



**MEETING OF THE
BOARD OF DIRECTORS
December 2, 2021 at 4:00 pm**

Via Zoom: Call-In Number 1 646 558 8656
Meeting ID: 838 2884 4392
Passcode: 338355
One tap mobile: +16465588656,,83828844392#

AGENDA

I. CONSENT AGENDA

- A.** Approval of Minutes and Ratification of the Actions Taken at the September 30, 2021 Meeting of the Hudson River Park Trust Board of Directors
- B.** Authorization to Amend Contract with Gilbane Building Company for Pier 26 Construction Management Services
- C.** Authorization to Amend Contract with CDR Studio Architects, PC for Chelsea Waterside Kiosk Design
- D.** Authorization to Amend Contract with Joanna Pertz Landscape Architecture, P.C. for Parkwide Landscape Architect/Site Civil Engineer Services
- E.** Authorization to Amend Contract with Gage Meyer Engineers, P.C. d/b/a EDG for Pier 40 Roof Engineering Consulting Services
- F.** Authorization to Amend Contract with Melk Urban Design LLC (dba !melk) for Landscape Architectural Services for Pier 97
- G.** Authorization to Amend Contract with Q + A Events and Production LLC for Hudson River Dance Festival Production Services
- H.** Authorization to Extend Term of Contract with Call-A-Head Corp for Portable/Temporary Restroom Services
- I.** Authorization to Approve Amendments to Employee Handbook
- J.** Appointment to and Ratification of Board Committee Members

II. CORPORATE ACTIONS

- K.** Ratification and Approval of Contracts with Padilla Construction Services for Gansevoort Peninsula Building General Construction, Eastern Plumbing & Mechanical Contracting, Inc. for Gansevoort Peninsula Building Plumbing Construction, C.D.E. Air Conditioning Co., Inc. for Gansevoort Peninsula Building Mechanical Construction, and Interphase Electric Corporation for Gansevoort Peninsula Building Electrical Construction

- L. Ratification and Approval of Contracts with Civetta & Sons, Inc. for Pier 97 Building General Construction, Eastern Plumbing & Mechanical Contracting, Inc. for Pier 97 Building Plumbing Construction, ACS System Associates, Inc. for Pier 97 Building Mechanical Construction, and Interphase Electric Corporation for Pier 97 Electrical Construction

III. PRESIDENT'S REPORT

- Update: Financials and Mid-Year Budget
- Insurance Renewal
- Updates from Finance and Governance Committee Meetings
- Design/Construction Project Updates
- River Project and Public Programs
- Pier 57 Openings
- Chelsea Piers Lease

IV. ADVISORY COUNCIL and HUDSON RIVER PARK FRIENDS REPORTS

VI. ADJOURN

HUDSON RIVER PARK TRUST - Approval of Minutes of and Ratification of the Actions Taken at the September 30, 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 September 30, 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
December 2, 2021

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend 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
Amendment: Addition of \$250,000 for Total Board Authorization Amount of \$2,929,732 and Extension of Term

II. Background

At its May 31, 2018 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a 26-month contract with Gilbane Building Company (“Gilbane”) for Construction Management Services at Pier 26. The Board authorized a maximum contract value of \$2,679,732 for services related to Pier 26. The scope of services for the Science Play Area in the upland area abutting Pier 26 was originally included in both the procurement documents and Gilbane’s contract, but no fees were assigned to this work at the time of contract because the Trust was unsure when the Science Play Area would be constructed due to insufficient funding.

In October 2020, the Board authorized a six-month extension of term to cover post-construction and close out services for Pier 26, but did not add additional fees to the contract at that time. Now that the Science Play Area is funded as a result of fundraising conducted by Hudson River Park Friends and City Council Speaker Corey Johnson, the Trust intends to issue a Request for Proposals for a construction contractor in Spring 2022. Accordingly, staff requests a further extension of Gilbane’s contract for an additional 30 months and an increase to the contract amount of \$250,000 to enable Gilbane to provide construction supervision during the construction of the Science Play Area.

III. Funding

Funding for this amendment will be provided by Hudson River Park Friends.

IV. Requested Action

The Trust requests authorization by the Board of Directors to amend the contract with Gilbane Building Company for an additional amount of \$250,000, for a Total Board Authorization Amount of up to \$2,929,732 and to extend the term of contract by 30 months through July 31, 2023.

HUDSON RIVER PARK TRUST - Authorization to Amend the Contract with Gilbane Building Company for Pier 26 Construction Management Services for a Total Board Authorization Amount of up to \$2,929,732

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of December 2, 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 Gilbane Building Company for Pier 26 Construction Management Services by \$250,000 for a Total Board Authorization of up to \$2,929,732 and extend the contract term by an additional 30 months through July 31, 2023; 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
December 2, 2021

To: The Directors

From: Noreen Doyle

Re: Authorization to Extend the Term of Contract with CDR Studio Architects, PC for Chelsea Waterside Park Kiosk Design

I. Contract Summary

Contractor: CDR Studio Architects, PC
Proposed Work: Chelsea Waterside Park Kiosk Design
Contract Number: A5230
Amendment: Extension of Term

II. Background

In November 2020, the Hudson River Park Trust (“Trust”) entered into a one-year single source contract with CDR Studio Architects, PC (“CDR”) for the Chelsea Waterside Park Kiosk Design in the amount of \$40,000 to cover design services for a small pre-fabricated kiosk structure to be located in the re-constructed Chelsea Waterside Park. CDR was selected for this scope on a single source basis because CDR was uniquely qualified to perform the services and because the submitted price proposal was determined to be reasonable. CDR is already the subcontractor serving as the architect for the Chelsea Waterside comfort station building and thus is familiar with site requirements and conditions and design goals. Because of these efficiencies, CDR’s proposed fee was determined to be reasonable and CDR is also a New York State-certified MWBE.

The kiosk design is in development and the Trust intends to issue a future Request for Proposals for the fabrication of the kiosk, which will occur off-site. The Trust seeks to extend the term of contract with CDR for an additional 18 months in order to complete the design of the kiosk and have CDR available for construction phase services.

III. Requested Action

The Trust requests authorization by the Board of Directors to extend the term of contract with CDR Studio Architects, PC for Chelsea Waterside Park Kiosk Design by 18 months. The new term will conclude on May 22, 2023.

