



**MEETING OF THE
BOARD OF DIRECTORS**

September 29, 2022 at 4:00 pm

**Location: New York Law School
Events Center, 2nd Floor
185 W Broadway, New York, NY 10013**

Note: All visitors must complete Daily COVID Health Survey on day of Board Meeting to enter NYLS on [this RSVP link](https://thisRSVPlink.com) (link also available on Hudson River Park homepage <https://hudsonriverpark.org/> under Upcoming Events) or by completing a paper form at NYLS security desk. To allow time for Trust Directors, Staff and the Public to enter the meeting site, the Board meeting will start promptly at 4:15.

A Video recording of the Board meeting will be posted on the Trust website for those that cannot attend in person.

AGENDA

I. CONSENT AGENDA

- A. Approval of Minutes and Ratification of the Actions Taken at the July 28, 2022 Meeting of the Hudson River Park Trust Board of Directors
- B. Authorization to Amend Contract with Barrier1 Systems, LLC for Barrier1 Systems Maintenance and Repair
- C. Authorization to Extend Term of Contract with Hunter Roberts Construction Group, LLC for Parkwide Construction Management Services
- D. Ratification of Extension of Term of Contract with Steven Dubner Landscaping, Inc. for Pier 26 Upland Park Construction Work
- E. Authorization to Contract with Venus Fire Protection & Safety Services, Inc. for Inspection, Repair, Maintenance of Fire Extinguishers
- F. Authorization to Amend Contract with Gage Meyer Engineers, PC d/b/a EDG for Pier 40 Roof Engineering Consulting Services
- G. Authorization to Amend Contract with Carrier Communications Corp. for Parkwide Security Camera Expansion Project
- H. Ratification of New Advisory Council Member

II. CORPORATE ACTIONS

- I. Authorization to Contract with Alpine Construction & Landscaping Corp. for Construction of Pier 26 Science Play Area

- J. Authorization to Contract with Sage & Coombe Architects, LLP for Estuarium Design Services
- K. Authorization to Contract with PFM Asset Management LLC for Investment Advisory Services
- L. Authorization to Amend Contract with E-J Electrical Installation Company for Gansevoort Peninsula Electrical Construction

III. PRESIDENT'S REPORT

- ANNUAL PRESENTATION OF ESTUARINE SANCTUARY MANAGEMENT PLAN
- Design/Construction Project Updates
- River Project and Public Programs Updates
- Financials
- Review of Active Trust Procurement Contracts with over One-Year Term
- Review of Active Revenue Contracts with over One-Year Term

IV. ADVISORY COUNCIL and HUDSON RIVER PARK FRIENDS REPORTS

V. EXECUTIVE SESSION on Real Estate Transaction and Litigation Matters

VI. ADJOURN

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions
Taken at the July 28, 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 July 28, 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
September 29, 2022

To: The Directors
From: Noreen Doyle
Re: Authorization to Amend the Contract with Barrier1 Systems, LLC for Security Gate Maintenance and Repair Services

I. Contract Summary

Contractor: Barrier1 Systems, LLC
Proposed Project: Security Gate Maintenance and Repair Services
Contract Number: G5840
Amendment: Additional \$25,000 for Total Board Authorization of \$50,000 and Extension of Term

II. Background

The Hudson River Park Trust (“Trust”) and other state agencies may utilize centralized contracts created through either the State or Federal government without the need for competitive procurement, including through: (1) New York State’s Office of General Services (“OGS”) Central Contracts, and (2) U.S. General Services Administration (“GSA”) Cooperative Purchasing Program for Information Technology Products (Schedule 70). Users of the centralized contracting system generally benefit from the buying power of the State or Federal government. Accordingly, the New York State Department of Transportation (“SDOT”) and the Trust purchased various security gates that were installed along Route 9A and within Hudson River Park (the “Park”) to control vehicular access to certain areas of the Park through a GSA centralized vendor Barrier1 Systems, LLC (“Barrier1”). In September 2021, the Trust entered into a one-year maintenance contract in the amount of \$25,000 with Barrier1 to provide on-call repair services for the security gates. Because Barrier1 had previously fabricated and installed the gates under separate contracts with SDOT and the Trust, the Trust determined that the on-call maintenance contract qualified as a Sole Source procurement.

At this time, the Trust seeks to extend the term of the contract by an additional two years, and to add an additional \$25,000 to the maintenance contract, bringing the total contract amount to \$50,000. While the Trust has needed to use Barrier1’s services over the past year, staff was successful in requiring the party that had damaged the gate to pay for the repair services directly.

