompanying memorandum to the Board, the Trust had received seven proposals in response to its RFP for the Phase 6 work and the Trust's selection committee had determined that Reicon's fee was fair and reasonable and presented the best value to the Trust for the Phase 6 work. Trust Staff, in consultation with Hunter Roberts Construction Group as the construction manager for the Pier 40 Restoration Construction Work, have also concurred that the pricing for the additional Phase 4 work that will be reimbursed to the Trust by the Surety is also fair and reasonable and within industry standards.

Second, because the Trust is exercising its rights under the performance bond for the defaulted Conway contract, the selection of the construction contractor to complete the Phase 4 work was appropriately made by the Surety, which also used a competitive process.

Third, as the remaining work on Phase 4 is immediately adjacent to Reicon's Phase 6 work area, adding the Phase 4 work to the Phase 6 scope of work is more expedient and also addresses logistical issues at Pier 40 that limits the number of contractors and barges that can be located at the work area at any given time.

Accordingly, it is in the Trust's best interest to amend the Phase 6 Contract with Reicon, the contractor selected by the Surety to complete the Phase 4 work, for the reasons described above and not to undertake a separate procurement process. As noted above, the Surety is paying the additional costs for Reicon to complete the Phase 4 work pursuant to the Conway contract's performance bond.

IV. Funding

Funding for the reallocated portion of the contract amendment cost of \$5,329,251 is available from restricted funds generated from the sale of excess development rights to the St. John's Center project developer. This is the source of funds for the existing Reicon contract for the Phase 6 work as well. Funding for the additional \$957,133 amount will be available from the settlement with the Surety.

V. Requested Action

The Trust requests Board authorization to (i) reauthorize a portion of the previously Total Board Authorization Amount of \$5,329,251 under Conway contract No. C4874 for Pier 40 Structural Restoration Phase 4 Construction Work to be used for the Phase 6 Construction Work, and (ii) amend the Reicon Contract for Pier 40 Structural Restoration Phase 6 Construction Work (C4985) to include the Phase 4 Scope of Work for an additional amount of \$6,286,384, plus a 10 percent contingency, for a Total Board Authorization Amount of up to \$15,853,341.

Attachment
Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Amend Contract with Reicon Group, LLC for Pier 40 Structural Restoration Phase 6 Construction Work

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on October 1, 2020, 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 reauthorize a portion of the previously Total Board Authorization Amount of \$5,329,251 under Contract No. C4874 for Pier 40 Structural Restoration Phase 4 Construction Work and to amend the contract with Reicon Group, LLC for Pier 40 Structural Restoration Phase 6 Construction Work to include the remaining Pier 40 Structural Restoration Phase 4 Work in an Amendment Amount of \$6,286,384 plus a 10 percent contingency for a Total Board Authorization Amount of up to \$15,853,341; 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
October 1, 2020

To: The Directors

From: Madelyn Wils

Re: Authorization to Amend Contract with Trevcon Construction Company, Inc. for the Pier 40 Structural Restoration Phase 5 Construction Work to Include the Remainder of the Phase 3 Structural Restoration Work

I. Contract Summary

Contractor: Trevcon Construction Company, Inc.
Proposed Work: Pier 40 Structural Restoration Phase 5 Amended Scope of Work
Contract Number: C4984
Total Board Authorization: Ratification of Original \$17,497,700 for Amended Scope

II. Background

For the past several years, Hudson River Park Trust (“Trust”) has been engaged in a multi-phase Pier 40 repair project to address serious pile degradation issues identified in an engineer’s report dated March 2015. While most of the phased construction work has proceeded on-budget and on-schedule, the low bid contractor for Phase 3 and Phase 4 pile repair work, Conway Marine Construction, Inc. (“Conway”), has not performed satisfactorily. The Trust has therefore made alternative contracting arrangements presented in this and two other items before the Board today to assure the completion of the work.

At its January 2019 meeting, the Board of Directors (“Board”) approved entering into a contract with Conway for the Pier 40 Structural Restoration Phase 3 Construction Work. The base contract amount for the work was \$7,609,390, and, with the 10 percent contingency, the Total Board Authorized Amount was \$8,370,329. Conway was only able to finish a portion of the Phase 3 work, valued at \$5,117,453, by the milestone completion date of April 1, 2020. Because the Trust needed the Phase 3 work area on the southern side of Pier 40 to allow its Phase 5 contractor, Trevcon Construction Company, Inc. (“Trevcon”), to commence work this past spring, Trust staff determined that it was in the Trust’s best interest to terminate the Conway contract for convenience.

The Trust proposes to shift the balance of remaining Phase 3 work to Trevcon, which is currently working on the Pier 40 Structural Restoration Phase 5 Work, the phase that is located immediately adjacent to Phase 3. The Board had authorized the Trust to enter into a contract with Trevcon for the Phase 5 work at its November 20, 2019 meeting for a Total Board Authorization Amount of up to \$17,497,700. The Trust has a successful working history with Trevcon and has determined that adding the incomplete Phase 3 work to Trevcon’s Phase 5 scope of work is the

most efficient and cost effective path forward to complete the Phases 3 and 5 pile repairs by early summer 2021. Trevcon's price to complete the remaining Phase 3 work is approximately \$4,420,000, an amount that has been determined to be reasonable by the Trust's construction manager, Hunter Roberts Construction Group. This amount is \$1,928,063 greater than the \$2,491,937 remaining on the Conway Phase 3 contract.