Attachment:

Resolution

HUDSON RIVER PARK TRUST - Authorization to Extend the Term of Contract with CDR Studio Architects, PC for Chelsea Waterside Park Kiosk Design

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of December 2, 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 CDR Studio Architects, PC for Chelsea Waterside Park Kiosk Design by an additional 18 months through May 22, 2023; 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
December 2, 2021

To: The Directors

From: Noreen Doyle

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
Amendment: Extension of Term

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 \$364,566. Pursuant to the contract, Joanna Pertz has designed and provided comprehensive professional services for small and mid-sized capital construction projects throughout Hudson River Park such as improvements at the Piers 25 and 51 playground areas, Pier 84 pavement and fire hydrant restoration, and Pier 45 tree bosque areas. Joanna Pertz also completed the design for the Pier 84 Dog Run Restoration.

In October 2020, the Board authorized a one-year contract extension for Joanna Pertz to provide construction phase related services for the Pier 84 Dog Run Restoration. Construction of the Pier 84 Dog Run was subsequently delayed due to Covid and is now anticipated to begin in Spring 2022. The Trust recently issued a Request for Proposals for the construction work and proposals are due on December 13, 2021. The Trust now seeks authorization to extend the term of Joanna Pertz’s contract by 15 months so that Joanna Pertz can provide construction-related services, including review of shop drawings and on-site construction inspections, during the Pier 84 Dog Run Restoration. No additional funding is required for this amendment to the contract. Joanna Pertz is a New York State certified MWBE.

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 by an additional 15 months.

HUDSON RIVER PARK TRUST - Authorization 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 December 2, 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 Joanna Pertz Landscape Architect, P.C. for Parkwide Landscape Architect/Site Civil Engineer Services by 15 months; 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
December 2, 2021

To: The Directors
From: Noreen Doyle
Re: Authorization to Amend the Contract with Gage Meyer Engineers, PC d/b/a EDG for Pier 40 Roof Engineering Consulting Services

I. Contract Summary

Contractor: Gage Meyer Engineers, PC d/b/a EDG
Proposed Project: Pier 40 Roof Engineering Consulting Services
Contract Numbers: A5123
Amendment Amount: Up to an additional \$100,000 for a Total Board Authorization Amount of up to \$716,008

II. Background

In November 2019, the Board of Directors (“Board”) authorized Hudson River Park Trust (“Trust”) to enter into a contract with Gage Meyer Engineers, PC d/b/a EDG (“EDG”) in the amount of \$382,008 (including 10% contingency) to produce construction documents for the reconstruction of the western and eastern portions of the Pier 40 Roof. The Board authorized additional funding in March 2020 for the completion of test probes necessary to advance designs for the southern and eastern roof sections and, in March 2021, approved additional engineering services for the repair of the mezzanine roof that covers the walkways around the courtyard field. Collectively, the Total Board Authorization for EDG is up to \$616,008.

The design work for the repair of the mezzanine roof over the field walkways is nearly complete and it is now clear that consideration will need to be given to how to install the bracing and scaffolding necessary to implement the repairs while minimizing effects on the field users. EDG has provided a proposal to analyze the different scaffolding systems and to identify methods of accomplishing this. Typically, the design of scaffolding and bracing to implement construction work is left for the contractor to propose; however, in this case, Trust staff believes that allowable methods and restrictions should be specified in the future bid documents given the potential impacts to field use and potential cost of the work.

Additionally, over the course of the roof construction work currently underway, structural and vehicle issues have been identified as layers of roofing have been removed and more elements are exposed for inspection. The Trust seeks approval to add additional funds to the contract to address the identified structural issue and to provide some funding for contingency for additional work should it be needed while a Request for Proposals is prepared to obtain a new competitively procured on-call structural engineer for Pier 40 and for other possible needs.

III. Procurement Process

Pursuant to the Trust's Procurement Guidelines, the Trust must document why a competitive process is not in its best interest if the amended work exceeds twenty percent of the original contract amount.

The November 20, 2019 memorandum to the Board set forth the rationale for selecting EDG as a single source procurement, which rationale remains the same for this amendment. A single source procurement is one in which two or more contractors can 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. As explained in that November 2019 memorandum, and in subsequent Board documents authorizing amendments to this contract, EDG has unique knowledge of the Pier 40 roof's current and prior condition as the engineer for prior phases of the roof repairs. In addition, EDG has relevant documentation, such as drawings and surveys, which allowed for cost efficiencies. A solicitation for a new consultant would not be in the Trust's best interest as it would add a significant amount of time to the roof repair schedule and potentially increase the costs for newly prepared contract documents. It is also more efficient to have one engineer preparing the construction drawings for the roof repairs as opposed to bringing in several different engineers that could develop conflicting plans. For the foregoing reasons, and because EDG'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 amend the existing contract with EDG for this additional work.

IV. Funding

Funding for this contract is available from the Trust's capital maintenance budget using restricted funds designated for Pier 40 infrastructure and, as available, New York City capital budget funds designated for Pier 40 infrastructure repair.

V. Requested Action

The Trust requests authorization by the Board of Directors to amend the contract with EDG for the Pier 40 Roof Engineering Consultant Services for an additional amount of \$100,000 for a Total Board Authorized Amount of \$716,008.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with Gage Meyer Engineers, PC d/b/a/ EDG for the Pier 40 Roof Engineering Consultant Services for a Total Board Authorized Amount of \$716,008

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on December 2, 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 Gage Meyer Engineers, PC d/b/a EDG for the Pier 40 Roof Engineering Consultant Services for an additional amount of \$100,000 for a Total Board Authorized Amount of \$716,008; 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
December 2, 2021

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend Contract with Melk Urban Design LLC (dba !melk) for
Landscape Architectural Services for Pier 97

I. Contract Summary

Contractor: Melk Urban Design LLC (dba !melk)
Proposed Work: Landscape Architectural Services for Pier 97
Contract Number: A4900; NYS Contract No. C004900
Approval Amount: Additional \$75,000 for a Total Board Authorization Amount of \$3,053,142

II. Background

At its September 26, 2018 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract with Melk Urban Design LLC (dba !melk) (“Melk”) to design the Pier 97 pier, adjacent upland area, and finish treatments for the over-water pedestrian platform between Piers 98 and 99. At the September 30, 2021 meeting, the Board authorized an extension of Melk’s contract term and the addition of \$50,000 for additional design services related to the requirements of a federal transportation grant administered by the New York State Department of Transportation (“SDOT”). Since then, the Trust has met with SDOT to discuss the specific additional drawings and format changes that will be needed for this grant, and the Trust and consultant have concluded that additional funding will be required. Accordingly, staff now requests authorization for an additional \$75,000 to cover the complete scope of additional services related to preparing the revised construction documents for the bikeway and esplanade improvements to comply with the SDOT requirements and to ensure that there is sufficient contingency available in the budget for Melk’s construction administration through the end of construction.

