



**MEETING OF THE
BOARD OF DIRECTORS**

June 20, 2023 at 4:30 pm

**Location: Hudson River Park Trust Classroom
Discovery Tank
Pier 57
25 11th Avenue
New York, NY 10011**

AGENDA

I. CONSENT AGENDA

- A. Approval of Minutes and Ratification of the Actions Taken at the March 28, 2023 Meeting of the Hudson River Park Trust Board of Directors
- B. Ratification and Approval of Extension of Contract Term with CDR Studio Architects for Chelsea Waterside Park Concession Kiosk Design
- C. Ratification and Approval of Extension of Contract Term with Steven Dubner Landscaping, Inc. for Gansevoort Peninsula General and Marine Construction
- D. Ratification and Approval of Extension of Contract Term with Hunter Roberts Construction Group, LLC for Pier 40 Structural Restoration Construction Management Services
- E. Approval of Extension of Contract Term with Deborah Bradley Construction & Management Services, Inc. for On-Call General Contracting Services
- F. Ratification and Approval of Contract Amendment with County Fire Inc. for Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems
- G. Authorization to Contract with WeRadiate LLC for Compost Data and Consultation Service
- H. Authorization to Extend Term of Contract with Wilson Conservation, LLC for the Conservation of *Private Passage* Sculpture
- I. Ratification and Adoption of 2023 Investment Guidelines
- J. Annual Confirmation of the Hudson River Park Mission Statement and Performance Measures

II. CORPORATE ACTIONS

- K. Authorization to Amend Contract with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services
- L. Authorization to Amend Contract with Structural Preservation Systems, LLC for Pier 40 Second Floor Vehicle Guardrails

- M. Authorization to Amend Contract with Alpine Construction & Landscaping Corp. for Construction of Pier 26 Science Play Area
- N. Authorization to Amend Contract with Reicon Group, LLC for Tribeca Habitat Enhancements
- O. Authorization to Enter into Contract with Carrier Communications Corp. for Parkwide Security Camera Expansion Project and Maintenance Services

III. PRESIDENT’S REPORT

- Design/Construction Project Updates
- Property Updates
- River Project and Public Programs Updates
- Hudson River Park Act’s 25th Anniversary

IV. ADVISORY COUNCIL and HUDSON RIVER PARK FRIENDS REPORTS

V. EXECUTIVE SESSION ON PENDING REAL ESTATE TRANSACTION MATTERS

VI. ADJOURN

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions
Taken at the March 28, 2023 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 March 28, 2023 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
June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Ratification and Approval of Extension of Contract Term with CDR Studio Architects, PC for Chelsea Waterside Park Concession Kiosk Design

I. Contract Summary

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

II. Background

In November 2020, the Hudson River Park Trust (“Trust”) entered into a one-year contract with CDR Studio Architects, PC (“CDR”) in the amount of \$40,000 to cover design services for a small pre-fabricated kiosk structure to be located in the re-constructed Chelsea Waterside Park. CDR, a New York State-certified MWBE, was selected for this scope on a single source basis because of the efficiencies that could be achieved given that CDR was already serving as the architect for the Chelsea Waterside restroom building. At its December 2, 2021 meeting, the Board of Directors (“Board”) approved an 18-month contract term extension, through May 22, 2023.

The Trust expects to open the new Chelsea Waterside restroom and other improved park areas in June 2023. Meanwhile, construction documents for the kiosk are nearing completion and the Trust anticipates that the kiosk will be installed by the end of this summer. The Trust staff seeks to extend the term of contract with CDR by up to an additional one year in order to cover construction administration services for the kiosk as may be needed. No additional funding is required.

III. Requested Action

The Trust staff requests ratification and approval by the Board of the extension of the contract term with CDR Studio Architects, PC for Chelsea Waterside Park Kiosk Design by up to an additional one year.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Ratification and Approval of Extension of Contract Term with CDR Studio Architects, PC for Chelsea Waterside Park Kiosk Design

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of June 20, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the extension of the contract term with CDR Studio Architect, PC for Chelsea Waterside Park Kiosk Design by up to an additional one year; and be it further

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

For Consideration
June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Ratification of and Approval of Extension of Contract Term with Steven Dubner Landscaping, Inc. for Gansevoort Peninsula General and Marine Construction

I. Contract Summary

Contractor: Steven Dubner Landscaping, Inc.
Proposed Work: Gansevoort Peninsula General and Marine Construction
Contract Number: C5260
Amendment: Extension of Term

II. Background

At its March 25, 2021 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a two year contract with Steven Dubner Landscaping, Inc (“Dubner”) for Gansevoort Peninsula General and Marine Construction in an amount not to exceed \$26,199,729. The scope of work has included construction of the south edge inclusive of the stones and non-motorized boat landing, boardwalk, passive lawn, synthetic turf field, salt marsh, esplanades, paths and plantings. Although constructing the south edge proved demanding including the need for an alternative surface for the kayak landing as discussed with the Board previously, Dubner’s work is expected to be complete early this summer, with the Peninsula itself opening to the public later this year.

