



**MEETING OF THE
BOARD OF DIRECTORS
Pier 40, 353 West Street, 2d Floor
March 24, 2022 at 4:00 pm
Zoom Call In Number: 646-558-8656
Meeting ID: 824 4771 4124
Passcode: 661526**

One Tap Mobile: +16465588656,,82447714124# US (New York)

AGENDA

I. CONSENT AGENDA

- A.** Approval of Minutes and Ratification of the Actions Taken at the January 27, 2022 Meeting of the Hudson River Park Trust Board of Directors
- B.** Authorization to Amend Contract with WL Concepts & Production, Inc. for Logoed Seasonal Uniform Components
- C.** Authorization to Amend Contract with Operations, Inc. for Payroll Services
- D.** Authorization to Extend Contract with Venus Fire Protection & Safety for Inspection, Repair and Maintenance of Fire Extinguishers
- E.** Authorization to Extend Contract with Aqua Turf Irrigation Systems, LLC for Irrigation Systems Repair and Maintenance Services
- F.** Authorization to Extend Contract with NY Asphalt Inc. for Parkwide Asphalt Pavement Repairs and On-Call Paving Services
- G.** Ratification of New HRP Advisory Council Members

II. CORPORATE ACTIONS

- H.** Approval of April 1, 2022 – March 31, 2023 FY22-23 Budget
- I.** Authorization to Contract with New York State Industries for the Disabled, Inc. for Parkwide Interior Cleaning Services
- J.** Authorization to Contract with The Doe Fund for Parkwide Outdoor Cleaning Services
- K.** Authorization to Amend Contract with NYC Department of Parks & Recreation for Parkwide Security Services

III. PRESIDENT'S REPORT

- Design/Construction Project Updates
- River Project and Public Programs Updates
- Chelsea Piers Lease: Significant Action Public Review Process

IV. ADVISORY COUNCIL and HUDSON RIVER PARK FRIENDS REPORTS

V. **EXECUTIVE SESSION to address Litigation Matters**

VI. **ADJOURN**

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions
Taken at the January 27, 2022 Meeting of the Hudson River Park Trust Board of Directors**

RESOLVED, that the Minutes of the Meeting of the Hudson River Park Trust Board of Directors held on January 27, 2022 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
March 24, 2022

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend Contract with WL Concepts & Production, Inc. for Logoed Seasonal Uniform Components

I. Contract Summary

Contractor: WL Concepts & Production, Inc.
Proposed Work: Logoed Uniform Components
Contract Number: G5028
Amendment Amount: Additional \$40,000 for Authorized Amount of up to \$190,000

II. Background

In 2018, the Hudson River Park Trust (“Trust”) re-branded and launched a new logo for Hudson River Park (“HRPK”). The launch required updating all public facing and internal items displaying the HRPK logo, including uniforms for Trust staff. Accordingly, in February 2019, the Trust issued a Request for Proposals (“RFP”) for the provision of logoed uniform components, and, on March 28, 2019, the Trust Board of Directors (“Board”) authorized the Trust to enter into a three-year contract with WL Concepts & Production, Inc. (“WL”) to provide the Trust with uniforms for a Total Board Authorization Amount of up to \$150,000. WL is a New York State certified SDVOB and the Trust has been very satisfied with the services provided, including WL’s ability to provide uniform components of a good quality in a timely manner. Because additional uniforms need to be purchased for use by Trust staff for the summer and fall 2022, Trust staff requests Board authorization to amend the WL contract for an additional \$40,000 and to extend the term by an additional six months, through September 30, 2022. Trust staff intends to undertake a new procurement later this summer so that a new contract will be in place in time to purchase uniforms before the next winter period.

III. Procurement Process

Pursuant to the Trust’s Procurement Guidelines, the Trust must document the reasons why a competitive process is not in its best interest if the amended work exceeds twenty percent of the original Total Board Authorized Amount. In this case, funding remains available from the original Board Authorization to purchase uniforms for several of the Trust’s Departments, but additional funding is required to provide uniforms for all Departments.