III. Funding

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

IV. Requested Action

The Trust requests authorization by the Board of Directors to amend the contract with Melk Urban Design LLC (dba !melk) for Landscape Architectural Services for Pier 97 for an additional \$75,000 for a Total Board Authorization Amount of up to \$3,053,142.

Attachment: Resolution

HUDSON RIVER PARK TRUST - Authorization to Amend Contract with Melk Urban Design LLC (dba !melk) for Landscape Architectural Services for Pier 97 for a Total Board Authorization Amount of up to \$3,053,142

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of December 2, 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 Melk Urban Design LLC (dba !melk) for Landscape Architectural Services for Pier 97 for an additional \$75,000, for a Total Board Authorization Amount of up to \$3,053,142; 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

December 2, 2021

To: Board of Directors

From: Noreen Doyle

Re: Authorization to Amend Contract with Q + A Events and Production LLC for Hudson River Dance Festival Production Services

I. Contract Summary

Contractor: Q + A Events and Production LLC
Proposed Work: Hudson River Dance Festival Production Services
Contract Number: G4693
Approval Amount: Additional \$31,000 for a Total Board Authorization Amount of \$815,776

II. Background

In January 2016, the Board of Directors of the Hudson River Park Trust (“Trust”) approved a five-year contract between the Trust and Q + A Events and Production LLC (“Q + A”) for an aggregate amount not to exceed \$784,776 to provide professional event production services for the Hudson River Dance Festival (the “Dance Festival”). The free two-night showcase of dance companies celebrates the vibrant and diverse voices and styles that New York City has to offer, set against the backdrop of the Hudson River sunset. Past performers include Ballet Hispanico, Paul Taylor Dance, and Jason Samuels Smith & Igmarr Thomas.

The last year of the contract would have occurred in 2020 but the Dance Festival scheduled for June 2020 was canceled due to the COVID-19 pandemic. The Trust executed an amendment with Q + A to extend the contract term into 2021 as the Trust had then intended to reschedule the Dance Festival for June 2021, with Q + A providing the same scope of services that had originally been planned and priced for calendar year 2020. However, the Dance Festival was cancelled in 2021 because the COVID-19 pandemic continued.

The Trust now intends to schedule the Dance Festival for June 2022 and thus seeks to extend the contract for another one-year term, through January 2023, and seeks approval to add an additional \$31,000 to the contract to cover the loss of non-refundable deposits for performers in connection with the 2020 event cancellation and the cost to replace the expired Department of Buildings permit and any increase in event costs due to the two-year delay. The source of funding for this contract is the Trust’s annual Operating Budget.

III. Requested Action

The Trust requests authorization by the Board of Directors to extend the term of contract with Q + A Events and Production LLC by one year and to add an additional \$31,000 to cover anticipated increased event costs, for a Total Board Authorization Amount of up to \$815,776.

HUDSON RIVER PARK TRUST - Authorization to Amend Contract with Q + A Events and Production LLC for Hudson River Dance Festival Event Production Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of December 2, 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 Q + A Events and Production LLC to extend the term for an additional one year and add an additional \$31,000 for a Total Board Authorization Amount of up to \$815,776; 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
December 2, 2021

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend the Contract with Call-A-Head Corp for
Portable/Temporary Restroom Services

I. Contract Summary

Contractor: Call-A-Head Corp.
Proposed Work: Portable/Temporary Restroom Services
Contract Number: G5540
Amendment: Extension of Term

II. Background

The Hudson River Park Trust (“Trust”) has a periodic need to supplement permanent restroom facilities with temporary facilities. Pursuant to the Trust’s Procurement Guidelines for discretionary procurements, Trust staff prepared a scope of work reflecting this seasonal need for portable toilets and released a Request for Quotes in October 2020. After receiving responses from four portable toilet vendors, the Trust entered into a contract for portable/temporary restroom services with the lowest-priced respondent, Call-A-Head Corp., for a one-year contract term effective as of January 1, 2021. The contract provided for a maximum contract amount of up to \$25,000 for a combination of basic services and contingency to account for any additional portable toilets that could be temporarily needed for events in Hudson River Park or as a result of plumbing-related closures of restroom facilities. Due to Covid and a continuation of some remote programming over the past year, approximately \$15,000 of the current contract amount remains unspent.

During 2022, Trust staff plans to assess future needs for portable toilet facilities based on some anticipated changes in the Park, such as the forthcoming new public restrooms at the Gansevoort Peninsula, Chelsea Waterside Park, and Pier 97, and the recent opening of Pier 76. Staff would then incorporate the results of such analysis into a new procurement for portable restrooms that would be effective in 2023. The Trust therefore seeks to extend the Call-A-Head contract by an additional one year while Trust staff completes the assessment of the Park’s longer term needs for portable restroom facilities.

III. Requested Action

The Trust requests authorization by the Board to amend the contract with Call-A-Head Corp. for Portable/Temporary Restroom Services for an additional one-year term. No additional funding

is needed for this contract. Funding will continue to be from the Trust's operating budget as approved by the Board each year.

Attachment:

Resolution

HUDSON RIVER PARK TRUST – Authorization to Amend Contract with Call-A-Head Corp. for Portable/Temporary Restroom Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on December 2, 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 Call-A-Head Corp. for Portable/Temporary Restroom Services for an additional one-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 foregoing resolution.

For Consideration
December 2, 2021

To: Board of Directors

From: Noreen Doyle

Re: Ratification of and Authorization to Approve Amendments to the Employee Handbook

I. BACKGROUND

The Hudson River Park Trust (“Trust”) Employee Handbook was last modified in May 2019. Over the past several months, staff has completed a comprehensive review of the Handbook to ensure that it reflects current employment law and other matters that have arisen since 2019.

Based on this review, Trust staff has made the following changes to the Employee Handbook:

- In accordance with New York State law, Juneteenth, a day that commemorates the end of slavery in the United States, has been added as a paid holiday for Trust employees.
- The Trust’s Continuity of Operations Policy (“COOP”) dated April 2021 has been added as Appendix 1 to the Employee Handbook. The COOP is a requirement of New York State and sets forth a detailed plan for the continuation of operations in the event the Governor declares a state disaster emergency involving a communicable disease.
- References to the existing Collective Bargaining Agreement between the Trust and Local 30 executed in 2019 have been updated.
- The wording of the Employee Handbook has been revised to be gender neutral consistent with recommendations from the State of New York.

