



**MEETING OF THE
BOARD OF DIRECTORS
July 29, 2021 at 4:30 pm
Hudson River Park Trust, Pier 40
353 West Street (at Houston St.)
New York, NY 10014: Second Floor**

AGENDA

I. CONSENT AGENDA

- A. Approval of Minutes and Ratification of the Actions Taken at the June 3, 2021 Meeting of the Hudson River Park Trust Board of Directors
- B. Ratification of and Authorization to Contract with EcoRich, LLC for Purchase, Installation and Service of Large Composting Vessel
- C. Ratification of and Authorization to Contract with Carrier Communications for Parkwide Security Camera Expansion Project
- D. Authorization to Amend Contract with Hunter Roberts Construction Group, LLC for Parkwide Marine Construction Management Services
- E. Authorization to Extend Contract Term with McKeon Door East, Inc. for Pier 62 Carousel Gate Repairs
- F. Authorization to Amend Contract with Slade Industries Inc. for Pier 40 Elevator Inspection, Maintenance and Repair Services
- G. Authorization to Amend Contract with New York State Industries of the Disabled, Inc. for Parkwide Interior Janitorial Services

II. CORPORATE ACTIONS

- H. Authorization to Contract with Verde Electric Corporation for Pier 97 Electrical Construction
- I. Authorization to Contract with Alpine Construction and Landscaping Corp for Chelsea Waterside Park Phase 2 Site and Landscape Work, E.W. Howell Co., LLC for Comfort Station Construction and Athletic Fields of America for the Athletic Field Turf Replacement
- J. Appointment and Ratification of Corporate Officers

III. PRESIDENT'S REPORT

- Parkwide Public Safety Statistics
- Update: Financials
- Design/Construction Project Updates
- River Project and Public Programs

- Draft Estuarine Management Plan Public Review

IV. ADVISORY COUNCIL REPORT

V. EXECUTIVE SESSION TO ADDRESS PENDING LITIGATION AND REAL ESTATE TRANSACTIONAL MATTERS

VI. ADJOURN

The meeting will be held in-person at Hudson River Park Trust's office at Pier 40 on the Second Floor. Signage will be available the day of the meeting to direct persons to the meeting room. The meeting is open to the public.

The Trust will also live-stream the meeting. A link to the live-streaming will be available on the Hudson River Park homepage at <https://hudsonriverpark.org/> on the day of the meeting.

HUDSON RIVER PARK TRUST - Approval of Minutes of and Ratification of the Actions Taken at the June 3, 2021 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 June 3, 2021 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
July 29, 2021

To: The Directors

From: Noreen Doyle

Re: Approval of Contract with EcoRich, LLC for Purchase, Installation and Servicing of Large Composting Vessel

I. Contract Summary

Contractor: EcoRich, LLC
Proposed Work: Purchase, Installation and Servicing of Large Composting Vessel
Contract Number: EA060
Authorization Amount: \$115,000 plus a 10% contingency for a Total Board Authorization Amount of up to \$126,500

II. Background

As part of its commitment to the environment, the Hudson River Park Trust (“Trust”) operates a composting facility at West 32nd Street that currently produces compost weekly for use across the Park’s many gardens. The Trust collects food waste from 10 community drop-off sites located throughout the Park and from office kitchens at Pier 40 and adds the Park’s landscape waste feed to the composter. Because of the program’s success, the Trust has now reached capacity with its existing composting vessel and therefore requires a second larger vessel capable of meeting the existing demand. Together, the two composting vessels are expected to support the program’s future growth.

III. Procurement Process

In accordance with the Trust’s Procurement Guidelines, a Request for Proposals for the Purchase, Installation and Servicing of Large Composting Vessel (the “RFP”) was posted on the Trust’s website on May 5, 2021 and published in the New York State Contract Reporter that same day. The Trust received four proposals on the submission deadline of May 27, 2021. A selection committee comprised of the Trust’s Operations and Legal staff reviewed the submissions and evaluated each proposer according to the identified selection criteria in the RFP, including (a) the proposed price for the composting vessel including its installation and service fees and (b) the proposer’s ability to provide the services set forth in the scope of work in a timely manner.

EcoRich, LLC received the highest score from the Selection Committee and also offered the lowest price at \$115,000 for the purchase, installation and servicing over a three-year period. EcoRich is providing a two-year warranty that includes training and servicing the composter over the first two years and offered a discounted servicing fee of \$1,200 for the third year. The Selection Committee

also observed a similar composting vessel that EcoRich operates in New Jersey and is satisfied that EcoRich's proposed Rapido R-2000 vessel will meet the Park's long term needs.

As there are limited subcontracting opportunities for this contract, the Trust received a waiver of the MWBE 30% goal from the Governor's office and the Trust issued a waiver of the SDVOB 6% goal prior to releasing the RFP.