Trust staff recommends amending the existing contract to facilitate the purchase of all the needed summer and fall uniform components with its existing vendor, WL. As explained above, WL has provided uniforms of a consistent good quality in a timely manner over the past three years and Trust staff has been very satisfied with the services provided. WL is a SDVOB, and while the

Trust has been very successful at meeting its MWBE goals, it continues to struggle to meet its SDVOB goals. Pursuant to the Trust's Procurement Guidelines, the amended dollar amount is well within the amount authorized for discretionary procurement procedures that enable the Trust to award contracts up to \$500,000 to certified MWBE or SDVOB businesses without full competition. Further, because many staff are already wearing branded uniform components purchased through this vendor, supplementing the existing uniforms with more uniforms purchased through the same vendor will enable the Trust to maintain branding consistency across the Park.

Trust staff will review the uniform needs for all Departments, including for the new educational services that will be provided by the River Project when its classroom opens at Pier 57, for calendar years 2023 to 2025. Thus, Trust staff intends to undertake a new procurement process in accordance with the Trust's Procurement Guidelines this summer so that a new contract is in place before purchases of winter clothing becomes necessary.

IV. Funding

Funding for this amendment is available in the Trust's approved operating budget.

V. Requested Action

Trust staff requests authorization by the Board of Directors to amend the contract with WL Concepts & Production, Inc. for Logoed Uniform Components for an additional six-month term and an additional \$40,000 for a Total Board Authorization Amount of up to \$190,000.

Attachment:

Resolution

HUDSON RIVER PARK TRUST - Authorization to Amend Contract with WL Concepts & Production, Inc. for Logoed Uniform Components for a Total Board Authorization Amount of up to \$190,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on March 24, 2022, 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 WL Concepts & Production, Inc. for the Logoed Uniform Components by extending the term for an additional six months and adding \$40,000 to the contract amount for a Total Board Authorization Amount of up to \$190,000; 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
March 24, 2022

To: The Directors
From: Noreen Doyle
Re: Ratification and Approval of Contract Amendment with Operations, Inc. for Payroll Services

I. Contract Summary

Contractor: Operations, Inc.
Proposed Purchase: Payroll Services
Contract Number: G5260
Amendment: Additional \$7000 and Extension of Term for Total Board Authorization Amount of Up to \$47,000

II. Background

In February 2020, as a result of staff changes, the Hudson River Park Trust (“Trust”) entered into a contract with Operations, Inc. to assist with the Trust’s payroll, including processing bi-weekly payroll through ADP for a one-year term and maximum contract price of \$20,000. On June 3, 2021, the Board of Directors (“Board”) authorized an amendment to the contract for an additional \$20,000 and a one-year extension of the term and ratified the contract for a Total Board Authorization Amount of \$40,000. In the meantime, the Trust has been interviewing candidates for a new Payroll and Human Resources Administrator (“Payroll Administrator”). The Trust now expects the recently hired Payroll Administrator to begin working at the Trust shortly; however, the Trust continues to need the services of Operations Inc. to provide bi-weekly payroll services and training to the new Payroll Administrator once she starts. Trust staff therefore requests approval by the Board of another one-year extension of the term, through March 31, 2023, and an additional \$7,000 to cover the needed payroll and training services for the additional one-year period.

III. Funding

Funding continues to be available from the Trust’s operating budget as approved by the Board each year.

IV. Requested Action

The Trust seeks authorization by the Board of Directors to amend the contract with Operations, Inc. for Payroll Services for an additional one-year term and an additional \$7,000 for a Total Board Authorization Amount of up to \$47,000.

Attachment: Resolution

HUDSON RIVER PARK TRUST – Authorization to Amend Contract with Operations, Inc. for Payroll Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on March 24, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Trust to amend the contract with Operations, Inc. for Payroll Services for an additional \$7,000 and another one-year term for a Total Board Authorization Amount of up to \$47,000; 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 may deem necessary or appropriate in order to implement the forgoing resolution.