Staff met with the Governance Committee on November 29, 2021 to review the proposed changes, and Committee members had no concerns. A clean copy of the proposed Employee Handbook has been shared with all Directors.

II. REQUESTED ACTION

The Trust requests ratification of and authorization to approve the amendments to the Trust Employee Handbook.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Ratification of and Authorization to Approve Amendments to Employee Handbook

RESOLVED, that based upon the materials presented to the Board of Directors at its meeting on December 2, 2021, 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 Hudson River Park Trust Employee Handbook; 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
December 2, 2021

To: The Directors

From: Noreen Doyle

Re: Appointment to and Ratification of Members of the Board's Audit,
Finance & Investment, Design and Governance Committees

I. Background

The Board of Directors (“Board”) of the Hudson River Park Trust (“Trust”) has several working committees that help facilitate Trust business between Board meetings and which serve as an invaluable source of experience and wisdom for Trust staff.

The purpose of the Trust’s Audit Committee is to assist the Board in fulfilling its oversight responsibilities regarding the integrity of the Trust’s financial statements, the qualification and selection of the independent auditors, the performance of the annual audit of financial statements, and the performance of the Trust’s internal audit functions relative to financial and regulatory recordkeeping, reporting and compliance. As outlined in the Audit Committee Charter, the Committee consists of the Trust Chair, Vice-Chair and four independent members of the Board.

The purpose of the Finance and Investment Committee includes reviewing the Trust’s finances and investment strategies and practices, the Trust’s financial performance including actual versus budgeted expenditures, and the financial implications of major proposed transactions including significant leases and other revenue-producing contracts. As provided for in the Finance and Investment Committee Charter, the Committee consists of the Trust Chair, Vice-Chair and not less than three independent Board members. The Finance and Investment Committee and the Audit Committee may have overlapping members but a different Director must serve as the Chair for each Committee.

The Board’s Design Committee was created to oversee the design for Hudson River Park. Historically, the Committee has been involved in overseeing the design of most of the built sections of the Park, including most recently, the designs for Chelsea Waterside Park Phase 2, Pier 97 and the Gansevoort Peninsula. Over the next several years, the Park will continue to be developed consistent with the goals of the Hudson River Park Act, and the Design Committee will continue to play a crucial role in overseeing future development of Park areas, including for the portion of the esplanade between 29th and 44th Streets and the Estuarium.

The purpose of the Governance Committee is to assist the Board in fulfilling its obligation to ensure that the Trust is operated in accordance with prudent and responsible corporate governance standards and principles; monitor and evaluate Board effectiveness; promote

fulfillment of Director fiduciary duties and address potential ethical and conflict of interest issues affecting Board and staff members; and provide oversight with respect to Trust internal control policies and procedures. The Governance Committee also examines risks to the Trust and the Park. Under its Charter, the Governance Committee consists of the Trust Chair, Vice-Chair and not less than three other independent members of the Board.

Manhattan Borough President Gale Brewer recently appointed Idehen “I.D.” Aruede to the Board to replace Lawrence Goldberg. Mr. Aruede is the Co-Chief Operating Officer and Chief Financial Officer at the Whitney Museum of American Art. Prior to joining the Whitney, Mr. Aruede held various roles in equity research covering the consumer food and beverage sectors at leading global investment banks including JP Morgan, Bank of America and Merrill Lynch. The Trust now seeks to appoint Director Aruede to both the Audit and Finance & Investment Committees.

Mayor Bill de Blasio recently appointed Gabrielle Fialkoff as the Commissioner of the New York City Department of Parks and Recreation, thus, replacing former Commissioner Mitchell Silver as an ex-officio member of the Board. Ms. Fialkoff has more than 25 years of experience working with the government, non-profit, philanthropic and business communities. She served as Senior Advisor to the Mayor for COVID-19 relief in 2020 and was the Senior Advisor to the Mayor from 2014 to 2018 in which she established the Office of Strategic Partnerships. The Trust now seeks to appoint Director Fialkoff to both the Design and Governance Committees.

II. Requested Action

The Hudson River Park Trust staff requests that the Board approve the appointment of Director Aruede to the Audit and Finance & Investment Committees and Director Fialkoff to the Design and Governance Committees and to ratify the Committee list for each of the Audit, Finance & Investment, Design, and Governance Committees.

Attachment:

Resolutions

HUDSON RIVER PARK TRUST- Appointment of New Members and Ratification of the Hudson River Park Trust Board of Directors' Audit, Finance & Investment, Design and Governance Committees

RESOLVED, based on the materials presented to the Board of Directors at its meeting on December 2, 2021, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby appoint Director Idehen Aruede as a member of the Hudson River Park Trust Board's Audit Committee and ratify the membership of the Audit Committee to include Directors Vicki Been, Basil Seggos, Jeffrey Kaplan, Michael Kuh, Tom Pegues, Aloysee Heredia Jarmoszuk, and I.D. Aruede; and be it further

RESOLVED, the Directors hereby appoint Director Idehen Aruede as a member of the Hudson River Park Trust Board's Finance and Investment Committee and ratify the membership of the Finance and Investment Committee to include Directors Jeffrey Kaplan, Vicki Been, Basil Seggos, Michael Kuh, Tom Pegues, Purnima Kapur, Aloysee Heredia Jarmoszuk, Lowell Kern and I.D. Aruede; and be it further

RESOLVED, the Directors hereby appoint Director Gabrielle Fialkoff as a member of the Hudson River Park Trust Board's Design Committee and ratify the membership of the Design Committee to include Directors Pamela Frederick, Erik Kulleseid, Basil Seggos, Lowell Kern, Rose Harvey, and Gabrielle Fialkoff; and be it further

RESOLVED, the Directors hereby appoint Director Gabrielle Fialkoff as a member of the Hudson River Park Trust Board's Governance Committee and ratify the membership of the Governance Committee to include Directors Vicki Been, Basil Seggos, Michael Kuh, Aloysee Heredia Jarmoszuk, Lowell Kern and Gabrielle Fialkoff; 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 resolutions.