The Trust staff seeks ratification and approval by the Board for the extension of the contract term by up to an additional one year, through April 4, 2024, to cover the remaining construction and the contract closeout period. No additional funding is required.

III. Requested Action

The Trust staff requests ratification and approval by the Board of the extension of the contract term with Steven Dubner Landscaping, Inc. for Gansevoort Peninsula General and Marine Construction by up to an additional one year.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Ratification and Approval of Extension of Contract Term with Steven Dubner Landscaping, Inc. for Gansevoort Peninsula General and Marine Construction

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of June 20, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the extension of the contract term with Steven Dubner Landscaping, Inc. for Gansevoort Peninsula General and Marine Construction by up to an additional one year; and be it further

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

For Consideration
June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Ratification and Approval of Extension of Contract Term with Hunter Roberts Construction Group, LLC for Pier 40 Structural Restoration Construction Management Services

I. Contract Summary

Contractor: Hunter Roberts Construction Group, LLC
Proposed Work: Pier 40 Structural Restoration Construction Management Services
Contract Number: A4878-A
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 with Hunter Roberts Construction Group, LLC (“Hunter Roberts”) for Pier 40 Structural Restoration Construction Management Services in an amount not to exceed \$1,209,169.50. At its October 2020 and May 2022 meetings, the Board authorized an additional \$100,000 and an extension of the contract term through March 31, 2023 to allow Hunter Roberts to perform necessary construction oversight of the remaining pile repair work.

Construction for the last scheduled phase of the Pier 40 pile work was recently completed and the Trust staff recommends extending the contract term by up to one additional year to cover the contract closeout period. No additional funding is required.

III. Requested Action

The Trust staff requests ratification and approval by the Board of the extension of the contract term with Hunter Roberts Construction Group, LLC for Pier 40 Structural Restoration Construction Management Services by up to one additional year.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Ratification and Approval of Extension of Contract Term with Hunter Roberts Construction Group, LLC for Pier 40 Structural Restoration Construction Management Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of June 20, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the extension of the contract term with Hunter Roberts Construction Group, LLC for Pier 40 Structural Restoration Construction Management Services by up to one additional year; and be it further

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

For Consideration
June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Authorization to Extend the Term of Contract with Deborah Bradley Construction & Management Services, Inc. for On-Call General Contracting Services

I. Contract Summary

Contractor: Deborah Bradley Construction & Management Services, Inc.
Proposed Work: On-Call General Contracting Services
Contract Number: M5099A
Amendment: Extension of Term

II. Background

In 2019, the Hudson River Park Trust (“Trust”) identified a need for on-call contractors who could timely perform various repair and capital maintenance work throughout Hudson River Park. The Battery Park City Authority (“BPCA”) had competitively procured contracts with five on-call contractors qualified to perform such services. As permitted under the Trust’s Procurement Guidelines, in September 2019, the Board of Directors (“Board”) authorized the Trust to enter into piggyback contracts with one or more of BPCA’s contractors to provide on-call general contracting services as needed for a term of 33 months at a Total Board Authorization Amount of up to \$990,000. The Trust entered into a contract with Deborah Bradley Construction & Management Services, Inc. (“DBC”) in October 2019 for a Maximum Contract Price of \$250,000 with a term scheduled to expire on June 24, 2022 unless BPCA elected to exercise its option to extend the contract term by up to one additional year, in which case the Trust could also choose to do so. At its July 28, 2022 meeting, the Trust’s Board ratified an amendment to extend the term of contract through June 24, 2023, based on BPCA’s extension of its contract.

Since commencing the contract, DBC has completed various projects for the Trust including miscellaneous boathouse repairs and esplanade vault waterproofing, and the Trust has been satisfied with DBC’s services.

BPCA has recently extended its contract with DBC through January 24, 2024 and intends to procure another on-call contract before the expiration of the extended term. The Trust staff now requests authorization to extend the term of its contract with DBC through January 24, 2024 for on-call general contracting services. No additional funding is required.