IV. Funding

Funding for the purchase of the composting vessel is available from funds provided by City Council Speaker Corey Johnson. Funding for the servicing fee for the third year of the contract will be provided from the Trust's operating budget.

V. Requested Action

The Trust requests authorization by the Board of Directors to enter into a contract with EcoRich, LLC for the Purchase, Installation, and Servicing of a Large Composting Vessel for an amount of \$115,000, plus a 10% contingency, for a Total Board Authorization Amount of up to \$126,500 for a three-year term.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization to Contract with EcoRich, LLC for Purchase, Installation and Servicing of Large Composting Vessel for a Total Board Authorization Amount of up to \$126,500

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on July 29, 2021, 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 EcoRich, LLC for the Purchase, Installation, and Servicing of a Large Composting Vessel for an amount of \$115,000, plus a 10% contingency, for a Total Board Authorization Amount of up to \$126,500 for a three-year term; and be it further

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

For
Consideration
July 29, 2021

To: The Directors
From: Noreen Doyle
Re: Authorization to Contract with Carrier Communications Corp. for Parkwide Security Camera Expansion Project

I. Contract Summary

Contractor: Carrier Communications Corp. (d/b/a Multi-Media Communications)
Proposed Purchase: Parkwide Security Camera Expansion Project
Contract Number: G5860
Authorization Amount: Up to \$354,000

II. Background

The Hudson River Park Trust (“Trust”) utilizes a security camera system to enhance public safety, deter crime, and help protect property. Previously, the Trust installed security cameras within and around Pier 40 and in the Tribeca, Greenwich Village, Chelsea, Pier 84 and Clinton Cove sections of the Hudson River Park (the “Park”). Those cameras are actively monitored by the Trust’s contracted Park Enforcement Patrol (“PEP”) officers. In addition, the Trust is participating in the NYPD Counter Terrorism Bureau’s Lower Manhattan Security Initiative that allows NYPD to access video feeds in real time and store footage for subsequent analysis should the need arise.

The Trust has vetted locations in the Park for camera system expansion and has identified additional locations that are in need of camera monitoring, including the recently opened Pier 76. In addition, the supporting computer network needs to be reconfigured for the Tribeca section of the Park to allow for future growth.

At this time, the Trust seeks authority by the Board of Directors (“Board”) to enter into a contract with Carrier Communications for the purchase of new security camera equipment and installation services at a cost of up to \$307,00 for currently identified locations and \$47,000 (or 15%) for the expected expansion over the next two years.

As approved by the Board on March 25, 2021, the Trust currently holds a service contract with Carrier Communications to maintain all previously installed cameras and associated equipment. The new equipment, once installed, will also be serviced under warranty by Carrier Communications.

III. Procurement Process

In accordance with the Trust's Procurement Guidelines, the Trust may utilize centralized contracts created through either the State or Federal government without the need for a competitive procurement. Two forms of centralized contracting available to the Trust are: (1) New York State's Office of General Services ("OGS") Central Contracts, and (2) U.S. General Services Administration Cooperative Purchasing Program for Information Technology Products (Schedule 70). Users of the centralized contracting system benefit from the buying power of the State or Federal government. As a matter of best practice, the Trust regularly investigates whether a centralized contract is available for the particular commodity/service sought at favorable pricing. The proposed cameras and installation services are available through OGS.

Carrier Communications currently offers cameras and installation services under OGS NYS Contract # PT68765 that are suitable for the Trust's current needs at the locations listed above and at a price that staff has determined to be favorable. Carrier Communications has a proven track record of successfully working with the Trust through its installation of cameras and equipment throughout the Park, most recently in the area of Pier 57 and Little Island. Carrier Communications has the lowest labor rates compared to other qualified OGS vendors and thus has offered to provide the Trust with more competitive pricing as compared to other security camera vendors on the OGS list. For these reasons, Trust staff recommends contracting with Carrier Communications as the most qualified company and the best value for the Security Camera Expansion Project.

IV. Funding

Funding for this contract is available through the Trust's operating budget as an equipment purchase. To the extent possible, the Trust will seek funding support from the City of New York.

V. Requested Action

The Trust requests Board authorization to contract with Carrier Communications Corp. for the Parkwide Security Camera Expansion Project for up to a two-year term in a Total Board Authorization Amount of up to \$354,000.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with Carrier Communications Corp. (d/b/a Multi-Media Communications) for the Parkwide Security Camera Expansion Project in a Total Board Authorization Amount of up to \$354,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on July 29, 2021, 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 Carrier Communications Corp. (d/b/a Multi-Media Communications) for the Parkwide Security Camera Expansion Project for up to a two-year term for a Total Board Authorization Amount of up to \$354,000; and be it further

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

For Consideration
July 29, 2021

To: The Directors
From: Noreen Doyle
Re: Authorization to Amend Contract with Hunter Roberts Construction Group, LLC
for Parkwide Marine Construction Management Services

I. Contract Summary

Contractor: Hunter Roberts Construction Group, LLC
Proposed Project: Parkwide Marine Construction Management Services
Contract Numbers: A4639
Authorized Amount: Additional \$161,456.50 for Total Board Authorization Amount of up to \$975,000

II. Background

At its January 31, 2019 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract with Hunter Roberts Construction Group, LLC (“Hunter Roberts”) for Parkwide Marine Construction Management Services (“Parkwide Marine CM”) for an amount of up to \$739,585 plus a 10% contingency for a Total Board Authorization Amount of up to \$813,543.50. The approved contract term was for three (3) years.