For Consideration
December 2, 2021

To: The Directors
From: Noreen Doyle
Re: Ratification and Approval of Contracts with Padilla Construction Services, Inc.
Eastern Plumbing & Mechanical Contracting, Inc., C.D.E. Air Conditioning Co.,
Inc. and Interphase Electric Corporation for Gansevoort Peninsula Building
General, Plumbing, Mechanical and Electrical Construction Work

I. Contracts Summary

Contractor: Padilla Construction Services, Inc.
Proposed Work: Gansevoort Peninsula Building General Construction Work
Contract Number: C5300
Contract Amount: Base Contract Amount of \$6,900,957 with 15% contingency for a
Total Authorized Amount of up to \$7,936,100

Contractor: Eastern Plumbing & Mechanical Contracting, Inc.
Proposed Work: Gansevoort Peninsula Building Plumbing Construction Work
Contract Number: C5310
Contract Amount: Base Contract Amount of up to \$590,000 with 10% contingency
for a Total Authorized Amount of up to \$649,000

Contractor: C.D.E. Air Conditioning Co., Inc.
Proposed Work: Gansevoort Peninsula Building Mechanical Construction Work
Contract Number: C5320
Contract Amount: Base Contract Amount of up to \$494,068 with 10% contingency
for a Total Authorized Amount of up to \$543,475

Contractor: Interphase Electric Corporation
Proposed Work: Gansevoort Peninsula Building Electrical Construction Work
Contract Number: C5330
Contract Amount: Base Contract Amount of up to \$804,329 with 10% contingency
for a Total Authorized Amount of up to \$884,762

Total Authorization: Total Board Authorization Amount for the four contracts required
to construct the Gansevoort building of up to \$10,013,337

II. Background

Construction on various aspects of the new park area at the Gansevoort Peninsula began earlier this year, and the Hudson River Park Trust (“Trust”) is endeavoring to open the entirety of the

Gansevoort Peninsula for the public's enjoyment in Spring 2023. Among the planned elements at the site is a new park building containing public restrooms, maintenance and operations space for the Trust, and a small concession. Because the Trust is subject to the Wicks Law, it separately procured the general construction, plumbing, mechanical and electrical work needed for the building.

As discussed more fully below, staff advertised four separate procurements for the required building contractors, reviewed the submissions and selected contractors that represent the best value to the Trust, in accordance with the selection criteria set forth in the Requests for Proposals ("RFP") and described in Section III below. At the September 30, 2021 meeting, the Board of Directors ("Board") approved Maximum Contract Values for each of the four procurements, and staff committed to return to the Board to ratify selections based on final proposal pricing after fully vetting each response in accordance with normal Trust practices.

III. Procurement Process

As set forth in the September 2021 memorandum to the Board, the Trust issued four separate RFPs for general construction, plumbing, mechanical, and electrical work for the Gansevoort Peninsula Building. Pursuant to the Trust's Procurement Guidelines, advertisements for each RFP were published on the Trust's website and in the New York State Contract Reporter for the period of June 9, 2021 through July 9, 2021. After conducting extensive contractor outreach (including outreach to MWBEs and SDVOBs), proposal submission deadlines for each RFP were extended, initially to July 20, 2021, then to August 13, 2021, and finally to September 3, 2021 in an effort to increase the number of potential respondents and obtain best value for each procurement. At its September meeting, the Board approved maximum contract pricing for the four contracts associated with the Gansevoort Peninsula Building, with staff recommendations for specific contractors and dollar amounts to be ratified at the Trust's December Board meeting.

Gansevoort Peninsula Building General Construction:

The Trust received five proposals for the Gansevoort Peninsula Building General Construction RFP. A selection committee comprised of the Trust's Design/Construction and Legal staff reviewed the submissions and evaluated each firm according to the identified selection criteria in the RFP, including the contractor's experience, reputation and references, diversity practices and commitment to encouraging M/WBE participation, proposed subcontractors, proposed project schedule, quality of the proposal and price proposal. Following an initial evaluation of the proposals, staff interviewed the three highest ranked respondents and requested clarifications on some aspects of the proposals from respondents. The Trust received revised price proposals from the three firms in response to the clarification requests. The Trust also notified all shortlisted proposers that the Trust was adding a \$150,000 allowance to the final prices for the potential addition of furniture, fixtures, and equipment to the awarded contract.

Based on the submitted proposals, interviews and clarifications, Trust staff determined Padilla Construction Services, Inc. ("Padilla") to be the highest ranked respondent. Padilla is a well-established company that has successfully completed general contracting work for the Trust, and

has performed extensive municipal work throughout New York City, particularly for the NYC Department of Parks and Recreation and NYC Department of Design and Construction. The company has significant experience with the construction of public buildings and has previously installed the type of specialty façade system that is part of the Gansevoort Building design. Accordingly, staff recommends entering into a contract with Padilla for the identified general construction scope of work for \$6,900,957. A 15% contingency has been included in the proposed authorization for a total contract value of \$7,936,100 to address any unforeseen conditions that may arise.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract. Padilla is a New York State certified MBE and is further expected to meet the SDVOB participation goal of 6%. The term of the contract is expected to be twenty-four months.

Gansevoort Peninsula Building Plumbing Construction:

The Trust received two proposals for the Gansevoort Peninsula Building Plumbing Construction RFP. A selection committee comprised of the Trust's Design/Construction and Legal staff reviewed the submissions and evaluated each firm according to the identified selection criteria in the RFP, including the contractor's experience, reputation and references, diversity practices and commitment to encouraging M/WBE participation, proposed subcontractors, proposed project schedule, quality of the proposal and price proposal. Following an initial evaluation of the proposals, staff interviewed both respondents with the goal of determining their ability to complete the work and their understanding of the scope.

Based on the submitted proposals and interviews, Trust staff determined Eastern Plumbing & Mechanical Contracting, Inc. ("Eastern") to be the highest ranked respondent. Eastern has extensive plumbing experience on a variety of projects throughout New York, including work for the Dormitory Authority of the State of New York, the New York City Health and Hospitals Corporation and New York City Department of Design and Construction. After reviewing this experience and Eastern's proposed pricing, Trust staff concluded that Eastern was the most capable contractor for this project. Accordingly, staff recommends entering into a contract with Eastern for the identified plumbing construction scope of work for \$590,000. A 10% contingency has been included in the proposed authorization for a total contract value of \$649,000 to address any unforeseen conditions that may arise.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract. Eastern is a New York State certified WBE, thereby meeting the 30% M/WBE participation goal, and is making efforts to meet the 6% SDVOB participation goal to the degree practicable; the Trust will issue a waiver for the balance as required. The term of the contract is expected to be twenty-four months.

