



**MEETING OF THE
BOARD OF DIRECTORS**

January 26, 2023 at 4:30 pm

President's Report

I. CONSENT AGENDA

- A. Approval of Minutes and Ratification of the Actions Taken at the December 1, 2022 Meeting of the Hudson River Park Trust Board of Directors
- B. Authorization to Extend Contract Term with Operations, Inc. for Payroll Services
- C. Authorization to Amend Contract with DLC Consulting for Pier 40 Garage Operations-Auditing & Oversight Services
- D. Authorization to Amend Contract with Highroad Press, LLC for Print Production and Mailing Services

II. CORPORATE ACTIONS

- E. Authorization to Contract with Q+A Events and Productions LLC for Hudson River Dance Festival Production Services
- F. Authorization to Amend Contract with Eastern Plumbing & Mechanical Contracting, Inc. for Pier 97 Building Plumbing Construction
- G. Authorization to Amend Contract with Virsig, LLC for Parkwide Access Control Upgrade

III. PRESIDENT'S REPORT

- Update: Financials and FY23-24 Preliminary Budget
- Design/Construction Project Updates
- River Project and Public Programs Updates
- RFP for Boathouse Concession
- 2023 MWBE and SDVOB Annual Goal Plans

IV. ADVISORY COUNCIL and HUDSON RIVER PARK FRIENDS REPORTS

V. ADJOURN

E. Authorization to Contract with Q+A Events and Productions LLC for Hudson River Dance Festival Production Services

Since 2015, the Trust has presented a free two-day dance festival at the Park's Pier 63 lawn bowl. In collaboration with The Joyce Theater, the Dance Festival welcomes world-class performers to the Park and provides the public with a unique, high quality cultural experience on a stage set against a backdrop of a Hudson River sunset.

In accordance with the Trust's Procurement Guidelines, the Trust released a Request for Proposals for Hudson River Dance Festival Event Production services on November 30th and received seven proposals on the submission deadline of January 6, 2023. The Trust's selection committee reviewed the submissions according to the RFP's selection criteria and then interviewed the three top-ranked firms.

Trust staff has identified Q+A Events and Productions LLC, a NY certified WBE firm, as the most qualified proposer offering a fee and cost proposal that is fair, reasonable and aligns with standard industry rates. Q+A has extensive experience, successfully managing full scale productions, including for the Lower Manhattan Cultural Council's River-to-River Festival and prior years producing the Trust's dance festival.

Trust staff thus requests Board authorization to enter into a contract with Q+A Events and Productions LLC for Hudson River Dance Festival Production Services for a one-year term with four renewal options for a Total Board Authorized Amount of up to \$1,042,529 over the five-year period. Funding for the contract will be available from the Trust's operating budget as approved by the Board of Directors each year.

F. Authorization to Amend Contract with Eastern Plumbing & Mechanical Contracting, Inc. for Pier 97 Building Plumbing Construction

At its December 2, 2021 meeting, the Board ratified a contract with Eastern Plumbing & Mechanical Contracting, Inc. for Pier 97 Building Plumbing Work. The Pier 97 Building will house public restrooms, a small concession, and a maintenance and operations space for the park.

Previously approved contracts for Pier 97 include removing a hotbox that hosts the water supply infrastructure for the Clinton Cove portion of the Park. Removal of the hotbox will newly allow the Trust to create an unobstructed esplanade near the Pier 97 bow notch. While preparing for the new irrigation connection, it was discovered that the infrastructure in the existing hotbox supplies water to Pier 96 boathouse in addition to the Clinton Cove irrigation system. To remove this equipment from the esplanade as planned, and still supply water to the boathouse, a new water service main will need to be provided from the Pier 97 Building, necessitating larger plumbing equipment and piping to accommodate the increased water capacity. The additional cost of such infrastructure is \$160,000.

While this increase modestly exceeds 20 percent of the initial Total Board Authorized contract amount, staff believes that it is in the Trust's best interest to amend the existing contract with Eastern Plumbing. Undertaking a new competitive procurement specifically for the new plumbing work would result in considerable delay to the opening of the new Pier 97 Building. Further, the existing permits for construction are specific to Eastern and adding a new plumbing contractor to work alongside Eastern in the Pier 97 Building would require new coordination with regulatory agencies. Costs would also increase due to the need for coordination between the plumbers and delays to Eastern's current schedule.