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 dollar amount of the amended contract exceeds 20 percent of the original contract amount. In this case, the rationale is the same as that for the Trust’s original Sole Source procurement of the maintenance contract in 2021.

In accordance with the Trust's Procurement Guidelines, a Sole Source procurement:

is one in which only one contractor can supply the commodities or perform the services required by the Trust. Procurement by this method must be documented in the procurement record by an explanation of: (i) the unique nature of the requirement; (ii) the basis upon which it was determined that there is only one known contractor able to meet the Trust's need, i.e., the steps taken to identify potential competitors; and (iii) the basis upon which the Trust determined the cost to be reasonable, i.e., a "fair market price" that could be anticipated had normal competitive conditions existed, and how that conclusion was reached.

As explained by the Trust staff at the time the original maintenance contract was approved, because the gates potentially needing maintenance or repairs were manufactured, installed and serviced exclusively by Barrier1, it was in the Trust's best interests to choose Barrier1 to maintain and service the equipment. To the extent replacement parts ever require repair, Barrier1 would uniquely be able to provide the replacement parts without requiring new design. Thus, important safety work that is also important for Park operations can be done more quickly and efficiently by using Barrier1. Further, Barrier1 is the only known contractor available to service the gates based on their custom design. Finally, Trust staff has determined the price to be reasonable based on comparing the hourly rate for Barrier1 service with that used by other trades providing repair services to the Park (such as irrigation, elevator and electrical repairs) and the fact that the vendor is a GSA-approved centralized contractor.

The Trust staff continues to believe that it is in the Trust's best interest to be able to have the manufacturer of the gates available on an on-call basis to provide repair and maintenance services as needed. Barrier1 has proven to be a reliable contractor, responsive to Trust requests and needs.

IV. Funding

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

V. Requested Action

The Trust staff requests authorization by the Board of Directors to amend the contract with Barrier1 Systems, LLC for Security Gate Maintenance and Repair Services by adding an additional \$25,000 for a Total Board Authorization of \$50,000 and to extend the term by an additional two years, through September 19, 2024.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with Barrier1 Systems, LLC for Security Gate Maintenance and Repair Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on September 29, 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 Barrier1 Systems, LLC for Security Gate Maintenance and Repair Services by adding an additional \$25,000 for a Total Board Authorization of \$50,000 and extending the term by two years, through September 19, 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 forgoing resolution.

For Consideration
September 29, 2022

To: The Directors
From: Noreen Doyle
Re: Authorization to Extend the Term of Contract with Hunter Roberts Construction Group, LLC for Parkwide Construction Management Services

I. Contract Summary

Contractor: Hunter Roberts Construction Group, LLC
Proposed Project: Parkwide Construction Management Services
Contract Number: A5088-B
Amendment: Extension of Term

II. Background

At its July 24, 2019 meeting, following a competitive procurement process for on-call construction managers, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into two separate retainer agreements with Armand Corporation and Hunter Roberts Construction Group, LLC (“Hunter Roberts”) for construction and capital maintenance/repair projects that were expected to occur over a three-year period. At the time, the Board approved a total amount of \$900,000 for the two firms, with the understanding that additional amounts could be authorized by the Trust based on specific project needs. Subsequent to that Board meeting, some work was assigned to both firms, with Hunter Roberts selected to manage various Pier 40 projects, such as façade restoration.

At its January 23 and March 30, 2020 meetings, the Board authorized additional funding for the Hunter Roberts contract related to work at Pier 40 and for an amount up to of up to \$2,100,000. Such work has included projects like reconstruction of the courtyard sports fields, replacement of the south shed roof, and construction of the new rooftop field at Pier 40. While the majority of this Pier 40 work is complete, there is some outstanding work related to the new synthetic turf field that was installed on the roof. The work is being intentionally scheduled to occur this winter to reduce impacts to field users. The Trust staff thus seeks authorization by the Board to extend the term of contract with Hunter Roberts by an additional one year, or through September 26, 2023, so that Hunter Roberts can supervise this remaining work. No additional funding is required.