Gansevoort Peninsula Building Mechanical Construction:

As noted in the September 2021 memorandum to the Directors, the Trust received only one proposal for the Gansevoort Peninsula Building Mechanical Construction RFP. In accordance

with the Trust's Procurement Guidelines, the Trust determined that the procurement had therefore failed. Staff subsequently reviewed the submission to determine whether it was in the Trust's best interest to make a single source award as permitted under the Procurement Guidelines. In a single source procurement, the Trust must document: (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.

Trust staff reviewed the one proposal from C.D.E. Air Conditioning Co., Inc. ("C.D.E.") as a single source procurement. First, as noted above, the Trust issued an RFP as a competitive procurement and performed targeted outreach in the New York State Contract System to over 900 contractors for all of the trades needed for the Gansevoort Building project, including general construction, mechanical, electrical, and plumbing contractors. The Trust extended the submission deadline multiple times to promote a larger pool of proposers, but it still only received one proposal in response to the mechanical construction RFP. For this reason, staff did not believe that issuing a new RFP would result in a different outcome. Moreover, doing so would have resulted in a delay in securing the mechanical construction contractor and thus delay completion of the new Gansevoort Peninsula Building.

Staff reviewed C.D.E.'s experience and background and has determined that it has a good reputation as an experienced mechanical construction contractor that has performed mechanical construction work with other agencies, including the New York City Department of Parks and Recreation and New York City Department of Design and Construction. Further, the proposed pricing was reviewed against projects of similar size including the planned park building at Pier 97 as well as industry standards and has been determined to be fair and reasonable. Trust staff and its construction manager, Gilbane Building Company, held an interview with the proposer to ensure that C.D.E. understood the contract requirements and scope and found the company to be well-versed in the required scope of work. After the completion of a responsibility determination, Trust staff concluded that a single source award was appropriate, and therefore recommends entering into a contract with C.D.E. for the identified mechanical construction scope of work for \$494,068. A 10% contingency has been included in the proposed authorization for a total contract value of \$543,475 to address any unforeseen conditions that may arise.

C.D.E. is expected to meet the 30% MWBE subcontracting goal. C.D.E. is making efforts to meet the 6% SDVOB participation goal to the degree practicable and the Trust will issue a waiver for the balance as required. The term of the contract is expected to be twenty-four months.

Gansevoort Peninsula Building Electrical Construction:

The Trust received five proposals for the Gansevoort Peninsula Building Electrical Construction RFP. A selection committee comprised of the Trust's Design/Construction and Legal staff reviewed the submissions and evaluated each firm according to the identified selection criteria in the RFP, including the contractor's experience, reputation and references, diversity practices and commitment to encouraging M/WBE participation, proposed subcontractors, proposed project schedule, quality of the proposal and price proposal. Following an initial evaluation of the proposals, staff interviewed the three highest ranked respondents and requested clarifications on some aspects of the proposals from respondents. The Trust received best and final pricing offers

from each of the three firms after the interviews. The Trust also notified all shortlisted proposers that the Trust was adding a \$50,000 allowance to the final prices for the potential addition of building access control and security system coordination to the awarded contract.

Based on the submitted proposals and interviews, Trust staff identified Interphase Electric Corporation (“Interphase”) as the highest ranked proposer and recommends that the Trust enter into a contract for the identified scope of work for \$804,329, plus a 10% contingency for a total contract value of \$884,762 to address any unforeseen conditions that arise. Interphase has previously performed work for the Trust, notably the electrical work for the Pier 26 Restaurant and post-Sandy reconstructions of electrical systems Parkwide. Interphase has also completed numerous projects for other New York City agencies including the New York City Department of Parks & Recreation and the New York City School Construction Authority.

The Trust will complete a responsibility determination prior to awarding the contract, which includes confirmation of the contractor’s legal authority, integrity and past performance as well as a review of the contractor’s financial capacity. Interphase is expected to meet the 30% MWBE subcontracting goal. 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 twenty-four months.

IV. Funding

The Total Board Authorization for the four contracts with contingency as set forth above is \$10,013,337 which is less than the aggregate amount approved by the Board at the September 2021 meeting of \$12,100,000. Funding for these contracts will be provided by the City of New York.

V. Requested Action

The Trust requests ratification and approval to contract with Padilla Construction Services, Inc. for the Gansevoort Peninsula Building General Construction Work for a Maximum Contract Value including 15 percent contingency of up to \$7,936,100; with Eastern Plumbing & Mechanical Contracting, Inc. for the Gansevoort Peninsula Building Plumbing Construction Work for a Maximum Contract Value with 10 percent contingency of up to \$649,000; with C.D.E. Air Conditioning Co., Inc. for the Gansevoort Peninsula Building Mechanical Construction Work for a Maximum Contract Value with 10 percent contingency of up to \$543,475; and with Interphase Electric Corporation for the Gansevoort Peninsula Building Electrical Construction Work for a Maximum Contract Value with 10 percent contingency of up to \$884,762 for a Total Board Authorization for the four contracts of up to \$10,013,337.

Attachment:
Resolutions

HUDSON RIVER PARK TRUST – Ratification and Approval of Contracts for the Gansevoort Peninsula Building General Construction, Gansevoort Peninsula Building Plumbing Construction, Gansevoort Peninsula Building Mechanical Construction, and Gansevoort Peninsula Building Electrical Construction for a Total Board Authorization Amount of up to \$10,013,337

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on December 2, 2021, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and authorizes the Hudson River Park Trust to contract with Padilla Construction Services, Inc. for the Gansevoort Peninsula Building General Construction Work for a Base Contract Amount of \$6,900,957 plus a 15 percent contingency for a Total Authorized Amount of up to \$7,936,100; and be it further

RESOLVED, the Board hereby ratifies and authorizes the Hudson River Park Trust to contract with Eastern Plumbing & Mechanical Contracting, Inc. for the Gansevoort Peninsula Building Plumbing Construction Work for a Base Contract Amount of \$590,000 plus a 10 percent contingency for a Total Authorized Amount of up to \$649,000; and be it further

RESOLVED, the Board hereby ratifies and authorizes the Hudson River Park Trust to contract with C.D.E. Air Conditioning Co., Inc. for the Gansevoort Peninsula Building Mechanical Construction Work for a Base Contract Amount of \$494,068 plus a 10 percent contingency for a Total Authorized Amount of up to \$543,475; and be it further

RESOLVED, the Board hereby ratifies and authorizes the Hudson River Park Trust to contract with Interphase Electric Corporation for the Gansevoort Peninsula Building Electrical Construction Work for a Base Contract Amount of \$804,329 plus a 10 percent contingency for a Total Authorized Amount of up to \$884,762; and be it further

RESOLVED, the Board hereby ratifies the Hudson River Park Trust to enter into the four contracts for the Gansevoort Peninsula Building construction for a Total Board Authorization of up to \$10,013,337; 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 resolutions.