The Trust staff therefore requests Board authorization to amend the contract with Eastern Plumbing & Mechanical Contracting, Inc. for the Pier 97 Building Plumbing Construction Work by an additional \$160,000 for a Total Board Authorization Amount of up to \$924,500.

Funding for this amendment is available from capital budget funds allocated by New York State and restricted funds from the sale of air rights within Manhattan Community Board 4.

G. Authorization to Amend Contract with Virsig, LLC for Parkwide Access Control Upgrade

The Trust utilizes an access control and security camera system to meet physical security needs like securing doors, managing access rights, and tracking user access at most of the Park's buildings and rooms. At its October 1, 2020 meeting, the Board authorized the Trust to enter into a contract with Virsig, LLC for Parkwide Access Control Upgrades for a contract amount of up to \$468,334 over a three-year term. Since that time, Virsig has installed Genetec Security Camera and Access Control software as well as access control readers and supporting hardware at various building locations throughout the Park while also conducting ongoing maintenance for all access system components.

Additional access control readers and hardware and associated maintenance are now needed at several locations, including the Pier 45 and 51 comfort stations, West 44th Street building, Pier 26 utility building, Pier 76 building, and at several locations within Pier 40. In addition, the continuing expansion of the Park's security camera network requires the purchase of new licenses.

Virsig is both an OGS centralized contractor and a New York certified SDVOB vendor and has a proven track record of successfully working with the Trust. Virsig's pricing for the equipment and services continues to be within the range of the rates of other qualified vendors on the OGS centralized contract list and Virsig is the only certified SDVOB vendor that supplies Genetec software and hardware, which allows the Park's camera network to be integrated with NYPD's Lower Manhattan Security Initiative.

The Trust staff therefore requests Board authorization to amend the contract with Virsig, LLC for Parkwide Access Control Upgrades by an additional \$248,000 for a Total Board Authorization Amount of up to \$716,334 and to extend the contract term by an additional six months, to March 31, 2024. Funding for this amendment is available in the Trust's capital and equipment budget as approved by the Board.

President's Report

This past Monday, January 23rd, the Finance Committee met to review the Preliminary Budget for Fiscal Year 2023-24, which will commence on April 1. Our CFO Kim Quinones and VP of Finance Sikander Zuberi presented the preliminary budget in detail, and to comply with State Finance Law, we have now also posted the preliminary budget on our website and at five locations throughout the Park, including the Pier 40 lobby. In March, the Finance Committee will again convene to review the budget again, and staff will provide a full budget presentation to the Board at the next meeting scheduled for Tuesday, March 28. Because we obviously need budget approval before April 1, it is very important that we have a quorum at that meeting. Please let Christine Fazio know if you cannot make the Tuesday, March 28 meeting (scheduled for 4:30 pm) so that we have time to plan for alternatives if needed.

I'd like to highlight several drivers of our budgetary needs in FY 24. We will be opening over 7 acres of new park this summer, along with three new public restrooms. These facilities bring additional public safety and maintenance needs, calling for an increase in spending on staffing, materials and services. We are expecting continued inflationary pressures in many areas ranging from supplies to rentals to construction costs. On the income side, we are projecting revenues of approximately \$37.2 million, slightly less than the projected actuals for FY23, but an 8% year-over-year budget increase. As discussed with the Finance Committee, in FY23, the Trust benefited from unbudgeted non-recurring inflows. The preliminary budget proposes a total of \$31.7 million in budgeted operating

expenses, inclusive of personal services, which is an 11.4% increase as compared to the total budget. This produces a budgeted Net Operating Surplus of \$5.5 million, but that is before Capital Maintenance net of reimbursement. Once net Cap M of \$11.8 million is factored in, an operating deficit of \$6.3 million is budgeted. If this deficit is realized, it would be funded from Trust reserves.

In the current fiscal year, expenses are projected to be \$4.2 million below a budget of \$28.5 million. Postponement of some expenses, staff vacancies and/or deferring hiring, supply chain and similar issues that have delayed our ability to make certain large purchases, and lower than expected costs for certain large contracted services account for most of this. A budgeted Operating Deficit of \$4.2 million is now projected to be a surplus of \$5.1 million. As you know, the Trust uses any surpluses to support capital maintenance and to replenish the Trust's reserves.