III. REQUESTED ACTION

The Trust staff requests Board authorization to extend the term of the contract with Deborah Bradley Construction & Management Services, Inc. for On-Call General Contracting Services through January 24, 2024.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Extend the Term of Contract with Deborah Bradley Construction & Management Services, Inc. for On-Call General Contracting Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of June 20, 2023, 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 Deborah Bradley Construction & Management Services, Inc. for On-Call General Contracting Services through January 24, 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
June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Ratification and Approval of Amendment to Contract with County Fire, Inc. for
Parkwide Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems

I. Contract Summary

Contractor: County Fire, Inc.
Proposed Work: Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems
Contract Number: M5030
Amendment: Additional \$20,000 for Total Board Authorization of up to \$158,600

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 for a three-year term with County Fire, Inc. (“County Fire”) for Parkwide Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems for a Total Board Authorization Amount of up to \$138,600. County Fire’s services include (1) monitoring, reporting, maintaining, inspecting, and testing of fire alarm systems; (2) providing repair services as identified by the Trust; and (3) designing and installing a code compliant system to activate the centralized fire notification devices at Pier 40. As funding remained in the contract, in January 2022 and March 2023, the Board approved no-cost extensions of the contract through June 30, 2023.

Trust staff has been working to transition maintenance of the Park’s fire alarm system to a contractor available on New York State’s Office of General Services centralized contract list, which is expected to occur later this month. At this time, staff seeks approval for an additional \$20,000 in the County Fire contract to pay: (a) the remaining invoices related to fire alarm work that has been completed at Piers 25 and 40 and some minor ongoing repair work through the end of the contract term, (b) costs related to the transition of maintenance of the fire alarm system to a new fire alarm service contractor that is on the Office of General Services centralized contract list that will be in effect this month, and (c) contract close-out.

Funding for this amendment is available in the Trust’s operating budget as approved by the Board.

III. Requested Action

The Trust staff requests ratification and approval by the Board to amend the contract with County Fire by adding an additional \$20,000 for a Total Board Authorization Amount of up to \$158,600.

HUDSON RIVER PARK TRUST – Ratification and Approval of Amendment to the Contract with County Fire, Inc. for Parkwide Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of June 20, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the amendment to the contract with County Fire, Inc. for Parkwide Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems by adding an additional \$20,000 for a Total Board Authorization Amount of up to \$158,600; 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
June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Authorization to Contract with WeRadiate, LLC for Compost Data and Consultation Service

I. Contract Summary

Contractor: WeRadiate, LLC

Proposed Project: Compost Data and Consultation Service

Contract Number: EA170

Approval Amount: Up to \$30,000 for a Three-Year Contract Term

II. Background

In 2015, the Hudson River Park Trust (“Trust”) started a compost program which has grown over the years to become a robust environmental program incorporating multiple pieces of equipment, 10 community food scrap drop-off sites, and environmental education. The amount of compostable material processed by the Trust staff each year continues to grow annually; for instance, the Trust processed 86,663 pounds of community food scraps in 2019 and 160,000 pounds in 2022. This trend is expected to continue to grow as more community members recycle food waste and become familiar with Hudson River Park’s drop-off site locations.

For the past two years, the Trust has worked with a compost consultant to support staff with managing for quality control of the compost material. As the compost program continues to grow, the need for continued monitoring and training is necessary. Through this proposed contract, the consultant will supply the Trust with: (1) temperature sensing devices and an online dashboard for storing and accessing data; (2) three annual soil tests per year; (3) educational services for staff and community members; and (4) up to 30 hours each year in consulting and trainings on equipment and technology use, management techniques, and quality control procedures.

III. Procurement Process

Pursuant to its Procurement Guidelines, the Trust released a Request for Quotes (“RFQ”) for Compost Data and Consultation Service as a Discretionary Procurement for vendors with composting expertise. The RFQ was posted in the New York State Contract Reporter and on the Trust’s website on May 19, 2023, and was also emailed directly to a list of MWBE qualified firms. On the June 5, 2023 response due date, the Trust received responses from two companies.

Based on its review of the respondents’ pricing, Trust staff recommends contracting with WeRadiate, LLC as the consulting company providing the best value to the Trust. WeRadiate proposed the lowest fee for the services, has many years of experience including working with the Trust, and has a good reputation in providing quality services.

WeRadiate proposed an annual fee for the required services of \$10,000 for year one (including the initial setup fee for temperature sensors), \$8,500 for year two, and \$8,500 for year three, which is well below the other respondent's fee of approximately \$25,000 per year. WeRadiate is also a New York State-certified MWBE firm. The Trust staff thus recommends contracting with WeRadiate LLC to provide monthly data and consultation services valued at \$27,000 for the three-year period, plus a contingency of \$3,000 to cover other services during the contract term, for a total contract amount of up to \$30,000.