For Consideration
December 2, 2021

To: The Directors
From: Noreen Doyle
Re: Ratification and Approval of Contracts with Civetta & Sons, Inc., Eastern Plumbing & Mechanical Contracting, Inc., ACS System Associates, Inc., and Interphase Electric Corporation for Pier 97 Building General, Plumbing, Mechanical and Electrical Construction Work

I. Contract Summary

Contractor: Civetta & Sons, Inc.
Proposed Work: Pier 97 Building General Construction Work
Contract Number: C5440
Contract Amount: Base Contract Amount of \$9,152,500 with 15% contingency for a Total Authorized Amount of up to \$10,525,375

Contractor: Eastern Plumbing & Mechanical Contracting, Inc.
Proposed Work: Pier 97 Building Plumbing Construction Work
Contract Number: C5460
Contract Amount: Base Contract Amount of \$695,000 with 10% contingency for a Total Authorized Amount of up to \$764,500

Contractor: ACS System Associates, Inc.
Proposed Work: Pier 97 Building Mechanical Construction Work
Contract Number: C5470
Contract Amount: Base Contract Amount of \$370,000 with 10% contingency for a Total Authorized Amount of up to \$407,000

Contractor: Interphase Electric Corporation
Proposed Work: Pier 97 Building Electrical Construction Work
Contract Number: C5450
Contract Amount: Base Contract Amount of \$1,272,070 with 10% contingency for a Total Authorized Amount of up to \$1,399,277

Total Authorization: Total Board Authorization Amount for the four contracts required to construct the Pier 97 Building of up to \$13,096,152

II. Background

The Board of Directors (“Board”) has previously approved several contracts needed to transform Pier 97 into Hudson River Park’s northernmost public park pier, including a playground, an activity field, flexible gathering areas and a gently sloping lawn. The Hudson River Park Trust (“Trust”) anticipates the completion date for construction and the public opening for Pier 97 to occur in the Summer 2023. The design for this Park area, which was the subject of an extensive community design process, also includes a new park building on the upland area just north of Pier 97. That building will contain public restrooms, a maintenance and operations space for the Trust, and a small concession. Because the Trust is subject to the Wicks Law, it must separately procure the general construction, plumbing, mechanical, and electrical work needed for the Pier 97 Building.

As discussed more fully below, staff advertised four separate procurements for the required building contractors, reviewed the submissions and selected contractors that represent the best value to the Trust, in accordance with the selection criteria set forth in the Requests for Proposals (“RFP”) and described in Section III below. At the September 30, 2021 meeting, the Board approved Maximum Contract Values for each of the four procurements, and staff committed to return to the Board to ratify selections based on final proposal pricing after fully vetting each response in accordance with normal Trust practices.

III. Procurement Process

As set forth in the September 2021 memorandum to the Board, the Trust issued four separate Requests for Proposals (“RFP”) for general construction, plumbing, mechanical, and electrical work for the Pier 97 Building. Pursuant to the Trust’s Procurement Guidelines, advertisements for each RFP were published on the Trust’s website and in the New York State Contract Reporter for the period between July 22, 2021 and August 27, 2021. After conducting extensive contractor outreach (including outreach to MWBEs and SDVOBs), the proposal submission deadlines for the RFPs for Pier 97 Building General Construction, Building Plumbing Construction, and Building Electrical Construction were extended to September 10, 2021. The proposal submission deadline for the RFP for Pier 97 Building Mechanical Construction was extended to September 10, 2021 and again to September 17, 2021. In each case, the extensions were implemented by Trust staff in an effort to increase the number of potential respondents and obtain best value for each procurement. At its September meeting, the Board approved maximum contract pricing for the four contracts associated with the Building, with staff recommendations for specific contractors and dollar amounts to be ratified at the Trust’s December Board meeting.

Pier 97 Building General Construction:

The Trust received five proposals for the Pier 97 Building General Construction RFP. A selection committee comprised of the Trust’s Design/Construction and Legal staff reviewed the submissions and evaluated each firm according to the identified selection criteria in the RFP, including the contractor’s experience, reputation and references, diversity practices and commitment to encouraging M/WBE participation, proposed subcontractors, proposed project schedule, quality of the proposal and price proposal. Following an initial evaluation of the proposals, staff

interviewed the three highest ranked respondents and requested clarifications on some aspects of the proposals. The Trust also notified all shortlisted proposers that the Trust was adding an allowance of up to a \$175,000 to the final submitted prices for the potential addition of furniture, fixtures, and equipment as well as monitoring of the bulkhead to the eventually awarded contract.

Based on the submitted proposals, interviews and clarifications, Trust staff determined Civetta & Sons, Inc. (“Civetta”) to be the highest ranked respondent. Civetta is a well-established company that has completed extensive work throughout the city, particularly for the MTA-New York City Transit and MTA-Metro North. The company has extensive experience with excavation, concrete construction, caisson drilling, and foundations, which are all significant components of this contract.

Accordingly, staff recommends entering into a contract with Civetta for the identified general construction scope of work for \$9,152,500. A 15% contingency has been included in the proposed authorization for a total contract value of \$10,525,375 to address any unforeseen conditions that may arise.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract. Civetta is expected to meet the advertised 30% MWBE participation goal and 6% SDVOB participation goal. The term of the contract is expected to be twenty-four months.

Pier 97 Building Plumbing Construction:

The Trust received four proposals for the Pier 97 Building Plumbing Construction RFP. A selection committee comprised of the Trust’s Design/Construction and Legal staff reviewed the submissions and evaluated each firm according to the identified selection criteria in the RFP, including the contractor’s experience, reputation and references, diversity practices and commitment to encouraging M/WBE participation, proposed subcontractors, proposed project schedule, quality of the proposal and price proposal. Following an initial evaluation of the proposals, staff interviewed the highest ranked three respondents with the goal of determining their ability to complete the work and their understanding of the scope.

Based on the submitted proposals and interviews, Trust staff determined Eastern Plumbing & Mechanical Contracting, Inc. (“Eastern”) to be the highest ranked respondent. Eastern solely bids on public works projects and has completed work throughout New York for agencies such as the NYC Department of Design and Construction, NYS Dormitory Authority, and NYC Economic Development Corporation. Eastern is a plumbing trade contractor and has the necessary experience to furnish and install domestic water distribution, sanitary conveyance, and fixtures, and to make necessary connections to water utility infrastructure that form the scope of work of this project.