The Parkwide Marine CM contract is an hourly contract in which Hunter Roberts provides supervision for marine projects, both new construction and capital maintenance, throughout the Park. Hunter Roberts has provided such services since 2019, including overseeing pile and bulkhead capital maintenance repairs in Segments 3, 4, 6 and 7, and is currently supervising installation of the Tribeca Habitat Enhancements new construction project.

As a result of COVID-19, marine capital maintenance work was largely curtailed after April 2020, and a substantial part of the Parkwide Marine CM work anticipated to be undertaken in 2020 was therefore delayed. As a result, portions of Hunter Roberts’ services were shifted to supervising the Tribeca Habitat Enhancements new construction, a project that is still ongoing. At the June 3, 2021 Board meeting, the Board authorized a new contract for marine capital maintenance that is set to commence before the end of the current fiscal year. Consequently, the Trust finds that it is now in need of new construction management services and therefore seeks to amend the existing Hunter Roberts contract by extending its term for one year and by adding funding to it. The nature of the upcoming repairs is very similar to that previously undertaken successfully at other park piers under Hunter Roberts’ supervision.

III. Procurement Process

Pursuant to its Procurement Guidelines, the Trust must make a determination as to why employing a competitive process is not in its best interest for any amendment in excess of 20% of the original Total Board Authorization Amount. As detailed in the January 31, 2019 memorandum, the Trust competitively procured Hunter Roberts pursuant to a Request for Proposals for the Parkwide Marine CM services (“RFP”), finding Hunter Roberts to be the most qualified firm to perform the services. Hunter Roberts had extensive experience managing marine projects in New York Harbor and Hunter Roberts offered a fee and cost proposal that was fair and reasonable and thus presented the “best value” to the Trust.

The Trust has been satisfied with Hunter Roberts’ performance under the contract for similar marine repair projects to date. Hunter Roberts provided a fee proposal for the new scope based on the hourly rates in its existing contract that is fair and reasonable. Further, Hunter Roberts is currently mobilized in the Park supervising the installation of the Tribeca Habitat Enhancements project. Given Hunter Roberts’ familiarity with managing marine projects in the Park, the fact that Hunter Roberts is currently working in the Park to oversee marine projects, and the fact that the pricing is consistent with the rates provided in the competitive procurement from 2019, Trust staff concludes that it is in the Trust’s best interest to have Hunter Roberts also oversee the work primarily associated with the Segments 3, 5 and 7 Pier Repairs.

IV. Funding

Funding for this contract as amended is available from the Trust’s capital maintenance budget.

V. Requested Action

The Trust requests Board authorization to amend the contract with Hunter Roberts for Parkwide Marine Construction Management Services for an additional amount of \$161,456.50 for a Total Board Authorization Amount of up to \$975,000 and to extend the term by one year.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with Hunter Roberts Construction Group, LLC for Parkwide Marine Construction Management Services for a Total Board Authorization Amount of up to \$975,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on July 29, 2021, 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 Hunter Roberts Construction Group, LLC for Parkwide Marine Construction Management Services for an additional amount of \$161,456.50 for a Total Board Authorization Amount of up to \$975,000 and to extend the term by one year; and be it further

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

For Consideration
July 29, 2021

To: The Directors

From: Noreen Doyle

Re: Authorization to Extend the Term of Contract with McKeon Door East, Inc. for the Pier 62 Carousel Gate Repairs

I. Contract Summary

Contractor: McKeon Door East, Inc.
Proposed Work: Pier 62 Carousel Gate Repairs
Contract Number: M5203
Authorized Amount: \$28,100.00

II. Background

The Pier 62 Carousel was constructed in 2010. The carousel features hand carved Hudson River animals, a green roof and large-scale sliding gates that secure the facility's perimeter. After years of use, staff determined that the sliding hardware needed repairs last year. Because the sliding gate system is proprietary, the Hudson River Park Trust ("Trust") entered into a sole source agreement with the original installer, McKeon Door East, Inc., for \$18,250 in March 2020 to complete the necessary repairs. The work was then delayed due to COVID and the need for specialty parts. The Trust has previously extended the contract term through March 17, 2021 and added \$5,500 for additional repair items. However, a contract amendment is now required to extend the contract term to September 30, 2021 and add \$4,350 to cover the cost of additional hardware replacement. Pursuant to the Trust's Procurement Guidelines, the Trust Board of Directors ("Board") must authorize the extension of the term because it would now exceed one year.