IV. Funding

Funding for this contract is available from the Trust's 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 contract with WeRadiate, LLC for Compost Data and Consultation Service for a three-year contract term for a Total Board Authorized Amount of up to \$30,000.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with WeRadiate, LLC for Compost Data and Consultation Service

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on June 20, 2023, 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 WeRadiate, LLC for Compost Data and Consultation Service for a three-year contract term for a Total Board Authorized Amount of up to \$30,000; 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
June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Authorization to Extend the Term of Contract with Wilson Conservation, LLC for the Conservation of *Private Passage* Sculpture

I. Contract Summary

Contractor: Wilson Conservation, LLC
Proposed Work: Conservation of *Private Passage* Sculpture
Contract Number: A5181
Amendment: Extension of Term

II. Background

Private Passage is a site-specific sculpture by Malcolm Cochran that was fabricated and installed as part of the construction of the Clinton Cove Park area in 2005. The sculpture is a representation of a monumental bottle lying on its side and includes porthole windows allowing observers to view inside to a representation of a state room from the *Queen Mary* created in stainless steel.

In February 2020, the Hudson River Park Trust (“Trust”) entered into a six-month contract with Wilson Conservation, LLC (“Wilson”) to prepare a Conservation plan for *Private Passage* in the amount of \$29,700 as required by New York City's Public Design Commission. At its June and September 2021 meetings, the Board of Directors (“Board”) authorized the addition of \$423,500 to Wilson’s contract to complete the full conservation of *Private Passage* and extended the contract term through June 23, 2022. At its December 1, 2022 meeting, the Board authorized an additional extension through June 23, 2023 to allow for remedial work due to vandalism.

Private Passage was successfully restored off-site and was reinstalled in Clinton Cove in April 2022. Since that time, the sculpture has been vandalized on several occasions, and Wilson has removed spray-painted graffiti and replaced several broken windows. The Trust, in consultation with the artist and Wilson, decided to replace the custom laminated glass windows with polycarbonate because polycarbonate is more impact resistant than glass. The custom circular and domed windows are being fabricated by a specialty plastics expert that works with fine artists. The fabrication is running slightly behind schedule but is expected to be complete by the end of June. The Trust now requests authorization to extend the term of contract with Wilson by two months in order to complete the installation of the polycarbonate windows as well as the contract close-out process. No additional funding is needed for this amendment.

III. Requested Action

The Trust staff requests Board authorization to extend the term of contract with Wilson Conservation, LLC for the conservation of *Private Passage* Sculpture by two months, through August 23, 2023.

Attachment
Resolution

HUDSON RIVER PARK TRUST - Authorization to Extend the Term of Contract with Wilson Conservation, LLC for the Conservation of *Private Passage* Sculpture

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of June 20, 2023, 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 Wilson Conservation, LLC for the conservation of *Private Passage* Sculpture by two months, through August 23, 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
June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Ratification and Adoption of 2023 Investment Guidelines

I. Background

New York State Public Authorities Law requires that the Hudson River Park Trust (“Trust”) adopt comprehensive investment guidelines that set forth the Trust’s policy and instructions to officers and staff regarding the investing, monitoring and reporting of the Trust’s funds. State law requires annual review and approval of these guidelines by the Trust’s Board of Directors (the “Board”). In 2019, the Board approved revised investment guidelines following guidance published by the New York State Comptroller (the “2019 Investment Guidelines”). At its May 2020, June 2021, and May 2022 meetings, the Board adopted the Investment Guidelines without changing the adopted 2019 Investment Guidelines.

The Trust staff has reviewed the 2022 Investment Guidelines and recommends making one change to Section 3.1 that is consistent with the Trust’s Net-Zero Investment Portfolio Action Plan (“Plan”) filed with New York State in September 2022. In that Plan, the Trust committed to considering greenhouse gas emissions disclosure when making investment decisions once an investment has been deemed suitable and satisfies all other investment criteria, including a suitable rate of return. Accordingly, a new sentence has been added to Section 3.1 to require the Trust to review greenhouse gas emissions disclosures, when available, for all assets other than U.S. Treasury securities or US government guaranteed securities in accordance with New York’s 2040 Net-Zero Action Plan.

Staff is satisfied that the Investment Guidelines fulfill the goals of preserving the Trust’s principal, ensuring liquidity, and maintaining the ability to realize a reasonable market rate of return on investments given the restrictions on eligibility set forth therein. A copy of the recommended 2023 Investment Guidelines has been distributed by email to the Board. The Trust currently has funds invested among U.S. Treasury Securities, Federal Agency Notes, Municipal Bonds, and a Money Market Account limited to US Government Securities.

II. Requested Action

The Hudson River Park Trust seeks ratification and adoption by the Board of the 2023 Investment Guidelines.