We will update these FY 24 Budget numbers in March, as necessary, and return to the Finance Committee and the Board with a final Proposed Budget to be considered at the March 28th board meeting. The Approved Budget will then be posted on our website and at 5 locations throughout the Park.

I will now provide an update on Design and Construction.

Days after our last meeting, we hosted a chilly but cheerful groundbreaking ceremony for the Pier 26 Science Play area on December 14th. We were honored to be joined by NYS Senator Brian Kavanagh, NYS Assembly Member Deborah Glick, Manhattan Borough President Mark Levine, City Council Member Chris Marte, and Tricia Joyce of Community Board 1, and of course, Mike Novogratz, Connie Fishman and many other members and staff from Hudson River Park Friends. As we all know, Mike was the Friends Chair until last year, and he, Connie and our very own former President Madelyn Wils worked together to create a successful private fundraising campaign, with Mike

ultimately giving \$1.4 million himself. I'm glad that we were able to publicly thank and celebrate Mike, Friends, Manhattan Borough Levine, Council Member Marte and former City Council Speaker Corey Johnson who all also stepped forward with funding, and we've promised them all that we will aim to have the new playground completed in time for warmer weather by the end of this year.

On that note, I'm pleased to say that our contractor, Alpine Construction is currently submitting shop drawings and procuring construction materials, as well as performing ground penetrating radar and other pre-construction work, and plans to start excavating the site by February 1st. Monstrum, the Danish play equipment manufacturer constructing the centerpiece play sturgeons and related equipment, is hard at work fabricating equipment for an April delivery to the site.

Moving to the north, I am pleased to inform you that the Park's tennis courts, located just north of Spring Street, reopened in time for the new year. Tennis enthusiasts were quick to notice, with play resuming the very afternoon we quietly opened the gates. They are currently open with temporary striping, and the final color surface will be installed in early spring when weather permits. With the good January weather, many are enjoying playing tennis on the newly refurbished courts.

As I mentioned at our December meeting, our neighbors at 550 Washington Street completed construction of the new crosswalk south of Pier 40. The Citibike docking station that had been temporarily relocated during construction to Morton Street was moved to its permanent home on the newly constructed path. A new traffic light is expected to be operational in the coming weeks after Con Edison makes some required connections.

At the Gansevoort Peninsula, Steven Dubner Landscaping has completed installation of the turf field and adjacent plantings. They are currently installing DEP infrastructure within the future sand area, and are starting construction on the Hudson Balcony which will extend

slightly under the Day's End sculpture, eventually providing stunning views of Lower Manhattan, the Statue of Liberty, and the Jersey City skyline.

JR Cruz is completing the revised Bloomfield Street vehicular entrance and exit as well as utility work. Curbing and utilities for the dog run and fitness area are complete. Padilla Construction is making good progress on construction of the restrooms, concession, and Park operations space, with walls beginning to be installed and cladding being fabricated off site. EJ Electric continues to install lighting and utilities in support of Steven Dubner, JR Cruz, and Padilla.

A New York Times opinion article appeared last month positing that NYC was becoming Los Angeles, and mentioning the future Gansevoort beach as one of its evidence points. That one article sparked yet another round of press requests regarding the beach, which continues to capture imaginations around NYC and beyond. As we have throughout the planning process, we are always careful to say that magical as we expect the southern edge of Gansevoort to be, it's not a place for swimming due to discharges from nearby CSOs and other issues. We've begun working on signage to help communicate this, as we know that this is also an important concern for various other governmental agencies including DEC, DEP and the Department of Health.

At Chelsea Waterside Park, Alpine, the site and landscape contractor, is installing curbs, walls, hardscapes, plantings, and lighting in the central area and fencing around the sports field, and Athletic Fields of America has installed the new synthetic turf field. The turf field needs to remain off limits to play until the sports field fencing – currently in production – is installed and a secure perimeter around the field is established. We are doing everything we can to try to hit our goal of reopening the fields in time for spring play, but of course we don't work in the fabrication shop. Meanwhile, EW Howell, the building contractor, has completed the comfort station's foundation, utilities, exterior walls, interior partitions, roof and the building's repurposed granite cladding system,

and is presently installing mechanical/electrical/plumbing equipment, exterior/interior architectural finishes, restroom fixtures and accessories, and the solar panel photovoltaic system. Kevin Quinn, our Senior VP of Design and Construction, says we are likely to beat the public park bathroom construction record with this project. Overall, we are on track to reopen a much improved Chelsea Waterside Park in its entirety this Spring. We should have more news on which month by the next Board meeting.