III. Requested Action

The Trust staff requests authorization by the Board of Directors to extend the term of contract with Hunter Roberts Construction Group, LLC for Parkwide Construction Management Services by an additional one year period.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Extend the Term of Contract with Hunter Roberts Construction Group, LLC for Parkwide Construction Management Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on September 29, 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 Hunter Roberts Construction Group, LLC for Parkwide Construction Management Services by an additional one year, through September 26, 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
September 29, 2022

To: The Directors

From: Noreen Doyle

Re: Ratification of Extension of Contract Term with Steven Dubner Landscaping, Inc.
for Pier 26 Upland Park Construction Work

I. Contract Summary

Contractor: Steven Dubner Landscaping, Inc.
Proposed Work: Pier 26 Upland Park Construction Work
Contract Number: C4891ABD
Amendment: Extension of Term

II. Background

At its January 31, 2019 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract with Steven Dubner Landscaping, Inc. (“Dubner”) for Pier 26 Upland Park Construction Work for a maximum value of \$19,611,435.80. The Trust subsequently entered into a two-year contract with Dubner. Dubner successfully completed the base scope of work during the contract term and Pier 26 opened to the public in September 2020.

The Pier 26 building housing the Downtown Boathouse community kayaking program and the City Vineyard restaurant concession was constructed and placed into service some years prior to the Dubner scope commencing on the balance of Pier 26. The ejector pump supporting the sanitary line from that building has needed operational attention at various times, and while Pier 26 was being constructed, Trust staff came to the conclusion that the ejector pump would need to be upgraded. Due to its proximity to the Pier 26 project and Dubner’s familiarity with existing infrastructure on site, the replacement of the ejector pump was added to Dubner’s contract as a change order. Staff was hoping to perform the replacement work in Fall 2022 when both the Park and the Pier 26 restaurant concession are less busy, thereby minimizing disruption to operations. However, the existing pump failed recently, and the Trust executed a change order with Dubner at that time to extend the contract term so that the pump replacement could occur. The pump replacement was successfully completed, and the Trust was able to minimize disruption to Park tenants through close coordination with both parties.

Trust staff now seeks ratification by the Board of the extension of the contract term to December 31, 2022. No additional funding is required.

III. Requested Action

The Trust staff requests ratification by the Board of Directors of the extension of the term of the contract with Steven Dubner Landscaping, Inc. through December 31, 2022.

Attachment:

Resolution

HUDSON RIVER PARK TRUST – Ratification of Extension of Contract Term with Steven Dubner Landscaping, Inc. for Pier 26 Upland Park Construction Work

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of September 29, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies the extension of the term of the contract with Steven Dubner Landscaping, Inc. for Pier 26 Upland Park Construction Work through December 31, 2022; and be it further

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

For Consideration
September 29, 2022

To: The Directors

From: Noreen Doyle

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

I. Contract Summary

Contractor: Venus Fire Protection & Safety Services, Inc.
Proposed Work: Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers
Contract Number: G6640
Approval Amount: \$25,000 for Three-Year Term

II. Background and Procurement Process

The Hudson River Park Trust (“Trust”) requires a qualified contractor to inspect, repair, replace, maintain, and dispose of approximately 200 fire extinguishers throughout Hudson River Park (“Park”) as needed.

In accordance with the Trust’s Procurement Guidelines for Discretionary Procurements, on August 30, 2022, staff sent a Request for Quotes to four fire extinguisher service vendors listed by New York State as either certified M/WBE or SDVOB firms. Staff also posted the Request for Quotes on the New York State Contract System at that time. On September 9, 2022, the Trust received one quote from its existing vendor, Venus Fire Protection & Safety Services, Inc. (“Venus”), a New York-certified M/WBE. Venus is experienced with the Trust’s fire extinguisher systems and has provided the Trust with good service over the past three years. The price proposal provided by Venus compares favorably with the fees that were approved by the Trust in 2019, with only modest increases for inflation. Further, Venus’s current proposed fee schedule is also significantly less than that provided by the second lowest bidder from the Trust’s 2019 procurement. Thus, staff has determined that the cost is reasonable, and therefore seeks authorization to enter into a contact with Venus for up to \$25,000 for a full three-year term.

III. Funding

Funding for this contract is expected to be available from the Trust’s operating budget as approved by the Board of Directors each year.

IV. Requested Action

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

HUDSON RIVER PARK TRUST - Authorization to 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 September 29, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes Hudson River Park Trust to enter into a contract with Venus Fire Protection & Safety Services, Inc. for Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers for a three-year term in the amount of up to \$25,000; 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 foregoing resolution.