III. Funding

The source of funding for this contract remains the Trust's capital maintenance budget.

IV. Requested Action

The Trust requests Board authorization to extend the term of contract with McKeon Door East, Inc. for Pier 62 Carousel Gate Repair through September 30, 2021.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization to Extend the Term of Contract with McKeon Door East, Inc. for the Pier 62 Carousel Gate Repair

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of July 29, 2021, 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 extend the term of contract with McKeon Door East, Inc. for the Pier 62 Carousel Gate Repair through September 30, 2021; and be it further

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

For Consideration
July 29, 2021

To: The Directors
From: Noreen Doyle
Re: Authorization to Amend Contract with Slade Industries Inc. for Pier 40 Elevator Inspection, Maintenance and Repair Services

I. Contract Summary

Contractor: Slade Industries Inc.
Proposed Work: Pier 40 – Elevator Inspection, Maintenance and Repair Services
Contract Number: M4992
Amendment Amount: Additional \$68,854 for a Total Board Authorization Amount of up to \$137,709

II. Background

On September 26, 2018, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract with Slade Industries Inc. (“Slade”) for elevator maintenance and repair services for a Total Board Authorized Amount of \$68,854.10 over a five-year period. The contract scope includes routine inspections, maintenance and repairs (as needed) for two elevators at Pier 40. Inspections include all Category 1 and 5 inspections required by the New York City Building Code.

Due to the number of repairs needed for the elevators over the past two-and-a-half years, including repairs to the doors and braking systems and installation of safety railings, the Trust needs to amend the contract to include additional funding to pay for the continuing inspection and maintenance costs over the remaining contract term as well as any additional repairs that may be required. The Trust therefore seeks Board approval for another \$68,854 to cover the monthly maintenance and inspection costs and any additional repairs that may be needed in the remaining two-and-a-half years.

III. Procurement Process

Pursuant to the Trust’s Procurement Guidelines, the Trust must make a determination as to why employing a competitive process is not in its best interest for any amendment in excess of 20% of the original Total Board Authorization Amount. As detailed in the September 26, 2018 memorandum, the Trust procured Slade competitively pursuant to the NYS Office of General Services (“OGS”) mini-bid process that applies to certain OGS centralized contracts. Based on the mini-bid competitive process, the Trust determined that Slade’s proposal offered the best pricing and value for the elevator maintenance services as compared to the other elevator companies that had responded to the mini-bid. Because Slade is on the OGS Centralized Contract list and the Trust procured Slade using a competitive process, the Trust finds that it would be inefficient to re-bid the work for the duration of this contract. The Trust has been very satisfied with the services provided by Slade and its pricing for the monthly inspections remains the same as in the original bid.

Funding for this contract remains available through the Trust's annual operating budget as approved by the Board each year.

IV. Requested Action

The Trust requests Board authorization to amend the contract with Slade Industries Inc. for the Pier 40 Elevator Inspection, Maintenance and Repair Services by an additional \$68,854 for a Total Board Authorization Amount of up to \$137,709.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization to Amend Contract with Slade Industries Inc. for the Pier 40 Elevator Inspection, Maintenance and Repair Services for a Total Board Authorization Amount of up to \$137,709

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of July 29, 2021, 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 Slade Industries Inc. for Pier 40 Elevator Inspection, Maintenance and Repair Services by an additional \$68,854 for a Total Board Authorization Amount of up to \$137,709; and be it further

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

For Consideration
July 29, 2021

To: Board of Directors

From: Noreen Doyle

Re: Authorization to Amend Contract with New York State Industries for the Disabled, Inc. for Parkwide Interior Cleaning Services

I. Contract Summary

Contractor: New York State Industries for the Disabled, Inc.
Proposed Work: Parkwide Interior Cleaning Services
Contract Number: M4853
Amendment Amount: Up to an Additional \$113,000 for Total Board Authorization Amount including a 10% contingency of up to \$1,867,848

II. Background

On September 26, 2018, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract with the New York State Industries for the Disabled, Inc. (“NYSID”) for parkwide interior cleaning services for a one-year term beginning on October 1, 2018 with two one-year options to be exercised at the discretion of Trust staff based on NYSID’s performance, for a total contract amount of \$1,595,325 over a three-year period plus a 10% contingency for a Total Board Authorization Amount of up to \$1,754,847.50. The current contract term expires on September 30, 2021.

As noted in the September 26, 2018 Board memo, NYSID is a New York State Preferred Source contractor. Pursuant to the Trust’s Procurement Guidelines, Preferred Source vendors generally receive precedence in procurement. Additionally, NYSID has provided good service to the Trust since 2014.