At Pier 97, work is also proceeding well. Concrete walls and curbs for planters are being formed at the playscape. All granite veneer and curb material are onsite and almost all has been installed. Landscape boulders are being placed around the playscape and spray area. Drainage mats, geofoam fill, and lightweight structural fill are continuing to be installed in the emergency vehicle access lane. The metal deck for the Overlook roof is being installed with the concrete slab to follow soon after. Coordination of utilities that will enter the comfort station is complete and remaining portions of the building foundation frost wall will be poured in the next 2 weeks. This will be followed by installation of subgrade utilities and pouring the foundation mat slab.

I am very happy to say that we are also completing the scope of services for a comprehensive design team for the unfinished park area between West 29th and 46th streets. It's an area of the park that certainly needs some greening and other improvements, but it's also going to be very challenging to design and eventually build as a result of numerous existing land uses, critical public infrastructure, and tenancies. These range from the planned Gateway Tunnel to the West 39th Street Ferry Terminal to the privately owned Pier 78 and our tenants at Circle Line. Vehicle access needs and coordination with multiple public and private partners will figure prominently in the design process, as will our commitment to working with the community during the design process. We are planning to release the RFP shortly and we will be working with the Board's Design Committee when proposals come in. So stay tuned.

Are there any questions on Design and Construction?

It seems like just yesterday that I was reporting on our very busy and successful 2022 season, but the Trust's Public Programs Department is already working to develop our Summer 2023 season plan. 2023 marks the 25th anniversary of the Hudson River Park Act, and we and Friends are collaborating on a range of communications and sponsorship initiatives to celebrate the park. We look forward to sharing exciting updates in early spring with you. Permit requests for guests have continued to arrive throughout the winter, and our Programs team is working to ensure that Park space remains available and open to the public, while also facilitating charity walks, film and photo shoots, special events and more.

This month, the Trust hosted two important annual meetings in adherence to commitments made in our adopted Estuarine Sanctuary Management Plan and Action Agenda.

Staff invited research partners from Borough of Manhattan Community College, SUNY Stony Brook, AKRF, Hudson River Foundation, New Jersey City University, Rutgers University and Cornell University to meet with the Science TAC to share updates on current projects being conducted in collaboration with the Trust. Other organizations including NYS DEC, CUNY, Billion Oyster Project and more helped the Trust consider next steps in furthering regional institutional collaborations and the dissemination of research and data.

Earlier this week, the Trust convened the full TAC for its annual meeting. Trust staff from various departments joined the Park's River Project team to share 2022 ESMP successes and anticipated areas of focus for the coming year. Collectively, the Trust shared updates from the Tribeca Habitat Enhancement Monitoring effort, expansion of the community compost program, current Park design and construction and many other projects currently underway. Overall, these meetings have

been a helpful tool in engaging experts to further the Trust's progress and success in reaching ESMP goals.

The River Project is pleased to share that it received a \$75,000 grant from The Pinkerton Foundation, which is dedicated to improving the lives of young people in low-income neighborhoods in New York City. This funding will help support the Park's Science Leadership Program, a paid research internship program for high school and undergraduate students that utilizes a tiered mentorship model to foster community, teach science skills, and build leadership. Over the course of the summer, students learn and grow through conducting field research, designing a scientific poster and participating in leadership development workshops. This program also leverages partnerships from a network of NYC STEM institutions including City College of New York, Columbia University, The Young Women's Leadership School, and The Intrepid Sea, Air and Space Museum. Thanks to the grant funding, we will expand the program by 50% in 2023. We expect to newly be able to provide honoraria for speakers and workshop facilitators and to cover other program costs like stipends, uniforms and supplies. Our River Project team is also participating in a consortium of similarly structured science research and mentorship intern programs in New York City to share best practices, findings, and support.