For Consideration
September 29, 2022

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 Work: Pier 40 Roof Engineering Consulting Services
Contract Number: A5123
Amendment: Up to an additional \$50,000 for a Total Board Authorization Amount of up to \$766,008

II. Background

At its November 20, 2019 meeting, the Board of Directors (“Board”) authorized the 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 to produce construction documents for the reconstruction of portions of the deteriorated Pier 40 Roof. Since then, the Board authorized additional funding for this contract in March 2020, March 2021 and December 2021 to allow EDG to incorporate test probes and other engineering services needed for design of the southern and eastern portions of the main roof, and the roof over the courtyard field walkways, collectively increasing the total authorized contract amount to \$716,008.

Reconstruction of the southern Pier 40 roof section is now substantially complete, as is the preparation of construction documents for the roof over the courtyard field walkways. With the reopening of various parking spaces now that related roof sections have been restored, staff identified a need for a perimeter guardrail system to be integrated with the existing Pier 40 structure, and the Trust expects to commence procurement for such system shortly. Because of EDG’s familiarity with the unique existing precast plank system that will support the guardrails, staff believes that having access to EDG through the procurement and eventual construction processes for the guardrail system will be both cost and time efficient. The Trust therefore requests an additional \$50,000 to cover such services and any related engineering or construction administration services by EDG along with a one-year extension to the term of contract to allow for completion of the guard rail work.

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.

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 the November 2019 Board memo, and in subsequent Board documents authorizing amendments to this contract, EDG has unique knowledge of the conditions of the Pier 40 roof as engineer of record for the previous phases of reconstruction. In addition, EDG has ready access to relevant documentation, such as drawings and surveys that allow for cost efficiencies. A solicitation for a new consultant for the relative minor additional scope of work needed at this time would not be in the Trust's best interest as any new consultant would need to spend time getting familiar with the Pier 40 structural system. Doing so would also add time to the process. As EDG has already prepared the construction documents related to the guardrail work under the previously authorized Board amount, the Trust seeks to amend the existing contract in order to include the construction supervision of this work.

IV. Funding

Funding for this contract is available from the Trust's capital maintenance budget using restricted funds designated for Pier 40 infrastructure.

V. Requested Action

The Trust requests Board authorization to amend the contract with Gage Meyer Engineers, PC d/b/a EDG for Pier 40 Roof Engineering Consulting Services for an additional amount of \$50,000 for a Total Board Authorized Amount of up to \$766,008 and to extend the term of contract by one-year.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with Gage Meyer Engineers, PC d/b/a EDG for Pier 40 Roof Engineering Consultant Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of September 29, 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 Gage Meyer Engineers, PC d/b/a EDG for the Pier 40 Roof Engineering Consultant Services for an additional amount of \$50,000 for a Total Board Authorized Amount of up to \$766,008 and to extend the term of contract by one-year; and be it further

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

For Consideration
September 29, 2022

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

I. Contract Summary

Contractor: Carrier Communications Corp. (d/b/a Multi-Media Communications)
Proposed Purchase: Parkwide Security Camera Expansion Project
Contract Number: G5860
Amendment Amount: Additional \$21,000 for Total Board Authorization of \$375,000

II. Background

The Hudson River Park Trust (“Trust”) utilizes a security camera system to enhance public safety, deter crime, and help protect property. Previously, the Trust has installed security cameras within and around Pier 40 and in the Tribeca, Greenwich Village, Chelsea, Pier 76, Pier 84 and Clinton Cove sections of Hudson River Park (the “Park”). Those cameras are actively monitored by the Trust’s contracted Park Enforcement Patrol (“PEP”) officers. In addition, the Trust is participating in the NYPD Counter Terrorism Bureau’s Lower Manhattan Security Initiative that allows NYPD to access video feeds in real time and store footage for subsequent analysis should the need arise.

Much of Chelsea Waterside Park is currently under construction. The Trust has reviewed the designs and has identified locations within this area for camera system expansion. In addition, Trust staff has identified two locations with previously installed camera infrastructure including where antennas need to be raised to avoid interference caused by the growth of existing trees. The current authorized contract has approximately \$24,390.24 remaining on it, and the estimated cost for the new installation and repairs totals approximately \$40,395.20. Thus, staff seeks authority from the Board of Directors (“Board”) to amend the contract with Carrier Communications Corp. (d/b/a/ Multi-Media Communications) to include an additional amount of \$21,000, of which \$16,005 is for the base fees with an additional \$4,995 (or approximately 10% of the value of the change order) for any contingencies which may arise.