Attachment:

Resolution
2023 Investment Guidelines

HUDSON RIVER PARK TRUST – Ratification and Adoption of 2023 Investment Guidelines for Hudson River Park Trust pursuant to New York State Public Authority Law Section 2925 and the New York State Comptroller’s Investment Guidelines for Public Authorities

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on June 20, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and adopts the Hudson River Park Trust 2023 Investment Guidelines; 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
June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Annual Confirmation of the Hudson River Park Trust Mission Statement and Performance Measures

I. Background

In accordance with the requirements of Chapter 506 of the Laws of 2009, known as the Public Authorities Reform Act of 2008, which added Section 2824-a in Public Authorities Law (“PAL”), New York State and local public authorities are required to develop and adopt a mission statement and related performance measures to assist the authority in determining how well it is carrying out its mission. In 2010, in accordance with PAL and subsequent policy guidance issued by the New York State Authorities Budget Office (“ABO”), the Hudson River Park Trust (the “Trust”) adopted the Trust’s mission statement (the “Mission Statement”) and developed performance measures to evaluate the Trust’s fulfillment of its mission.

ABO guidance requires that the Trust annually review and publish its Mission Statement and measure its performance in carrying out its mission, and that the Trust’s Board of Directors annually review the Mission Statement and performance results to ensure that its mission has not changed and that the Trust’s performance goals continue to support its mission.

II. Requested Action

The Trust seeks confirmation of the Trust Mission Statement and the 2023 performance measures by the Board of Directors.

Attachments:

Resolution

Mission Statement and 2023 Performance Measures

HUDSON RIVER PARK TRUST – Confirmation of Hudson River Park Trust Mission Statement and 2023 Performance Measures

RESOLVED, based on the materials presented to the Board of Directors at its meeting on June 20, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby confirm the Hudson River Park Trust Mission Statement and 2023 Performance Measures; 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
June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend the Contract with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services

I. Contract Summary

Contractor: Gilbane Building Company
Proposed Work: Pier 97 and Gansevoort Peninsula Construction Management Services
Contract Number: A5098
Amendment: Additional \$1,150,297 for a Total Board Authorization Amount of up to \$8,766,112

II. Background

At its November 20, 2019 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a three-year contract with Gilbane Building Company (“Gilbane”) for Pier 97 and Gansevoort Peninsula construction management services for a contract amount of up to \$6,923,468 plus a 10% contingency for a Total Board Authorization Amount of up to \$7,615,815. Based on Gilbane’s initial fee proposal submission in 2019, construction at both Pier 97 and Gansevoort was expected to be complete by Fall 2022. However, the project schedules at both Pier 97 and Gansevoort have extended beyond the anticipated timeframes due to the Covid pandemic, supply chain issues, unanticipated field conditions and delays in receiving certain required authorizations at both locations. At its December 1, 2022 meeting, the Board authorized an extension of the contract term through March 31, 2024.

Both projects are now moving along well and are expected to be complete by the end of summer 2023. However, since the contract is paid through hourly rates by title, and the overall contract value was based on the schedule that the Trust issued as part of the construction management solicitation in 2019, additional funds are needed to cover the ongoing cost of construction management at both sites. Trust staff thus seeks to add an additional \$1,150,297 to the contract.

II. Funding

Funding for this amendment is available from funds provided by New York State and New York City.

III. Requested Action

The Trust staff requests Board authorization to amend the contract with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services for an additional amount of \$1,150,297 for a Total Board Authorization Amount of up to \$8,766,112.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization to Amend the Contract with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of June 20, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to amend the contract with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services for an additional amount of \$1,150,297 for a Total Board Authorization Amount of up to \$8,766,112; 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
June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend Contract with Structural Preservation Systems, LLC, for
Pier 40 Second Floor Vehicle Guardrails

I. Contract Summary

Contractor: Structural Preservation Systems, LLC

Proposed Project: Pier 40 Second Floor Vehicle Guardrails

Contract Number: C5560

Authorization Amount: Additional \$1,000,000 for a Total Board Authorization Amount of up to \$2,949,860

II. Background

At its December 1, 2022, meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract with Structural Preservation Systems, LLC (“SPS”) to complete repairs to the 60-year-old concrete slabs on the perimeter of the second floor and to install a new steel vehicular guardrail system for a Total Board Authorization Amount of up to \$1,949,860. Staff recommended this work to preserve safety for one of the Trust’s principal income sources – the Pier 40 parking garage.

At the time of the Board approval, pricing was based on the independent consulting engineers’ observations of physical conditions for areas of the concrete that were then visible. Assumptions were made for the types and quantities of repairs that would be needed, and SPS was required to provide unit pricing to allow work to be scaled up or down as conditions warranted at the time of the engineers’ detailed structural inspections. Such inspections are now taking place, as are other related activities at Pier 40 including garage inspections and continuing repairs. As all of this work occurs, it is evident that concrete deterioration in certain areas is more widespread than what was assumed during the design phase. In order to complete the guardrail installation, and to address potentially unsafe conditions throughout the garage, the quantities and extents of concrete repairs must be increased beyond the values assumed for the original design.