For Consideration
March 24, 2022

To: The Directors

From: Noreen Doyle

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

I. Contract Summary

Contractor: Venus Fire Protection & Safety Services, Inc.
Proposed Work: Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers
Contract Number: M5065
Amendment: Six Month Extension

II. Background

The Hudson River Park Trust (“Trust”) requires a qualified contractor for fire extinguisher inspection, repair, replacement, disposal and maintenance services for the approximately 200 fire extinguishers located throughout Hudson River Park. On March 28, 2019, the Board of Directors (“Board”) authorized the Trust to enter into a contract with Venus Fire Protection & Safety Services, Inc. (“Venus”) for a maximum contract amount of \$25,000 over a three-year contract term. Venus is a New York-certified MWBE firm that has provided reliable service to the Trust. Because funds remain in the contract, Trust staff seeks Board approval to extend the contract by an additional six months. Pursuant to the Trust’s Procurement Guidelines for discretionary procurements, staff intends to issue a new Request for Quotes for fire extinguisher maintenance services in late summer and will seek Board approval of a new three-year contract at the September 2022 Board meeting with the selected vendor.

III. Requested Action

Trust staff requests authorization to extend the term of contract with Venus Fire Protection & Safety Services, Inc. for Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers services by an additional six months, through September 30, 2022. No additional funding is required for this amendment.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization to Extend Term of Contract with Venus Fire Protection & Safety Services, Inc. for Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of March 24, 2022, 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 Venus Fire Protection & Safety Services, Inc. for Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers services by an additional six months, through September 30, 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
March 24, 2022

To: The Directors

From: Noreen Doyle

Re: Authorization to Extend Contract with Aqua Turf Irrigation Systems, LLC for Parkwide Irrigation Repair and Maintenance Services

I. Contract Summary

Contractor: Aqua Turf Irrigation Systems, LLC
Proposed Work: Irrigation Services
Contract Number: M5042
Amendment: Extension of Term

II. Background

At its March 28, 2019 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract for a three-year term with Aqua Turf Irrigation Systems, LLC for Parkwide Irrigation Repair and Maintenance Services for a Total Board Authorization Amount of up to \$25,000. The Trust requires these services to maintain seven different irrigation systems spread throughout the four miles of parkland.

Due to the COVID-19 pandemic, certain repair and maintenance projects that had been planned in 2020 and 2021 were postponed, resulting in most of the contract funding remaining available. Accordingly, staff seeks Board approval to extend the contract term by two years, through March 31, 2024, so that the projects that had to be rescheduled can be completed.

No additional funding is required for this amendment to the contract. Funding for the services would continue to be approved through the Trust’s annual operating budgets.

III. Requested Action

Trust staff requests Board authorization to extend the term of the contract with Aqua Turf Irrigation Systems, LLC for Parkwide Irrigation Repair and Maintenance Services by an additional two years.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization to Extend Contract Term with Aqua Turf Irrigation Systems, LLC for Parkwide Irrigation Repair and Maintenance Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of March 24, 2022, 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 the contract with Aqua Turf Irrigation Systems, LLC for Parkwide Irrigation Repair and Maintenance Services by an additional two years, through March 31, 2024; 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
March 24, 2022

To: The Directors

From: Noreen Doyle

Re: Authorization to Extend the Contract with NY Asphalt, Inc. for Parkwide Asphalt Pavement Repairs and Related On-Call Services

I. Contract Summary

Contractor: NY Asphalt, Inc.
Proposed Work: Parkwide Asphalt Pavement Repairs and Related On-Call Services
Contract Number: M5069
Amendment: Extension of Term

II. Background

In March 2019, the Hudson River Park Trust entered into a one-year contract with NY Asphalt, Inc. (“NY Asphalt”) for Parkwide Asphalt Pavement Repairs and On-Call Service in a contract amount of \$189,623. At its March 30, 2020 and December 3, 2020 meetings, the Board of Directors (“Board”) authorized two amendments to the contract so that NY Asphalt could complete additional asphalt and concrete repair work at Pier 40 over a two-year period, for a Total Board Authorization Amount of up to \$894,623. The term of contract is set to expire on March 31, 2022.