I'm proud to share that in the past year, nearly 30,000 people were engaged in the 350 educational programs offered by the Trust's River Project, including over 5,000 NYC students who joined us in person for school and summer camp field trips. Work continued on our seven Trust-led research projects focused on fish ecology, environmental DNA, oyster restoration and more. The annual reports and data from these projects can be found on our website currently.

Any questions on public programs or River Project activities?

Hudson River Park is incredibly fortunate to be represented by elected officials who work hard to secure funding for open space and the environment. As a self-funded park, the financial support we receive from our government partners is especially crucial to our work.

Late last year, we received the fantastic news that U.S. Senators Chuck Schumer and Kirsten Gillibrand, as well as Congressman Jerry Nadler, were able to include \$750,000 for Hudson River Park's growing habitat enhancement and community science initiatives in the federal budget! That funding is in addition to the \$1 million secured by Congressman Nadler last March for pedestrian safety and security enhancements throughout the Park.

We will be working to satisfy the federal requirements for the different funding streams but at this point, expect that the projects that result from these appropriations would be undertaken in FY25. We will of course keep you posted as details come together.

As reported last month, the Trust issued an RFP seeking operators for our four purpose-built non-motorized boathouses and we received 7 proposals. Our Selection Committee, lead by our Assistant Vice President of Real Estate and Planning Rashi Puri, has been working with respondents on ways to maximize consistent, safe and affordable access to the Hudson River while providing park visitors with a wide range of boating opportunities. Although we had hoped to make a selection by the end of 2022, we have extended the current permits until the end of this month to provide time for those discussions to continue. Last year our boathouses put an astounding sixty-eight thousand people on the Hudson River, and we are looking forward to sharing the selected operators at or before our next meeting.

We also just saw from the news that the jury convicted Saipov, the October 31 2017 terrorist, on all counts and now the jury will move to

determine the penalty phase. On January 12, the Trust helped host a processional walk for the victims and families of the terrorist incident that occurred on the Route 9A Bikeway on Halloween 2017. The Belgian and Argentinian consulates worked together to organize it while so many of the victims and families were in town for the opening week of the terrorism trial. I also attended a reception at the Belgian consulate with the families and victims the night before. Needless to say, the walk was heartbreaking. The trial is moving quickly, and a verdict is expected shortly. If the defendant is found guilty, the next phase would determine the punishment: life in prison or the death penalty. The civil phase of the trial for which HRPT is among the defendants along with the State, City and Home Depot, would occur at some point thereafter.

The Trust also filed both its MWBE and SDVOB annual goal plans with the State on January 13, 2023. The Trust continues to meet its annual 30 percent MWBE goal each year and expects to do so for the next fiscal year as well. The Trust will not achieve the 6 percent SDVOB goal this year because the pool of vendors that perform the types of work needed for a waterfront park is still small but grows every year, but the Trust continues to strive to increase the number of SDVOB vendors it utilizes and did achieve a 3.58 percent utilization rate in 2022.

The Trust actively supports both the MWBE and SDVOB programs and all Trust Executives, Department heads and staff involved in contracting and purchasing receive routine training on utilizing the tools provided by the State to increase the procurement opportunities for MWBE and SDVOB certified firms. The Trust has extended its use of discretionary procurements directed at MWBE and SDVOB firms based on our discretionary procurement threshold of \$500,000 as set forth in the Trust's Procurement Guidelines. We also email procurement opportunities to both MWBEs and SDVOBs directly to encourage them to apply as prime contractors. As noted for the corporate actions approved by the Board today, the Trust will be entering into a new contract with an MWBE firm as the prime for the dance production dance festival and is expanding the services of an existing SDVOB

prime for the access control upgrades. We hope to continue the practice of directly contracting with MWBE and SDVOB firms in addition to ensuring contractors meet the required subcontracting goals with such firms. Similar to this past year when in-person meetings resumed, Trust staff will attend MWBE and SDVOB conferences as a means to outreach to more vendors and encourage them to submit proposals to the Trust when offered. The Trust is also working on developing a master mailing list of MWBE and SDVOB firms in order to conduct additional outreach before new procurement opportunities are released. I wish to thank Sean Singh and Lisa Colon as they spend a considerable amount of their time dedicated to ensuring the Trust achieves the goals set forth in the annual plan each year.

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