In addition to these repairs, which are required for the successful installation of the guardrails, ongoing structural inspections of the garage areas have revealed other issues that, if unaddressed, could result in closures of parking areas or other restrictions. In order to avoid additional prolonged closures, and to take advantage of the mobilization efforts and expertise of SPS, staff believes it is in the Trust’s best interests to complete these repairs as they are discovered. Though final quantities will not be established until construction is near completion, staff recommends a contract increase of \$1,000,000, which is considered appropriate to complete the repairs of the second-floor concrete slab and install the new guardrail and any additional concrete work needed as a result of the ongoing parking garage inspection.

III. Procurement Process

Pursuant to the Trust's Procurement Guidelines, the Trust must document why a competitive process is not in the Trust's best interest if the cost of the amended work exceeds 20 percent of the original Total Board Authorization Amount. As described in the December 1, 2022 memorandum to the Board, the Trust received only one proposal in response to its Request for Proposals for the Pier 40 Second Floor Vehicle Guardrail project ("RFP"). The December 2022 Board memo thus documented staff's recommendation for SPS to be approved as a single source, including its detailed knowledge of Pier 40's roof/floor system and the reasonableness of its pricing.

The same rationale for the original procurement applies to this amendment request. SPS will be held to the unit pricing included in the current contract, and thus, the previously approved pricing for the same type of work is reasonable. In addition, given the demand for concrete work, limited bidding pool for qualified garage repair work, and abundant garage repair work currently underway throughout New York City at this time, and the fact that it has been less than six months since the Trust completed its last procurement for this work, it is not expected that a new competitive procurement would result in any additional contractors responding to the RFP. Further, delaying this necessary work in order to undertake a new competitive procurement would likely result in the following negative impacts: (i) higher costs due to inflation/escalation over time; (ii) higher costs due to loss of economy of scale and redundant mobilization of the contractor's forces; and (iii) loss of revenue for areas that may need to be closed due to prolonged unsafe conditions. It is also in the Trust's best interest to have the contractor currently undertaking the concrete work related to installing the new guard rails complete the additional concrete work, as having two contractors working in the same areas of Pier 40 more or less simultaneously would create logistical issues, increased costs, and could also interfere with the parking garage operations. Thus, staff believes that it is in the Trust's best interest to amend the SPS contract to provide for the additional concrete work in the Pier 40 parking garage.

IV. Funding

Funding for this contract amendment is available from the Trust's capital maintenance budget, with funding available from the sale of Pier 40 transferable development rights.

V. Requested Action

The Trust staff requests authorization by the Board of Directors to amend the contract with Structural Preservation Systems, LLC for Pier 40 Second Floor Vehicle Guardrails by an additional \$1,000,000 for a Total Board Authorization Amount of up to \$2,949,860.

Attachment

Resolution

HUDSON RIVER PARK TRUST – Authorization to Amend Contract with Structural Preservation Systems, LLC, for the Pier 40 Second Floor Vehicle Guardrails

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on June 20, 2023, 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 Structural Preservation Systems, LLC for Pier 40 Second Floor Vehicle Guardrails by an additional \$1,000,000 for a Total Board Authorization Amount of up to \$2,949,860; 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
June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend the Contract with Alpine Construction & Landscaping Corp. for Construction of the 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
Amendment: Additional \$175,000 for a Total Board Authorization Amount of up to \$2,703,418

II. Background

At its September 29, 2022 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract with Alpine Construction & Landscaping Corp. (“Alpine”) for the construction of a science themed play area to the east of Pier 26 and adjacent to the planned Estuarium site for a Total Board Authorization Amount of up to \$2,528,418. As with the adjacent Pier 26, the Pier 26 Science Play Area was designed by the OLIN Studio (“OLIN”).

The centerpiece of the design includes two large sculptural “sturgeon” play elements that are being fabricated in Denmark by Monstrum Playgrounds and that are expected to ship to the site next month. In order to complete the playground this year, the Trust’s Request for Proposals (“RFP”) for construction services was issued with a preliminary assumption – thought to be conservative - for footing sizes for which all proposers, including Alpine, developed their price proposals. Since then, Monstrum’s updated data calculations have called for larger than anticipated footings, which have since been verified by both Alpine’s and OLIN’s respective structural engineers.

Additionally, the playground is being built on an unimproved upland area that predates Hudson River Park’s inception. As a result, the contractor has encountered multiple unanticipated subservice obstructions which were either not shown at all or which were inaccurately located on existing as-built plans and utility maps. These obstructions have required further modifications to concrete footings.