The Trust has identified additional on-call work that must be completed this summer, including temporary repairs to fix cracks at the three tennis courts located south of Pier 40 pending anticipated full reconstruction of the courts later this year and Pier 26 expansion-joint work. As funding remains available in the contract, Trust staff seeks Board approval to extend the term of contract by an additional six months, or through September 30, 2022. Staff expects to issue a new Request for Proposals for on-call asphalt paving services later this summer.

III. Requested Action

Trust staff seeks Board authorization to extend the term of contract with NY Asphalt, Inc. for Parkwide Asphalt Pavement Repairs and On-Call Paving Services by an additional six months. Funding is available from the Trust’s capital maintenance budget as approved by the Board.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization to Extend the Contract with NY Asphalt, Inc. for Parkwide Asphalt Pavement Repairs and On-Call Paving Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on March 24, 2022, 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 by six months, or through September 30, 2022, with NY Asphalt, Inc. for Parkwide Asphalt Pavement Repairs and On-Call Paving Services; 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
March 24, 2022

To: The Directors

From: Noreen Doyle

Re: Ratification of New Community Member Appointees to the Hudson River Park
Advisory Council

BACKGROUND

Section 15 of the Hudson River Park Act creates the Hudson River Park Advisory Council (the “Council”) and directs the appointment of local community, park, environmental, civic, labor and business organizations, and elected officials representing communities surrounding the Park as members of the Council. The Council’s By-Laws require Trust confirmation of any new Advisory Council appointee.

The Advisory Council recently sought to fill several vacant positions and solicited applications from prospective new members. At the Advisory Council’s request, the application form was also posted on the Hudson River Park website. The Council’s Membership Committee introduced new applicants and each applicant had an opportunity to speak at the Council’s March 8, 2022 meeting. Following the presentations by a representative for the two applicants who participated in the meeting, the Council members voted through a secure electronic voting system purchased by the Trust at the Advisory Council’s request, and the following two organizations were named as new community members to the Council: Transportation Alternatives and Borough of Manhattan Community College.

REQUESTED ACTION

The Advisory Council seeks ratification by the Trust Board of Directors for its proposed Council member appointments.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Ratification of the Appointment of New Community Members of the Hudson River Park Advisory Council

RESOLVED, based on the materials presented to the Board of Directors at its meeting on March 24, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby ratify the appointment of Transportation Alternatives and Borough of Manhattan Community College as Community Members of the Hudson River Park Advisory Council; 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
March 24, 2022

To: Board of Directors

From: Noreen Doyle

Re: Approval of Hudson River Park Trust Fiscal Year 2022-2023 Operating Budget

REQUESTED ACTION

The Hudson River Park Trust seeks approval by the Board of Directors of the Trust's April 1, 2022 to March 31, 2023 fiscal year operating budget as presented at the Board meeting on March 24, 2022.

Materials and Attachments:

Proposed Budget
Resolution

**HUDSON RIVER PARK TRUST - Approval of the Hudson River Park Trust April 1, 2022
– March 31, 2023 Fiscal Year Operating Budget**

RESOLVED, based upon the materials presented to the Board of Directors of the Hudson River Park Trust at its meeting on March 24, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the April 1, 2022 – March 31, 2023 fiscal year Operating Budget; 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
March 24, 2022

To: Board of Directors

From: Noreen Doyle

Re: Authorization to 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: G6540

Approval Amount: Base Contract Amount of \$644,564 for a one-year contract term with the option to extend for two additional one-year terms at an amount of \$676,793 for the optional second year and \$710,633 for the optional third year for a Total Board Authorization Amount, including a five percent contingency, of up to \$2,133,590 over the three-year contract period