As described in the July 29, 2021 Board memo, the contract with Carrier Communications was procured pursuant to an Office of General Services (“OGS”) centralized contract whereby Carrier Communications offered camera and installation services suitable for the Trust’s needs. The Trust’s Procurement Guidelines recommend that the Trust use OGS centralized contracts if available over undertaking a competitive procurement process, and Carrier Communications continues to provide the Trust with excellent service and more competitive pricing as compared to other security camera vendors on the OGS list.

In addition, as approved by the Board on March 25, 2021, the Trust currently holds a service

contract with Carrier Communications to maintain all previously installed cameras and associated equipment. The new equipment, once installed, will also be serviced under warranty by Carrier Communications.

III. Funding

Funding for this contract is available through the Trust's operating budget as approved by the Board.

IV. Requested Action

The Trust requests Board authorization to amend the contract with Carrier Communications Corp. for the Parkwide Security Camera Expansion Project for an additional \$21,000 for a Total Board Authorization Amount of up to \$375,000.

Attachment:

Resolution

HUDSON RIVER PARK TRUST – Authorization to Amend Contract with Carrier Communications Corp. (d/b/a Multi-Media Communications) for the Parkwide Security Camera Expansion Project in a Total Board Authorization Amount of up to \$375,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on September 29, 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 Carrier Communications Corp. (d/b/a Multi-Media Communications) for the Parkwide Security Camera Expansion by an additional \$21,000 for a Total Board Authorization Amount of up to \$375,000; 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
September 29, 2022

To: The Directors

From: Noreen Doyle

Re: Ratification of New Community Member Appointee 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 one vacant position 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. During the June 7, 2022 Council Meeting, the Council unanimously voted to name the Fulton Houses Tenant Association as a new community member. The tenant association represents approximately 3,000 residents of the Chelsea community.

REQUESTED ACTION

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

Attachment:
Resolution

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

RESOLVED, based on the materials presented to the Board of Directors at its meeting on September 29, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby ratify the appointment of the Fulton Houses Tenant Association as a Community Member 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
September 29, 2022

To: The Directors
From: Noreen Doyle
Re: Authorization to Contract with Alpine Construction & Landscaping Corp. for
Construction of Pier 26 Science Play Area

I. Contract Summary

Contractor: Alpine Construction & Landscaping Corp.
Proposed Project: Construction of Pier 26 Science Play Area
Contract Number: C5580
Approval Amount: \$2,298,562, plus a 10% contingency for a Total Board Authorization
Amount of \$2,528,418

II. Background

The Pier 26 Science Play Area (“Play Area”) was planned in association with nearby Pier 26 as an important educational and recreational element of Hudson River Park, intended to complement the Trust’s extensive science and environmental programming. The Play Area will serve as an outdoor extension of the future “estuarium” to be constructed adjacent to it. Together, these two projects will complete the upland section of the Tribeca park area.

As designed by OLIN, the landscape architecture firm that also designed adjacent Pier 26, the project features custom-fabricated, interactive, sculptural “sturgeon” play elements where children will learn, play and be inspired by marine wildlife and the Hudson River habitat. Trees and other plants will be integrated into the Play Area, which will also include other marine-oriented play features.

This unique project has been the focus of a successful capital fundraising campaign conducted by Hudson River Park Friends (“Friends”), the Trust’s philanthropic partner, and was championed by the former Friends’ Chair, Mike Novogratz, who provided a \$1.3 million match for other donations. The New York City Council and Manhattan Borough President also contributed funding for this project, enabling the design to include a misting feature and other landscape improvements.

III. Procurement Process

The Hudson River Park Trust (“Trust”) advertised the Request for Proposals (“RFP”) for Construction of the Pier 26 Science Play Area in the New York State Contract Reporter for the period of July 25, 2022 through August 26, 2022 consistent with the Trust’s Procurement Guidelines. The advertisement was also placed on the Trust website, and the Trust thereafter extended the response deadline to September 2, 2022. Seven firms submitted proposals on the response deadline.

A selection committee comprised of Trust staff reviewed the submissions and evaluated each according to the identified selection criteria in the RFP. This included the proposer's experience in providing similar services, references, proposed subcontractors, diversity practices and commitment to encouraging MWBE participation, and the price proposal. After initially evaluating the proposals, the selection committee interviewed the top-three ranked firms. The Trust requested clarifications with final pricing offers from the shortlisted firms after the interviews.