The Trust anticipates entering into a new three-year term contract based on NYSID’s preferred procurement status and satisfactory performance. However, staff believes it is in the best interest of the Trust to extend the current NYSID contract by six months, through March 31, 2022 before initiating a new contract term. The reasons for this six month extension are as follows: (1) to line up the NYSID contract term with the Trust’s fiscal year and thus aid in budgeting; (2) to provide additional time for staff to review NYSID contract scope items and labor requirement and thereby determine whether changes are warranted to improve service levels; and (3) to better estimate the opening schedule for new comfort stations being constructed at Gansevoort Peninsula, Pier 97 and Chelsea Waterside Park that will be cleaned by NYSID in the new contract term.

Staff estimates that at the end of the current contract term set to expire on September 30, 2021 there will be a balance of \$175,000 available from the Board's prior authorization of \$1,754,847.50, as contingency remains largely unused. Based on existing prevailing wages, NYSID can continue to provide services at the current monthly rate of \$43,634, with an additional 10% allocated for contingency. The additional Board authorization would therefore be up to \$113,000 for a total Board authorization of up to \$1,867,848.

III. Funding

Funding for this six-month amendment is currently available through the Trust's approved operating budget.

IV. Requested Action

The Trust requests Board authorization to amend the contract with New York State Industries for the Disabled, Inc. for Parkwide Interior Cleaning Services for an additional amount up to \$113,000 and an additional six-month term, for a Total Board Authorization Amount including the 10% contingency for the six-month period ending March 31, 2022 of up to \$1,867,848.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Amend Contract with New York State Industries for the Disabled, Inc. for Parkwide Interior Cleaning Services for an Additional \$113,000 and to Extend the Term to March 31, 2022

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on July 29, 2021, 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 New York State Industries for the Disabled, Inc. for Parkwide Interior Cleaning Services for an additional \$113,000, inclusive of a 10% contingency, for a Total Board Authorization Amount of up to \$1,867,848, and to extend the term by six months, or through March 31, 2022; and be it further

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

For Consideration
July 29, 2021

To: The Directors
From: Noreen Doyle
Re: Authorization to Enter into a Contract with Verde Electric Corporation for Pier 97 Electrical Construction

I. Contract Summary

Contractor: Verde Electric Corporation
Proposed Project: Pier 97 Electrical Construction
Contract Number: C5430
Authorization Amount: Base Contract Amount of \$2,006,095 plus 10% contingency for a Total Board Authorization Amount of up to \$2,206,705

II. Background

The transformation of Pier 97 into public open space requires the services of an electrical contractor to install the lighting, power distribution and other electrical components for build out of the pier. The Board of Directors has previously approved the General Construction and Shade Structure fabrication contracts and staff expects construction to commence soon on the distinctive new playground, multipurpose activity field, flexible gathering space, sun lawn, belvedere and sunset deck.

III. Procurement Process

In accordance with its Procurement Guidelines, the Hudson River Park Trust (“Trust”) published an advertisement for a Request for Proposals for Pier 97 Electrical Construction (the “RFP”) in the New York State Contract Reporter and on the Trust’s website for the period of March 29, 2021 through May 14, 2021. The Trust received four proposals on the submission deadline. A selection committee comprised of the Trust’s Design/Construction and Legal staff reviewed the submissions and evaluated each submission according to the identified selection criteria in the RFP, including the contractor’s experience in providing similar services, the contractor’s reputation and references, proposed subcontractors, the proposed project schedule, the contractor’s diversity practices and commitment to encouraging MWBE participation, and the price proposal.

After initial review of the proposals by the selection committee, interviews were conducted with the top ranked three firms. Following the interviews, the Trust issued a clarification to ensure that respondents clearly understood and priced the contract scope and requirements. The Trust received revised proposals in response to the clarification.

Based on the submitted proposals, clarifications and interviews, Trust staff determined Verde Electric Corporation (“Verde”) to be the highest ranked proposer and recommends entering into a contract for the identified scope for \$2,006,095, plus a 10% contingency.

Verde has successfully completed projects in Central Park and Riverside Park while working for the NYC Department of Transportation and the NYC Parks Department. Verde has also completed work for Metro North and Hudson Yards.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract. Verde is expected to meet the 30% MWBE and 6% SDVOB contracting goals.

IV. Funding

Funding for this contract will be provided from capital budget funds allocated to the Trust by New York State. Once executed, the contract will be submitted to the Office of State Comptroller.