II. Background

In June 2014, the Hudson River Park Trust (“Trust”) entered into a contract with New York State Industries for the Disabled, Inc. (“NYSID”) for parkwide interior cleaning services that were to be provided through NYSID’s partner agency, FedCap Rehabilitation Services (“FedCap”). After determining that FedCap’s performance was satisfactory, the Trust entered into subsequent contracts with NYSID. The current contract term expires on March 31, 2022. The Trust now seeks to enter into a new contract with NYSID for a one-year term beginning on April 1, 2022, with two one-year options to extend the term at the Trust’s discretion. NYSID provides janitorial services for the Trust’s administrative offices at Pier 40 as well as at all restrooms at Pier 40 and throughout Hudson River Park.

III. Procurement Process

Under the Trust’s Procurement Guidelines, the Trust must contract with Preferred Source offerings when available without the need for a competitive procurement. NYSID is a New York State Preferred Source contractor that has provided good service to the Trust since 2014. NYSID has offered a cost proposal of \$613,870 for the contract term of April 1, 2022 through March 31, 2023 based upon current prevailing wage rates and the Trust’s identified existing scope of work. Because the Trust expects to open a new public restroom at Chelsea Waterside Park in 2022 during the first year of the contract term, Trust staff recommends including an additional five percent allowance to cover the anticipated additional cleaning services associated with this new building and any other refinements to the scope of work. In calendar year 2023, the expected second year of the contract term, two additional new

public restrooms at Gansevoort Peninsula and Pier 97 are expected to open, requiring additional cleaning services.

Accordingly, staff seeks Board approval of \$644,564 for the first year of the contract, and to account for the anticipated additional hours to clean the new restroom facilities and anticipated but unknown increases in prevailing wages, \$676,793 for the optional second contract year and \$710,633 for the optional third contract year. Trust staff further seeks Board approval for an additional five percent contingency to pay for potential additional services for special events in Hudson River Park for a Total Board Authorization of up to \$2,133,590 for the three-year period. Trust staff will evaluate FedCap's performance during the first contract year to assess whether the term should be extended for years two and three and whether the scope of work should continue to include indoor janitorial services for Pier 40 and all restroom facilities in Hudson River Park.

IV. Funding

Funding for the contract is available from the Trust's operating budget as approved by the Board each year.

V. Requested Action

Trust staff requests Board authorization to enter into a contract with New York State Industries for the Disabled, Inc. for Parkwide Interior Cleaning Services in a Base Contract Amount of \$644,564 with the option to extend for two additional one-year terms at an amount of \$676,793 for the optional second year and \$710,633 for the optional third year for a Total Board Authorization Amount, including a five percent contingency, of up to \$2,133,590 over the three-year contract period.

Attachment:

Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with New York State Industries for the Disabled, Inc. for Parkwide Interior Cleaning Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on March 24, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to enter into a contract with New York State Industries for the Disabled, Inc. for Parkwide Interior Cleaning Services in a Base Contract Amount of \$644,564 with the option to extend for two additional one-year terms at an amount of \$676,793 for the optional second year and \$710,633 for the optional third year for a Total Board Authorization Amount, including a five percent contingency, of up to \$2,133,590 over the three-year contract period; 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
March 24, 2022

To: The Directors

From: Noreen Doyle

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

I. Contract Summary

Contractor: The Doe Fund, Inc.
Proposed Work: Park Outdoor Litter Collection and Related Services
Contract Number: G6150
Authorization Amount: Contract Amount of up to \$4,340,278 over three-year period plus five percent contingency for Total Board Authorization Amount of up to \$4,557,292

II. Background

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

The Hudson River Park Trust (the “Trust”) began contracting with The Doe Fund in 2001 for indoor and outdoor maintenance services, including collecting and bagging refuse, cleaning Park furnishings and surfaces, removing litter and debris from the Route 9A median and buffer areas, removing graffiti and cleaning indoor Park offices and buildings. In March 2014, the Trust began contracting with New York State Industries for the Disabled, a New York State Preferred Source, for indoor janitorial services and in May 2014 executed a new contract with The Doe Fund focused on outdoor cleaning. The Doe Fund’s outdoor cleaning services contract was subsequently amended and new contracts were entered into, the term for the last of which expires March 31, 2022.