The Phase 5 scope of work and maximum contract value authorized by the Board for the Trevcon contract included a full structural restoration of the Pier 40 finger pier. This scope for the finger pier work was valued at approximately \$6 million. The Trust reduced the scope to address immediate hazards and stabilize the finger pier thereby significantly reducing that cost. The Trust proposes to amend the Trevcon contract to add the remaining \$4,420,000 of Phase 3 work to the Phase 5 Scope of Work, but the Trust does not need additional funding for this amendment. Rather, Trust staff seeks authorization to allow \$4,420,000 of the original Total Board Authorization of \$17,497,700 for Trevcon's Phase 5 work to be applied to the Phase 3 work.

III. Requested Action

The Trust requests approval by the Board to amend the Trevcon contract for Pier 40 Structural Restoration Phase 5 Construction Work to include the remaining Phase 3 work. The Trust further seeks ratification by the Board that the Total Board Authorization Amount for the Trevcon contract remains at \$17,497,700.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Amend Scope of Work for the Contract with Trevcon Construction Company, Inc. for Pier 40 Structural Restoration Phase 5 Construction Work to Include the Remaining Phase 3 Work

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on October 1, 2020, 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 (i) amend the Contract with Trevcon Construction Company, Inc. for Pier 40 Structural Restoration Phase 5 Construction Work to include the remaining Phase 3 work, and (ii) ratification by the Board that the Total Board Authorization Amount for the Trevcon contract remains at up to \$17,497,700; 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
October 1, 2020

To: The Directors

From: Madelyn Wils

Re: Authorization to Amend Contracts with CH2M Hill Engineering, P.A. and Hunter Roberts Construction Group, LLC for Pier 40 Structural Restoration Related Professional Services

I. Contracts Summary

Contractor: CH2M Hill Engineering, P.A.
Proposed Work: Pier 40 Structural Restoration Engineering Services
Contract Number: A4680
Authorization Amount: Additional \$175,334 for a Total Board Authorization Amount of up to \$1,500,000.00

Contractor: Hunter Roberts Construction Group, LLC
Proposed Work: Pier 40 Structural Restoration Construction Management Services
Contract Number: A 4878-A
Authorization Amount: Additional \$100,000 for a Total Board Authorization Amount of up to \$1,309,169.50

II. Background

In addition to the authorizations by the Board of Directors (“Board”) to amend the Reicon Group (“Reicon”) and Trevcon Construction Company (“Trevcon”) contracts for Pier 40 Structural Restoration Construction Work as explained in the accompanying memoranda provided to the Board, the Hudson River Park Trust (“Trust”) also seeks authorization to amend the CH2M Hill Engineering, P.A. (“CH2M”) contract for Pier 40 Structural Restoration Engineering by an additional \$175,334 and the Hunter Roberts Construction Group, LLC (“Hunter Roberts”) contract for Construction Management Services by an additional \$100,000.

As background, at its May 26, 2016 meeting, the Board had authorized the Trust to enter into a contract with CH2M for a Base Contract Amount of \$1,324,666 to serve as the Pier 40 Structural Restoration Engineer of Record, which scope of work includes preparing the regulatory filings and necessary drawings as well as reviewing contractor shop drawings. New drawings need to be prepared related to the amendments to the contracts with Trevcon and Reicon to include the additional Phases 3 and 4 scopes of work as explained in the accompanying Board memoranda. Funds are also needed for CH2M, as the Engineer of Record, to amend the Phases 3, 4, 5 and 6 drawings that need to be filed with NYC’s Small Business Services.

At its March 28, 2019 meeting, the Board had authorized the Trust to contract with Hunter Roberts for Construction Management Services for a Total Board Authorization Amount of up to \$1,209,169.50 for the remaining oversight work necessary at that time for Phases 1 and 2 Pier 40 Structural Restoration work as well as all the remaining phases of the Pier 40 Structural Restoration work, including Phases 3 to 7. The Trust seeks to increase the contract amount by \$100,000 to cover costs related to the extended schedule for Hunter Roberts to oversee completion of the Phases 3, 4, 5 and 6 work that is now expected to occur in early summer 2021 (as opposed to the earlier projection of completion of Phases 5 and 6 in the spring 2021).

III. Funding

Funding is available from restricted funds generated from the sale of excess development rights to the St. John's Center project developer, with a portion of the engineering costs being paid by the surety in connection with the contract default by the Phase 3 construction contractor.

IV. Requested Action

The Trust requests Board authorization to:

- Amend the CH2M Contract for Pier 40 Structural Restoration Engineering by an additional \$175,334, for a Total Board Authorization Amount of up to \$1,500,000; and
- Amend the Hunter Roberts Contract for Pier 40 Structural Restoration Construction Management Services by an additional \$100,000, for a Total Board Authorization Amount of up to \$1,309,169.50.

Attachment:
Resolutions

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Amend Contracts with CH2M Hill Engineering, P.A. and Hunter Roberts Construction Group, LLC for Pier 40 Structural Restoration Related Professional Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on October 1, 2020, 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 CH2M Hill Engineering, P.A. for Pier 40 Structural Restoration Engineering by an additional \$175,334, for a Total Board Authorization Amount of up to \$1,500,000; and be it further

RESOLVED, the Board hereby authorizes the Hudson River Park Trust to amend the contract with Hunter Roberts Construction Group, LLC for Pier 40 Structural Restoration Construction Management Services by an additional \$100,000, for a Total Board Authorization Amount of up to \$1,309,169.50 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.