V. Requested Action

The Trust requests authorization by the Board of Directors to contract with Verde Electric Corporation for Pier 97 Electrical Construction in an amount not to exceed \$2,006,095 plus a 10% contingency for a Total Board Authorized Amount of \$2,206,705.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with Verde Electric Corporation for the Pier 97 Electrical Construction for a Total Board Authorized Amount of \$2,206,705

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on July 29, 2021, 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 Verde Electric Corporation for the Pier 97 Electrical Construction in an amount not to exceed \$2,006,095 plus a 10% contingency for a Total Board Authorized Amount of \$2,206,705; and be it further

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

For Consideration
July 29, 2021

To: The Directors
From: Noreen Doyle
Re: Authorization to Enter into a Contract with Alpine Construction & Landscaping Corp. for Chelsea Waterside Park Phase 2 General Construction

I. Contract Summary

Contractor: Alpine Construction & Landscaping Corp.
Proposed Project: Chelsea Waterside Park Phase 2 General Construction
Contract Number: C5500
Authorization Amount: Base Contract Amount of \$7,344,826 plus 10% contingency for a Total Board Authorization Amount of up to \$8,079,309

II. Background

Chelsea Waterside Park (“CWP”) was originally designed and built by the New York State Department of Transportation as part of the Route 9A project and opened to the public in 2000. The ballfields, dog run, playground and other components of the Park receive heavy use, and as a result, the Hudson River Park Trust (“Trust”) has undertaken several capital reconstruction projects within this park area, including most recently, the reconstructed playground, which was completed in August of 2018.

In 2019, the Trust approved a contract with a landscape architect to prepare designs for the Chelsea Waterside Park Phase 2 project that involves an improved and expanded dog run, a permanent picnic area, the replacement and expansion of the existing athletic turf field, construction of a new comfort station, and improved pathways for pedestrian circulation. The design has been well received by Manhattan Community Board 4 and other stakeholders. The Trust therefore commenced a competitive procurement process to retain a general construction contractor to perform the bulk of the site work, and as well as separate contractors for the new turf field and comfort station, which contract authorizations are also before the Trust’s Board of Directors (“Board”) at today’s meeting.

III. Procurement Process

In accordance with the Trust’s Procurement Guidelines, an advertisement for a Request for Proposals (“RFP”) for the Chelsea Waterside Park Phase 2 General Construction was published in the New York State Contract Reporter and on the Trust’s website for the period of June 1, 2021 through July 2, 2021. The Trust received four proposals on the submission deadline. A selection committee comprised of the Trust’s Design/Construction and Legal staff reviewed the submissions and evaluated each submission according to the identified selection criteria in the RFP, including the contractor’s experience in providing similar services, the contractor’s reputation and

references, proposed subcontractors, the proposed project schedule, the contractor's diversity practices and commitment to encouraging MWBE participation, and the price proposal.

After initial review of the proposals by the selection committee, interviews were conducted with the top ranked three firms. The Trust received best and final pricing offers from the three shortlisted firms after the interviews.

Based on the submitted proposals and interviews, Trust staff identified Alpine Construction & Landscaping Corp. ("Alpine") as the highest ranked proposer and recommends that the Trust enter into a contract for the identified scope for \$7,344,826.

Alpine has successfully completed projects while working for Gilbane/Tishman Speyer as the developer of Block 4 of the Hudson Yards Project as well as landscaping projects for Trinity Church and the Ford Foundation.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract. Alpine is expected to meet the 30% MWBE subcontracting goal but the Trust will issue a waiver of the 6% SDVOB subcontracting goal due to the lack of subcontracting opportunities. The term of the contract is expected to be two years.

IV. Funding

Funding for this contract is available from the Trust's restricted funds from the sale of transferable development rights and from capital budget funds allocated by New York City through Council Speaker Corey Johnson.

V. Requested Action

The Trust requests authorization by the Board of Directors to contract with Alpine Construction & Landscaping Corp. for Chelsea Waterside Park Phase 2 General Construction in the amount of \$7,344,826 plus a 10% contingency for a Total Board Authorized Amount of up to \$8,079,309.

Attachment:

Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with Alpine Construction & Landscaping Corp. for the Chelsea Waterside Park Phase 2 General Construction for a Total Board Authorized Amount of up to \$8,079,309

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on July 29, 2021, 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 Alpine Construction & Landscaping Corp. for the Chelsea Waterside Park Phase 2 General Construction in the amount of \$7,344,826 plus a 10% contingency for a Total Board Authorized Amount of up to \$8,079,309; and be it further

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

For Consideration
July 29, 2021

To: The Directors
From: Noreen Doyle
Re: Authorization to Enter into a Contract with E.W. Howell Co., LLC for Chelsea Waterside Park Phase 2 Comfort Station Construction

I. Contract Summary

Contractor: E.W. Howell Co., LLC
Proposed Project: Chelsea Waterside Park Phase 2 Comfort Station Construction
Contract Number: C5520
Authorization Amount: Base Contract Amount of \$2,995,000 plus 10% contingency for a Total Board Authorization Amount of up to \$3,294,500

II. Background

The public has long awaited a comfort station at Chelsea Waterside Park. As described in the accompanying Board of Directors' memorandum for the General Construction contract for the Chelsea Waterside Park Phase 2 project, such facility is included in the approved plans for that park. The comfort station will be sited adjacent to the ball field and in close proximity to the existing playground. The building will also include a small storage room to support daily operations.