Based on the submitted proposals and follow-up interviews, Trust staff has identified Alpine Construction & Landscaping Corp. ("Alpine") as the highest ranked proposer. Alpine also offered the lowest fee for the scope of work at \$2,298,562. Alpine is a well-established company that specializes in landscaping. Alpine has successfully completed projects while working for Gilbane/Tishman Speyer as the developer of Block 4 of the Hudson Yards Project, as well as landscaping projects for Trinity Church and the Ford Foundation. Alpine is also the contractor for the landscaping work at Chelsea Waterside Phase 2, which is expected to be completed before work begins on the Pier 26 Science Play Area. The Trust has been pleased with their performance to date.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract. Alpine is expected to meet the Trust's 30% MWBE subcontracting goal, but will partially meet the 6% SDVOB subcontracting goal due to the lack of remaining subcontracting opportunities. The Trust will issue a waiver for the remainder. The term of the contract is expected to be 18 months.

IV. Funding

Funding for the contract will be provided by private funds raised by Hudson River Park Friends and from discretionary allocations from the City Council and Manhattan Borough President.

V. Requested Action

Trust staff requests authorization by the Board of Directors to enter into a contract with Alpine Construction & Landscaping Corp. for construction of the Pier 26 Science Play Area in the amount of \$2,298,562 plus a 10% contingency for a Total Board Authorization Amount of up to \$2,528,418.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with Alpine Construction & Landscaping Corp. for the Construction of Pier 26 Science Play Area for a Total Board Authorization Amount of up to \$2,528,418

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on September 29, 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 Alpine Construction & Landscaping Corp. for the construction of Pier 26 Science Play Area for a contract amount of \$2,298,562, plus a 10% contingency, for a Total Board Authorization Amount of up to \$2,528,418; 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
September 29, 2022

To: The Directors

From: Noreen Doyle

Re: Authorization to Contract with Sage and Coombe Architects, LLP for Estuarium Design Services

I. Contract Summary

Contractor: Sage and Coombe Architects, LLP
Proposed Work: Estuarium Design Services
Contract Number: A5270
Approval Amount: \$3,397,139, plus a 15% contingency for a Total Board Authorization Amount of \$3,906,710

II. Background

The Estuarium has been part of the vision for Hudson River Park (the “Park”) since its inception. The 1995 Concept and Financial Plan for the Park identified Pier 26 as the site of “an educational and research center devoted to the Hudson River, the fifth largest estuary in the United States... Visitors will find interpretive science exhibits as well as two classrooms that can be used by students from all over the city and region.” This early vision for an educational and science facility has been sustained throughout the Park’s development process, with multiple efforts to advance it pursued over the years.

In 2020, the Hudson River Park Trust (the “Trust”) conducted a study through a New York State Department of Environmental Conservation grant focused on the unique operational requirements of a facility hosting aquaria and live fish. That study resulted in the establishment of a preliminary building program and provided the Trust with a better understanding of operational and construction needs for such a facility.

Informed by this grant-funded work, the staff developed a Request for Proposals for comprehensive architectural services for the Estuarium, which is expected to measure approximately 10,000 square feet and be located on the Pier 26 upland area near North Moore Street, adjacent to the Science Play Area. The scope of services calls for an architect-led team that includes exhibit design, engineering support, community engagement and landscape design. Work is expected to occur over a four-year period.

III. Procurement Process

In accordance with the Trust’s Procurement Guidelines, an advertisement for the architectural services Request for Proposals (“RFP”) was published in the New York State Contract Reporter on January 6, 2022 and concurrently advertised on the Trust website. The Trust received a total of twenty-seven

proposals on the submission due date of March 11, 2022 but because one proposal was received late, it was not considered for further review.

A First Round Selection Committee comprised of Trust staff from multiple departments reviewed the twenty-six remaining proposals and reviewed them pursuant to the selection criteria set forth in the RFP in order to narrow the list from which to make a final selection. Selection criteria included, but were not limited to: (a) Respondent Experience - experience of the respondent firm, availability of key staff, and experience of staff managing and coordinating a multidisciplinary project and sub-consultant team; (b) Sub-Consultant Experience – sub-consultant firm and staff experience and availability of key staff to be dedicated to the project; (c) Proposal Quality – demonstrating respondent’s full understanding of and ability to perform the Services; and (d) M/WBE Participation and Diversity Practices – as determined by the respondent’s plan to use NYS-certified M/WBE’s and diversity practices questionnaires. The final criterion, Fee and Cost Schedule, was not considered at this stage of the vetting process.