The Trust staff remains highly satisfied with The Doe Fund’s performance, and the contract has, over the years, provided needed flexibility to address outdoor cleaning demands as the Park has evolved. Accordingly, staff seeks approval by the Board of Directors (“Board”) to enter into a new three-year contract with The Doe Fund for outdoor maintenance services on a single source basis. The Doe Fund will provide approximately 17 trainee workers and supervisors per day to perform outdoor maintenance services in Hudson River Park and limited maintenance on the adjacent Route 9A bikeway, medians, and buffer areas, as well as as-needed supplemental services for special events and weather-related circumstances (such as snow removal).

III. Procurement Process

Under the Trust's Procurement Guidelines, the Trust may contract on a single source basis when two or more contractors are able to perform the required services, but the Trust selects a specific contractor because of that contractor's expertise or previous experience with current or similar contracts. In such circumstances, the Trust must document the circumstances leading to the selection of the contractor, including the alternatives considered; its rationale for selecting the specific contractor; and the basis upon which it determined the cost was reasonable.

The proposed contract with The Doe Fund meets the requirements for a single source contract. The Doe Fund has performed outdoor Park maintenance work for the Trust for over 20 years, and the Trust's experience with The Doe Fund supervisors and trainee workers has been positive. The Doe Fund's supervisors and trainee workers are intimately familiar with the Trust's physical layout and operations and have formed excellent working relationships with Trust staff and Park Enforcement Patrol security officers. The Doe Fund's "Ready, Willing and Able" team forms a part of the Trust's public face and are well received by Park patrons. Similar agencies such as Brooklyn Bridge Park rely on The Doe Fund's Ready, Willing and Able participants to provide outdoor maintenance services of a consistently high quality. In many instances, The Doe Fund has provided additional labor to supplement Trust staff, including trash pick-up after large events like annual Pride celebrations and Blues Barbeque.

The Trust partners with The Doe Fund's Ready, Willing and Able program in a unique manner that benefits both the trainees and the Park. Through separate social services funding, The Doe Fund supports trainee workers with safe, comfortable housing, three nutritious meals per day, transportation, educational offerings including GED and pre-GED adult literacy, case management counseling, career development services, and other benefits. The Trust provides trainee workers with opportunities to acquire skills and gain valuable work experience. Since individual trainee workers have committed to The Doe Fund's long term social service program, turnover is low and longevity of employment at the Park is high. In several instances, graduates of the Ready, Willing and Able program have become valued full-time employees of the Trust. An alternative to the requested single source procurement would be for the Trust to issue a request for proposals and seek janitorial services from the private sector, but the social services benefits described above would not be realized.

The Trust is satisfied that its cost in connection with the program for the services it receives is reasonable because the Trust does not pay for profit and overhead ordinarily associated with private maintenance firms contracting for such services. The Doe Fund has informed the Trust that the first-year budget for the identified services is \$1,311,212, which includes coverage at six special events. For this first-year period, staff seeks Board approval for an additional five percent allowance, for a total authorization of up to \$1,376,773, to cover additional events this summer and fall as the Trust expects a full return to in-person programming. For the second and third years of the contract, staff seeks to increase the base contract amount by five percent each year, specifically a contract amount of \$1,445,612 in year two and \$1,517,893 in year three, to cover additional staffing needs to maintain Gansevoort Peninsula and Pier 97 that are anticipated to open during the second contract year and potential increases in wages. Trust staff thus seeks the Board

authorization to enter into a contract for the base amount of \$4,340,278 for the three-year contract term, plus an additional five percent contingency to account for additional staffing needs for additional special events and other matters, for a Total Board Authorization Amount of up to \$4,557,292 for the three-year contract term.