III. Procurement Process

In accordance with the Hudson River Park Trust ("Trust") Procurement Guidelines, an advertisement for a Request for Proposals ("RFP") for the Chelsea Waterside Park Phase 2 Comfort Station Construction was published in the New York State Contract Reporter and on the Trust's website for the period between June 1, 2021 and July 1, 2021. The Trust received four proposals on the submission deadline. A selection committee comprised of the Trust's Design/Construction and Legal staff reviewed the submissions and evaluated each submission according to the identified selection criteria in the RFP, including the contractor's experience in providing similar services, the contractor's reputation and references, proposed subcontractors, the proposed project schedule, the contractor's diversity practices and commitment to encouraging MWBE participation, and the price proposal.

After initial review of the proposals by the selection committee, interviews were conducted with the three top ranked firms. Based on the submitted proposals, pricing and interviews, Trust staff determined E.W. Howell Co., LLC ("E.W. Howell") to be the highest ranked proposer and recommends entering into a contract for the identified scope of \$2,995,000.

E.W. Howell has successfully completed projects in the New York Botanical Garden and Brooklyn Botanic Garden. It has also recently completed the buildout of a comfort station while working for the Central Park Conservancy.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract. E.W. Howell is expected to meet the 30% MWBE contracting goal and the Trust will issue a waiver of the 6% SDVOB contracting goal due to the lack of subcontracting opportunities. The contract is expected to be up to a two-year term.

IV. Funding

Funding for this contract is available from the Trust's restricted funds from the sale of transferable development rights and from capital budget funds allocated by New York City.

V. Requested Action

The Trust requests authorization by the Board of Directors to contract with E.W. Howell Co., LLC for Chelsea Waterside Park Phase 2 Comfort Station Construction in the amount of \$2,995,000 plus a 10% contingency for a Total Board Authorized Amount of up to \$3,294,500.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with E.W. Howell Co., LLC for the Chelsea Waterside Park Phase 2 Comfort Station for a Total Board Authorized Amount of \$3,294,500

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on July 29, 2021, 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 E.W. Howell Co., LLC for the Chelsea Waterside Park Phase 2 Comfort Station Construction in the amount of \$2,995,000 plus a 10% contingency for a Total Board Authorized Amount of up to \$3,294,500; and be it further

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

For Consideration
July 29, 2021

To: The Directors
From: Noreen Doyle
Re: Authorization to Enter into a Contract with Athletic Fields of America, Inc. for Chelsea Waterside Park Phase 2 Athletic Turf Replacement

I. Contract Summary

Contractor: Athletic Fields of America, Inc.
Proposed Project: Chelsea Waterside Park Phase 2 Athletic Turf Replacement
Contract Number: C5510
Authorization Amount: Base Contract Amount of \$422,209 plus 10% contingency for a Total Board Authorization Amount of up to \$464,430

II. Background

Chelsea Waterside Park (“CWP”) at Hudson River Park contains a heavily used outdoor athletic field. Initially constructed in 1999 by the New York State Department of Transportation, the field underwent its most recent capital maintenance improvement in 2011 when the synthetic turf and infill materials were replaced. After a decade of extensive use, the turf is showing visible signs of deterioration and again requires replacement. As described in the accompanying Board of Directors’ memorandum for the General Construction contract, the replacement and expansion of the turf field is part of the design for the Chelsea Waterside Park Phase 2 project, and thus the Hudson River Park Trust (“Trust”) sought a qualified construction contractor to perform this specialized work.

III. Procurement Process

In accordance with the Trust’s Procurement Guidelines, an advertisement for a Request for Proposals (“RFP”) for the Chelsea Waterside Park Phase 2 Athletic Turf Replacement was published in the New York State Contract Reporter and on the Trust’s website for the period between June 1, 2021 and June 25, 2021. The Trust received one proposal on the submission deadline, resulting in a failed RFP pursuant to the Trust’s Procurement Guidelines. Given the specialty nature of the work, the limited number of companies certified by the manufacturer to install the specified product, the completeness of the submission by Athletic Fields of America, Inc. (“AFA”) and its price proposal, and the Trust’s positive previous experiences with this vendor for comparable work, staff recommends proceeding with a single source procurement.

Under the Trust’s Procurement Guidelines, a single source procurement is permitted following a failed RFP and 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 Fall 2019, the Trust awarded a competitively procured contract to replace existing athletic turf at Pier 40 to AFA. At that time, the Trust had received four proposals in response to its RFP, and AFA was determined to be the most qualified firm with the best price to complete the work in accordance with the schedule outlined by the Trust. AFA's cost proposal for the CWP scope compares favorably with that previously approved for Pier 40 and is within the cost estimate prepared for the turf field replacement at CWP. Based on the submitted proposal, Trust staff finds AFA to be well-qualified to perform the work and AFA's price proposal is fair and reasonable. Trust staff therefore recommends entering into a contract for the identified scope in the amount of \$422,209. As noted, AFA has successfully completed comparable work for the Trust including the reconstruction of the Pier 40 courtyard field in 2020, and has also done work for Brooklyn Bridge Park and NYC Parks.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract. A pre-solicitation MWBE waiver was obtained prior to the release of the RFP. The Trust will prepare a SDVOB waiver prior to entering into the contract due to the limited subcontracting opportunities. Construction is expected to be completed within a one-year period once a notice to proceed is issued.