Accordingly, staff recommends entering into a contract with Eastern for the identified plumbing construction scope of work for \$695,000. A 10% contingency has been included in the proposed authorization for a total contract value of \$764,500 to address any unforeseen conditions that may arise.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract. Eastern is a New York State certified WBE, thereby meeting the 30% M/WBE participation goal and is making efforts to meet the 6% SDVOB participation goal to the degree practicable; the Trust will issue a waiver for the balance as required. The term of the contract is expected to be twenty-four months.

Pier 97 Building Mechanical Construction:

The Trust received three proposals for the Pier 97 Building Mechanical Construction RFP. A selection committee comprised of the Trust's Design/Construction and Legal staff reviewed the submissions and evaluated each firm according to the identified selection criteria in the RFP, including the contractor's experience, reputation and references, diversity practices and commitment to encouraging M/WBE participation, proposed subcontractors, proposed project schedule, quality of the proposal and price proposal. Following an initial evaluation of the proposals, staff interviewed the three respondents with the goal of determining their ability to complete the work and their understanding of the scope.

Based on the submitted proposals and interviews, Trust staff determined ACS System Associates, Inc. ("ACS") to be the highest ranked respondent. ACS has completed mechanical work throughout New York for agencies such as the NYC Department of Design and Construction, NYC School Construction Authority, and Metropolitan Transportation Authority. Eastern has experience furnishing and installing HVAC Equipment, hot water heaters, intakes, pumps, piping, and dampers that form the scope of work of this project.

Accordingly, staff recommends entering into a contract with ACS for the identified mechanical construction scope of work for \$370,000. A 10% contingency has been included in the proposed authorization for a total contract value of \$407,000 to address any unforeseen conditions that may arise.

ACS is a New York State certified MBE, thereby meeting the 30% M/WBE participation goal, and is making efforts to meet the 6% SDVOB participation goal to the degree practicable; the Trust will issue a waiver for the balance as required. The term of the contract is expected to be twenty-four months.

Pier 97 Building Electrical Construction:

The Trust received four proposals for the Pier 97 Building Electrical Construction RFP. A selection committee comprised of the Trust's Design/Construction and Legal staff reviewed the submissions and evaluated each firm according to the identified selection criteria in the RFP, including the contractor's experience, reputation and references, diversity practices and commitment to encouraging M/WBE participation, proposed subcontractors, proposed project schedule, quality of the proposal and price proposal. Following an initial evaluation of the proposals, staff interviewed the highest ranked three respondents and requested clarifications on

some aspects of the proposals from respondents. The Trust received best and final pricing offers from each of the three firms after the interviews.

Based on the submitted proposals and interviews, Trust staff identified Interphase Electric Corporation (“Interphase”) as the highest ranked proposer and recommends that the Trust enter into a contract for the identified scope of work for \$1,272,070 plus a 10% contingency for a total contract value of \$1,399,277 to address any unforeseen conditions that arise. Interphase has previously performed work for the Trust, completing the electrical work for the Pier 26 restaurant concession and post-Sandy reconstructions of electrical systems parkwide. Interphase has also completed numerous projects for other New York City and New York State agencies including the NYC Department of Parks & Recreation and NYS Office of General Services.

The Trust will complete a responsibility determination prior to awarding the contract, which includes confirmation of the contractor’s legal authority, integrity and past performance as well as a review of the contractor’s financial capacity. Interphase is expected to meet the 30% MWBE subcontracting goal. 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 twenty-four months.

IV. Funding

The Total Board Authorization for the four contracts with contingency as set forth above is \$13,096,152, which is less than the aggregate amount approved by the Board at the September 2021 meeting of \$14,025,000. Funding for these contracts will be provided by the State of New York and restricted funds from the sale of air rights within Manhattan Community Board 4. The General Construction and Electrical Construction contracts will be filed with the Office of State Comptroller as required.

V. Requested Action

The Trust requests ratification and approval to contract with Civetta & Sons, Inc. for the Pier 97 Building General Construction Work for a Maximum Contract Value of up to \$10,525,375 including 15 percent contingency; with Eastern Plumbing & Mechanical Contracting, Inc. for the Pier 97 Building Plumbing Construction Work for a Maximum Contract Value of up to \$764,500 with 10 percent contingency; with ACS System Associates, Inc. for the Pier 97 Building Mechanical Construction Work for a Maximum Contract Value of up to \$407,000 with 10 percent contingency; and with Interphase Electric Corporation for the Pier 97 Building Electrical Construction Work for a Maximum Contract Value of up to \$1,399,277 with 10 percent contingency, for a Total Board Authorization for the four contracts of up to \$13,096,152.

Attachment:
Resolutions

HUDSON RIVER PARK TRUST – Ratification and Approval of Contracts for the Pier 97 Building General Construction, Pier 97 Building Plumbing Construction, Pier 97 Building Mechanical Construction, and Pier 97 Building Electrical Construction for a Total Board Authorization Amount of up to \$13,096,152

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on December 2, 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 Civetta & Sons, Inc. for the Pier 97 Building General Construction Work for a Base Contract Amount of \$9,152,500 plus a fifteen percent contingency for a Total Authorized Amount of up to \$10,525,375; and be it further

RESOLVED, the Board hereby authorizes the Hudson River Park Trust to contract with Eastern Plumbing & Mechanical Contracting, Inc. for the Pier 97 Building Plumbing Construction Work for a Base Contract Amount of \$695,000 plus a ten percent contingency for a Total Authorized Amount of up to \$764,500; and be it further

RESOLVED, the Board hereby authorizes the Hudson River Park Trust to contract with ACS System Associates, Inc. for the Pier 97 Building Mechanical Construction Work for a Base Contract Amount of \$370,000 plus a ten percent contingency for a Total Authorized Amount of up to \$407,000; and be it further

RESOLVED, the Board hereby authorizes the Hudson River Park Trust to contract with Interphase Electrical Corporation for the Pier 97 Building Electrical Construction Work for a Base Contract Amount of \$1,272,070 plus a ten percent contingency for a Total Authorized Amount of up to \$1,399,277; and be it further

RESOLVED, the Board hereby ratifies the Hudson River Park Trust to enter into the four contracts for the Pier 97 Building construction for a Total Board Authorization of \$13,096,152; 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 resolutions.