The internal First Round Selection Committee reviewed the proposals and collectively discussed the merits of the proposals according to the selection criteria (excluding the fee and cost schedule) and ultimately recommended nine to be interviewed.

For the interview stage, the Second Round Selection Committee was comprised of both Trust staff and Board of Directors members from the Board’s Design and Sanctuary Committees. All nine firms were asked to prepare presentations and were asked identical questions to ensure fairness and to provide the Committee with a thorough understanding of each team’s relative experience for the project. Following interviews of the nine firms, the Selection Committee collectively rated the interviewed firms pursuant to the Selection Criteria and the interview content, including each respondent’s and sub-consultant’s team’s experience. The fee and cost schedules were then added to the scores, and then the Second Round Selection Committee identified the top three ranked firms from that process for second interviews.

During the second interviews, the Selection Committee members asked individualized questions for each team, and then completed individually rating sheets according to the Selection Criteria. The fee and cost schedule scores were then again applied, resulting in a final ranking for best value. Following this step, the Trust entered into negotiations with the highest ranked respondent.

Based on the process outlined above, Trust staff has identified Sage and Coombe Architects, LLP (“Sage”) as the best value to the Trust at a fee of \$3,397,139. Sage is a well-established firm that has successfully completed numerous projects for New York City (“NYC”) agencies including the NYC Department of Parks and Recreation, the NYC Department of Design and Construction, and the NYC Economic Development Corporation as well as other municipalities. Sage is also a NYS-certified WBE and will fully meet the 30% advertised M/WBE goal. Sage will partially meet the advertised 6% SDVOB goal, and the Trust will issue a waiver for the remainder, due to lack of remaining subconsultant opportunity.

Sage will serve as Prime Architect for the project, with EHDD, a California-based firm, serving as the Design Architect. EHDD has worked on a number of projects featuring aquaria and is also a leader in

climate positive buildings. Sage's team also includes numerous other subconsultants with expertise ranging from exhibit design to life support systems to landscape design and engineering.

IV. Funding

Funding for this contract is available through Trust capital funds as approved in the current adopted budget and from the Trust's reserves.

V. Requested Action

The Hudson River Park Trust requests authorization by the Board of Directors to enter into a contract with Sage and Coombe Architects, LLP for Estuarium Design Services in the amount of \$3,397,139 plus a 15% contingency, for a Total Board Authorization Amount of up to \$3,906,710.

Attachment:

Resolution

HUDSON RIVER PARK TRUST - Authorization to Contract with Sage and Coombe Architects, LLP for Estuarium Design Services for a Total Board Authorization Amount of up to \$3,906,710

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of September 29, 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 Sage and Coombe Architects, LLP for Estuarium Design Services in the amount of \$3,397,139, plus a 15% contingency, for a Total Board Authorization Amount of up to \$3,906,710; 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
September 29, 2022

To: The Directors
From: Noreen Doyle
Re: Authorization to Contract with PFM Asset Management LLC for Investment
Advisory Services

I. Contract Summary

Contractor: PFM Asset Management LLC
Proposed Work: Investment Advisory Services
Contract Number: F5290
Approval Amount: Base contract in the amount of up to \$450,000

II. Background

The Hudson River Park Trust (“Trust”) engaged PFM Asset Management LLC (“PFMAM”) in late 2018 to provide investment advisory services for the investment of restricted and unrestricted funds. That assignment involved the creation and maintenance of a diversified fixed income portfolio designed to meet the Trust’s return objectives, liquidity requirements, investment horizons and risk tolerance. PFMAM has also assisted the Trust in maintaining compliance with New York State authority investment parameters, periodic Investment Policy reviews, and the recent development of the 2040 Net-Zero Investment Portfolio Action Plan.

The current contract commenced on December 3, 2018 and expires on December 3, 2022. It was originally procured through a “piggyback” on a competitively procured Battery Park City Authority (“BPCA”) contract, mirroring the terms and pricing of the selection. The Trust has been satisfied with the services of PFMAM and the Trust seeks to enter into a new contract with PFMAM, “piggybacking” on the subsequent BPCA procurement and the current BPCA investment advisory services contract.