Consequently, staff seeks Board authorization to add an additional \$175,000 to the contract to cover this work.

III. Funding

Funding for this amendment is available from Trust funds and discretionary allocations from the City Council and Manhattan Borough President.

IV. Requested Action

The Trust staff requests Board authorization to amend the contract with Alpine Construction Landscaping Corp. for Construction of Pier 26 Science Play Area by adding \$175,000 for a Total Board Authorization Amount of up to \$2,703,418.

Attachment:

Resolution

HUDSON RIVER PARK TRUST – Authorization to Amend Contract with Alpine Construction Landscaping Corp. for Construction of Pier 26 Science Play Area

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on June 20, 2023, 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 Alpine Construction Landscaping Corp. for Construction of Pier 26 Science Play Area by adding \$175,000 for a Total Board Authorization Amount of up to \$2,703,418; 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
June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend Contract with Reicon Group, LLC for Tribeca Habitat Enhancements

I. Contract Summary

Contractor: Reicon Group, LLC
Proposed Work: Tribeca Habitat Enhancements
Contract Number: C5159
Amendment: Additional \$200,000 for a Total Board Authorization Amount of \$1,850,000

II. Background

At its October 1, 2020 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a three-year contract with Reicon Group, LLC (“Reicon”) for up to \$1,500,000 to install habitat enhancements in the Estuarine Sanctuary. At its September 30, 2021 meeting, the Board authorized the Trust to increase the amount of this contract by \$150,000 to accelerate the installation in order to accommodate the successful delivery of the live oysters provided by Reicon’s subcontractor, the Billion Oyster Project. The installation of reef balls and gabions seeded with oyster shells and live oysters and the installation of textured concrete piles in the Pier 32 pile field were both completed in 2021.

The design, associated environmental permits, and Reicon contract for this project all allowed for the installation of additional reef balls and gabions to the extent additional funding became available. Because such additional funding is now available from New York State, the Trust staff seeks to amend the contract to add an additional \$200,000 so that Reicon can install additional seeded reef balls and gabions. As before, the Billion Oyster Project will provide the seeded reef balls and gabions, this time, through a separate contract.

III. Procurement Process

Pursuant to the Trust’s Procurement Guidelines, the Trust must document why a competitive process is not in the Trust’s best interest if the cost of the amended work exceeds 20 percent of the original Total Board Authorization Amount. The \$200,000 amended amount is below the 20 percent threshold but when combined with the September 2021 amendment, slightly exceeds this threshold.

As described in the October 1, 2020 memo to the Board, the Trust issued a Request for Proposals for the Tribeca Sanctuary Enhancements and received five proposals on the September 11, 2020 submission deadline. The Trust determined that Reicon’s pricing for each of the separately priced

components for the project was fair and reasonable and significantly lower than that of the other respondents, and that Reicon had the capacity to perform all aspects of the scope of work. The Board memo also explained that the project was designed to be scalable over several years based on available funding and thus it was expected that more habitat enhancements could eventually be installed by Reicon subject to staff returning to the Board for additional approvals.

The currently proposed work is consistent with the previous Board approval in its scope and intent. While Reicon's pricing has increased since October 2020 due to higher costs related to increases in prevailing wages, inflation, and supply chain issues, staff has determined that the pricing overall remains reasonable as any marine construction contractor would also have increased costs at this time due to these external factors. Additionally, Reicon is already familiar with the demanding scheduling issues associated with installing live animals (the seeded oysters) into the river with short notice; the timing of the installation is unpredictable as it is driven by the maturity of the oyster spat to ensure higher survival rates on deployment. Staff expects that costs would be even higher under a new procurement because the limited pool of qualified contractors capable of performing this installation would have to account for such uncertainties in their pricing proposals whereas Reicon is already intimately familiar with the operations. Finally, time is of the essence to complete the installation once the live oysters are provided by the Billion Oyster Project. Delaying the project until next year would delay the additional educational and environmental benefits achieved by the Tribeca Enhancement Project.

IV. Funding

Funding for this project is available to the Trust through the capital budget of the State of New York and dedicated funding from a New York State Department of Environmental Conservation settlement.

V. Requested Action

The Trust staff requests Board authorization to amend the contract with Reicon Group, LLC for Tribeca Habitat Enhancements by an additional \$200,000 for a Total Board Authorization Amount of up to \$1,850,000.