IV. Funding

Funding for this contract is available from capital budget funds allocated by New York City.

V. Requested Action

The Trust requests authorization by the Board of Directors to contract with Athletic Fields of America, Inc. for Chelsea Waterside Park Phase 2 Athletic Turf Replacement in the amount of \$422,209 plus a 10% contingency for a Total Board Authorized Amount of up to \$464,430.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with Athletic Fields of America, Inc. for the Chelsea Waterside Park Phase 2 Athletic Turf Replacement for a Total Board Authorized Amount of \$464,430

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on July 29, 2021, 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 Athletic Fields of America, Inc. for the Chelsea Waterside Park Phase 2 Athletic Turf Replacement in the amount of \$422,209 plus a 10% contingency for a Total Board Authorized Amount of \$464,430; and be it further

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

For Consideration
July 29, 2021

To: The Directors

From: Noreen Doyle

Re: Appointment of Chief Financial Officer/Treasurer and Executive Vice President and Ratification of Corporate Officers

I. Background

Section 7.1(d)(vii) of the Hudson River Park Act and Article III, Section 1 of the Trust's By-Laws authorize the Hudson River Park Trust ("Trust") to appoint such corporate officers as it may require for the performance of its duties. Such officers serve at the pleasure of the Trust Board of Directors ("Board"). With the upcoming departure of Daniel Kurtz, there is a need to fill the Chief Financial Officer/Treasurer and Executive Vice President for Finance and Real Estate position.

Pursuant to Article III, Section 13 of the Trust By-Laws:

The Chief Financial Officer shall have general supervision over the financial affairs of the Trust. The Chief Financial Officer may also be designated to serve as the Treasurer. The Treasurer shall be responsible for the care and custody of all monies and securities of the Trust, including the investment thereof, and deposit all fund and securities or cause the same to be deposited in the name of the Trust in a bank or banks, trust company or trust companies.

Article III, Section 10 of the Trust By-Laws further provides that, in the absence or disability of the President, any Executive Vice President designated by the President or the Board may be vested with all the powers and authority to perform all the duties of the President.

I highly recommend that the Trust approve the appointment of Kimberly Quinones as Chief Financial Officer/Treasurer and Executive Vice President for Finance and Real Estate. Ms. Quinones most recently served as the Director of Global Blockchain Business Council where she worked closely with the NYC Economic Development Corporation. She was formerly the Chief Financial Officer and Vice President of the Roosevelt Island Operating Corporation (from 2016 to 2018) and is thus familiar with public procurement, budgeting and many of the other requirements to which the Trust is subject. She has also held a number of positions in public finance, including with Ramirez & Co, CitiGroup and Raymond James & Associates, Inc. The Trust believes Ms. Quinones will be an asset to the Trust and will support the smooth transition from the exceptional and diligent service provided by Mr. Kurtz over the past decade.

The Trust also seeks ratification by the Board of the Trust's corporate officers as follows:

- Vicki Been, Chairperson
- Basil Seggos, Vice Chairperson
- Noreen Doyle, President and Chief Executive Officer
- Kimberly Quinones, Chief Financial Officer/Treasurer and Executive Vice President
- Sikander Zuberi, Assistant Treasurer
- Christine Fazio, General Counsel and Secretary
- Nicole Cuttino, Deputy General Counsel and Assistant Secretary

II. Requested Action

The Trust requests Board approval of the appointment of Kimberly Quinones as Chief Financial Officer/Treasurer and Executive Vice President for Finance and Real Estate effective as of August 2, 2021 and ratification of the Trust Corporate Officers as set forth above and in accordance with the By-Laws of the Trust.

Attachment:
Resolutions

HUDSON RIVER PARK TRUST – APPOINTMENT AND RATIFICATION OF CORPORATE OFFICERS

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of July 29, 2021, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the appointment of Kimberly Quinones as Chief Financial Officer/Treasurer and Executive Vice President for Finance and Real Estate effective as of August 2, 2021; and be it further

RESOLVED, that the Board ratifies the following corporate officers of the Trust as provided for and in accordance with the By-Laws of the Hudson River Park Trust:

- Vicki Been, Chairperson
- Basil Seggos, Vice Chairperson
- Noreen Doyle, President and Chief Executive Officer
- Kimberly Quinones, Chief Financial Officer/Treasurer and Executive Vice President
- Sikander Zuberi, Assistant Treasurer
- Christine Fazio, General Counsel and Secretary
- Nicole Cuttino, Deputy General Counsel and Assistant Secretary;

and be it further

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