III. Procurement Process

New York State Finance Law §163(10)(e) permits the Trust to “piggyback” on an existing contract awarded by another department, agency, or instrumentality of any state, as long as the Trust determines: (1) there is a need for the product or services; (2) the procurement method used by the other agency is substantially similar to that of the Trust; (3) no NYS OGS centralized contract option is available; (4) a competitive bidding process is not an optimal method of selecting a vendor; and (5) the cost is reasonable.

BPCA issued a Request for Proposals for Investment Advisory Services in 2020 and, once again selected PFMAM as a result of this “best value” selection process. The Trust has examined the

BPCA procurement and new contract with PFMAM and ascertained that all of the above criteria have been met.

PFMAM is a leading provider of independent investment advisory services to public entities with \$189.1 billion in total assets, including \$140 billion in discretionary assets under management and \$49.1 billion in non-discretionary assets under advisement as of June 30, 2022, including \$5.1 billion in discretionary assets in New York State. PFMAM is an SEC registered investment advisor under the Investment Advisers Act of 1940.

The pricing for the PFMAM contract will not be greater than that of the current BPCA contract, which is an annual fee of eight basis points (0.08%) on the previous month's average assets under management. This is also the same pricing that the Trust is currently paying for these services. The contract term will expire on September 30, 2025, identical to the BPCA contract. PFMAM will meet the 30% MWBE participation goal and the Trust will waive the 6% SDVOB participation goal as there are no additional subcontracting opportunities.

Based on current projections of invested funds, staff estimates the total fee for PFMAM's services to be not more than \$450,000 over the three-year term of the proposed contract, with an annual cap of \$150,000. Should the amount of assets under management increase or the projected draw-down schedule for Restricted Funds be extended, staff may seek Board authorization for an amendment to increase the maximum fee.

IV. Funding

Funding for the contract will be provided from Trust's operating revenues as budgeted annually.

V. Requested Action

Trust staff requests authorization by the Board of Directors to enter into a contract with PFM Asset Management LLC to provide investment advisory services in an amount not-to-exceed \$450,000 over a three-year contract term.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with PFM Asset Management LLC for a Total Board Authorization Amount of up to \$450,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on September 29, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorize the Hudson River Park Trust to contract with PFM Asset Management LLC to provide investment advisory services in an amount of up to \$450,000 over a three-year contract term; and be it further

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

For Consideration
September 29, 2022

To: The Directors
From: Noreen Doyle
Re: Authorization to Amend Contract with E-J Electric Installation Company for Gansevoort Peninsula Electrical Construction

I. Contract Summary

Contractor: E-J Electric Installation Company
Proposed Project: Gansevoort Peninsula Electrical Construction
Contract Number: C5380
Amendment Amount: \$136,499 for a Total Board Authorization Amount of up to \$1,839,085

II. Background

At its June 3, 2021 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract with E-J Electric Installation Company (“E-J”) to install lighting, power distribution and other electrical components as part of the construction of the new park area at the Gansevoort Peninsula for a Total Board Authorization Amount of up to \$1,702,586. The construction contractors recently learned of an energized electric utility line, previously identified by Con Edison as de-energized, within the same location where the Trust is currently installing the new salt marsh. Subject to continued discussion with Con Edison and the Fire Department of New York (“FDNY”), which operates its Marine One facility on site, the Trust may need to replace and relocate this electric line onto the upland portion of the Peninsula in order to complete construction of the new salt marsh. Thus, staff seeks to amend the contract with E-J to allow for this potential additional scope of work to be added at an additional cost of \$59,768.

Additionally, the Trust has commenced discussion with FDNY regarding adding an automated security gate or similar vehicular control feature at the Gansevoort Peninsula. Accordingly, staff has secured a price quote of \$76,731 from E-J for installing 1,200 linear feet of conduit to support such installation if approved.

Trust staff thus seeks Board approval to amend E-J’s contract to add these two potential additional scopes of work for an additional contract amount of \$136,499.

III. Funding

Funding for this amendment is available from capital budget funds allocated by the City of New York.

IV. Requested Action

The Trust staff requests Board authorization to amend the contract with E-J Electric Installation Company for Gansevoort Peninsula Electrical Construction in an additional amount of \$136,499 for a Total Board Authorized Amount of up to \$1,839,085.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Amend Contract with E-J Electric Installation Company for Gansevoort Peninsula Electrical Construction for a Total Board Authorized Amount of up to \$1,839,085

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on September 29, 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 E-J Electric Installation Company for the Gansevoort Peninsula Electrical Construction for an additional amount of \$136,499 for a Total Board Authorized Amount of up to \$1,839,085; 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.