IV. Funding

Funding for this contract will be subject to the Board's annual review and approval of the Trust's operating budgets. To the extent The Doe Fund provides services for maintenance on the Route 9A medians and buffer areas, reimbursement will be made by the New York State Department of Transportation ("SDOT") pursuant to the Maintenance Agreement between the Trust and SDOT.

V. Requested Action

Trust staff seeks Board authorization to contract with The Doe Fund, Inc. for Park Outdoor Litter Collection and Related Services for a Contract Amount of up to \$4,340,278 over the three-year contract term plus a five percent contingency for a Total Board Authorization Amount of up to \$4,557,292.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with The Doe Fund, Inc. for Park Outdoor Litter Collection and Related Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on March 24, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to contract with The Doe Fund, Inc. for Park Outdoor Litter Collection and Related Services for a three-year term for a Contract Amount of up to \$4,340,278 plus a five percent contingency for a Total Board Authorization Amount of up to \$4,557,292; 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
March 24, 2022

To: Board of Directors

From: Noreen Doyle

Re: Authorization to Amend the Contract with the New York City Department of Parks & Recreation for Park Security Services

I. Contract Summary

Contractor: New York City Department of Parks & Recreation
Proposed Work: Park Security Services
Contract Number: G3041
Authorization Amount: One Year Extension of Term and Amendment Amount of \$3,547,485 for a Total Board Authorization Amount of up to \$49,558,760

II. Background

The Parks Enforcement Patrol (“PEP”) of the New York City Department of Parks & Recreation (“City Parks”) has been providing 24/7 security services to Hudson River Park through a contract, as amended, between the Hudson River Park Trust (“Trust”) and City Parks (the “PEP Contract”) since 2004. At its May 30, 2019 meeting, the Board of Directors (“Board”) authorized a further amendment to the PEP Contract to extend the term by one year with two one-year renewal options and increase the authorized amount by \$10,223,356 for that three-year period (the “2019 Amendment”). The current PEP Contract thus expires on March 31, 2022. The 2019 Amendment requires City Parks to provide the Trust with a Captain, 28 PEP Officers, four full-year and one partial year Sergeants, and three City Seasonal Aides to provide necessary security services throughout Hudson River Park.

Trust staff now seeks Board approval to amend the PEP Contract for one additional year for an amendment amount of \$3,547,485, with PEP providing the same security services included in the 2019 Amendment, as well as six City Seasonal Aides for the peak summer period and a requirement to change the one partial-year Sergeant to a full year Sergeant. The Trust has been pleased with the services provided by PEP over the years, which services could not be replaced by a private security firm. PEP Officers are able to issue summons to enforce the Trust rules, City Parks rules, and the State’s Vehicle and Traffic Law, and also have authority to make arrests. PEP Officers have also been trained by City Parks to address homeless-related outreach and issues and provide continuity for park visitors across New York City’s open space network.

Trust and Parks staff intend to negotiate a new contract, with the goal of having a new contract approved by the Board and the New York City Comptroller in time for a April 1, 2023 commencement date. Trust staff expects that the new contract will include additional PEP Officers to provide security services as new park areas open, including Gansevoort Peninsula and Pier 97, but that most other requirements would be similar to those in the current contract.

III. Procurement Process

This amendment is awarded on a sole source basis as set forth in the Trust's original contract: City Parks, through PEP, is the only entity available to the Trust capable of providing security and law enforcement services for Hudson River Park.

IV. Funding

Funding for this Amendment is available through the Trust's operating budget.

V. Requested Action

Trust staff seeks Board authorization to amend the PEP Contract for an additional one-year term, ending March 31, 2023, and to increase the PEP Contract amount by \$3,547,485 for a Total Board Authorization Amount of up to \$49,558,760 since inception.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with the New York City Department of Parks & Recreation for Park Security Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on March 24, 2022, 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 the New York City Department of Parks & Recreation for Park Security Services for an additional one year term ending March 31, 2023, and to increase the contract amount by \$3,547,485 for a Total Board Authorization Amount of up to \$49,558,760; 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.