Attachment:

Resolution

**HUDSON RIVER PARK TRUST - Authorization to Amend Contract with Reicon Group, LLC
for Tribeca Habitat Enhancements**

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of June 20, 2023, 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 Reicon Group, LLC for Tribeca Habitat Enhancements by an additional \$200,000 for a Total Board Authorization Amount of up to \$1,850,000; 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

June 20, 2023

To: The Directors

From: Noreen Doyle

Re: Authorization to Contract with Carrier Communications Corp. for Parkwide Security Camera Expansion and Maintenance Services

I. Contract Summary

Contractor: Carrier Communications Corp. (d/b/a Multi-Media Communications)

Proposed Project: Parkwide Security Camera Expansion and Maintenance Services

Contract Number: G7010

Authorization Amount: Up to \$1,700,000 over Three Years

II. Background

The Hudson River Park Trust (“Trust”) utilizes a security camera system to enhance public safety, deter crime, and help protect property. Over the past several years, the Trust has installed security cameras within and around Pier 40, as well as in the Tribeca, Greenwich Village, Chelsea, Piers 76 and 84, Chelsea Waterside Park and the Clinton Cove sections of Hudson River Park (the “Park”). The cameras are actively monitored by the Trust’s contracted Park Enforcement Patrol (“PEP”) officers. In addition, the Trust participates in the NYPD Counter Terrorism Bureau’s Lower Manhattan Security Initiative, allowing NYPD to access video feeds in real time and to store footage for subsequent analysis should the need arise. Beyond their usefulness as a security tool, the cameras have become integral to the operation of the Park, allowing the Trust’s Operations, Facilities, Marine and Horticulture staff to monitor and observe conditions on a regular basis.

The adopted budget for the current Fiscal Year included allocations for new and replacement security cameras at the Pier 26 Science Playground, Gansevoort Peninsula and Pier 97 – all of which will open in 2023, as well as at Pier 79 and the Chelsea Waterside Park dog run. It also included funding for antennas currently located at Piers 92 and 94 that need to be relocated. The total cost for these cameras and related work is approximately \$560,000. In the event any additional cameras and ancillary equipment are needed, staff seeks an additional \$140,000 in contingency, again using funding approved in the current budget.

As the Trust continues to fill in gaps in the Park’s security system network, staff anticipates a need for approximately \$500,000 for camera hardware and installation as well as ongoing maintenance that will include replacement of aging equipment in each of Fiscal Years 2025 and 2026. Accordingly, Trust staff further recommends entering into a new contract with the existing vendor, Carrier Communications Corp. (d/b/a Multi-Media Communications), that has both installed and maintained the existing camera system for a three-year contract term. The

new contract would cover purchase, installation and replacement of equipment and would have a maximum contract amount of up to \$1,700,000 over this period, subject to budget approval in future years. It would also cover the maintenance of the entire security camera system for the last two years of the contract term at a cost of approximately \$120,000 per year.

III. Procurement Process

In accordance with the Trust's Procurement Guidelines, the Trust may utilize centralized contracts created through either the State or Federal government without the need for a competitive procurement. The New York State Office of General Services ("OGS") Centralized Contracts and the U.S. General Services Administration (GSA) Cooperative Purchasing Program both provide users of the centralized contracting system with the benefits of the collective buying power of the State and Federal governments. As a matter of best practice, the Trust regularly investigates whether a centralized contract is available for the particular commodity/service sought at favorable pricing.

The proposed cameras and installation services are available through OGS. Carrier Communications currently offers cameras, equipment, and installation services under OGS NYS Contract # PT68765 that are suitable for the Trust's current needs at a price that staff has determined to be favorable. Carrier Communications has also agreed to charge the Trust the same pricing currently provided under OGS NYS Contract #PT68765 and any renewal contract with OGS for the full three-year contract period.

Carrier Communications has a proven track record of successfully working with the Trust through its installation of cameras and equipment throughout the Park. Carrier Communications' labor rates are lower than those of other qualified OGS vendors and thus would provide the Trust with more competitive pricing as compared to other security camera vendors on the OGS list. As mentioned above, Carrier Communications will honor published OGS pricing throughout the three-year contract term. The Trust has been very pleased with Carrier Communications' historic ability to respond immediately and effectively to any service needs that arise. For these reasons, Trust staff recommends contracting with Carrier Communications as the most qualified company offering the best value for the Parkwide Security Camera Expansion and Maintenance Services.

IV. Funding

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

V. Requested Action

The Trust staff requests Board authorization to contract with Carrier Communications Corp. for the Parkwide Security Camera Expansion and Maintenance Services for a three-year term for a Total Board Authorization Amount of up to \$1,700,000.

HUDSON RIVER PARK TRUST – Authorization to Contract with Carrier Communications Corp. (d/b/a Multi-Media Communications) for the Parkwide Security Camera Expansion and Maintenance Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on June 20, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to contract with Carrier Communications Corp. (d/b/a Multi-Media Communications) for the Parkwide Security Camera Expansion and Maintenance Services for a three-year term for a Total Board Authorization Amount of up to \$1,700,000; 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.