



**MEETING OF THE  
BOARD OF DIRECTORS**

**March 26, 2024 at 4:30 pm**

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

**AGENDA**

**I. CONSENT AGENDA**

- A. Approval of Minutes and Ratification of the Actions Taken at the January 25, 2024 Meeting of the Hudson River Park Trust Board of Directors
- B. Authorization to Contract with Toilets To Go LLC for Portable and Temporary Restroom Service
- C. Authorization to Amend Contract with Virsig, LLC for Parkwide Access Control Upgrades
- D. Authorization to Extend Contract Term with O&S Associates, Inc. for Structural Inspection of Pier 40 Parking Garage
- E. Ratification of Extension of Contract Terms for On-Call Legal Services' Contracts
- F. Ratification and Approval of the Charters, Chairs, and Members of the Audit, Finance & Investment, and Governance Committees and Ratification of the Members of the Design Committee

**II. CORPORATE ACTIONS**

- G. Approval of April 1, 2024 – March 31, 2025 FY 24-25 Budget
- H. Authorization to Contract with Andrew Valez Construction, Inc., Sweet Group of New York, LLC, and Greenway USA, LLC, and for On-Call General Construction
- I. Authorization to Amend Contract with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services
- J. Authorization to Amend Contracts with Interphase Electric Corporation, JRCruz Corporation, and E-J Electric Installation Company related to Gansevoort Peninsula Construction
- K. Authorization to Amend Contract with Verde Electric Corporation for Pier 97 Electrical Construction

**III. PRESIDENT’S REPORT**

- Design/Construction Project Updates
- River Project and Public Programs Updates
- Pier 40 Marine Uses Concession
- Beverage Vending Concession and Sponsorship Opportunity
- Update on Battery Park City Authority Resiliency Project

**IV. ADVISORY COUNCIL and HUDSON RIVER PARK FRIENDS REPORTS**

**V. EXECUTIVE SESSION on PERSONNEL-RELATED MATTER**

**VI. ADJOURN**

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions  
Taken at the January 25, 2024 Meeting of the Hudson River Park Trust Board of Directors**

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**RESOLVED**, that the Minutes of the Meeting of the Hudson River Park Trust Board of Directors held on January 25, 2024 are hereby approved by the Board of Directors, and all actions taken by the Directors present at such meeting, as set forth in the Minutes, are hereby in all respects, approved and ratified as actions of the Hudson River Park Trust, and a copy of such approved Minutes are hereby ordered filed with the records of the Hudson River Park Trust.

**For Consideration**  
**March 26, 2024**

To: The Directors  
From: Noreen Doyle  
Re: Authorization to Enter into a Contract with Toilets To Go LLC for  
Portable/Temporary Restroom Service

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**I. Contract Summary**

Contractor: Toilets To Go LLC  
Proposed Services: Portable and Temporary Restroom Service  
Contract Number: G7190  
Authorization Amount: \$140,000 over a Three-Year and Six-Month Contract Term

**II. Background**

The Hudson River Park Trust (“Trust”) requires serviced, portable restroom facilities at its West 29<sup>th</sup> Street Maintenance Facility and West 34<sup>th</sup> Composting Yard for regular use by the Trust’s staff. In addition, the Trust has intermittent needs for portable restrooms serving the public at special events, such as the Blues Barbeque Festival, Submerge, and Pride Sunday, or in the event of other unanticipated needs, such as one or more public restrooms going out of service for a sustained period of time.

**III. Procurement Process**

In accordance with the Trust’s Procurement Guidelines, an advertisement for a Request for Proposals (“RFP”) for Portable/Temporary Restroom Service was published in the New York State Contract Reporter and on the Trust’s website for the period between January 17, 2024 and February 16, 2024. The Trust received two proposals by the submission deadline.

A selection committee comprised of members of the Trust’s Operations and Public Programs Departments reviewed the two submissions and evaluated each submission according to the identified selection criteria in the RFP, including the proposer’s experience providing similar services and its ability to provide flexible cleaning schedule options, the proposer’s references, and the proposer’s fee schedule. As reflected in the RFP, no M/WBE or SDVOB participation goals were identified as there are no subcontracting opportunities.

The selection committee determined Toilets To Go LLC to be the highest ranked. Toilets To Go (formerly John To Go) has provided portolet rentals and cleaning services to the Trust over the past two years and staff has been satisfied with its services. Staff performed a responsibility determination to confirm Toilets To Go’s legal authority, integrity and past performance and the review did not yield any adverse information. The Trust seeks to enter into a contract for \$140,000 over a three-and half-year period for rentals, servicing and special events.

**IV.      Funding**

Funding for this contract is available from 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 contract with Toilets To Go LLC for Portable/Temporary Restroom Service for \$140,000 for a contractual term of three-years and six-months.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST – Authorization to Contract with Toilets To Go LLC for Portable/Temporary Restroom Service**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 26, 2024, 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 Toilets To Go LLC for Portable/Temporary Restroom Service for \$140,000 for a contractual term of three-years and six-months; and be it further

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

## **For Consideration**

March 26, 2024

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend Contract with Virsig, LLC for Parkwide Access Control Upgrades

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### **I. Contract Summary**

Contractor: Virsig, LLC  
Proposed Work: Access Control/Security Camera Systems Buildout & Maintenance  
Contract Number: G5330  
Amendment: Additional \$307,666 for a Total Board Authorization of up to \$1,024,000 and Extension of Term

### **II. Background**

The Hudson River Park Trust (“Trust”) uses an access control and security camera system to meet its primary physical security to secure doors, manage access rights, and track user access to most of the buildings operated directly by the Trust within Hudson River Park (the “Park”). At its October 1, 2020 meeting, the Board of Directors (“Board”) authorized the Trust to enter into a contract with Virsig, LLC (“Virsig”) for Parkwide Access Control Upgrades for a contract amount of up to \$468,334 over a three-year term. Virsig installed Genetec Security Camera and Access Control software as well as access control readers and supporting hardware at building locations throughout the Park while also conducting maintenance for all access system components. At the January 26, 2023 meeting, the Board approved a six-month extension of the contract term for a continuation of these activities at new park buildings and locations at an additional \$248,000, extending Virsig’s term through March 31, 2024.

As explained below, the Trust procured Virsig through the New York State Office of General Services (“OGS”) list of centralized contracts. The OGS centralized contract will expire in late August 2024, and OGS expects to issue new centralized contracts later this year. Because the Trust will continue to need the services provided by Virsig for continuing maintenance of the installed system, door monitoring software and new servers, and to install additional controls at various Park buildings and in Pier 40, the Trust staff seeks to extend the contract term for an additional one-year term, through March 31, 2025 at a cost of an additional \$307,666. This pricing is consistent with the pricing under the current contract. Once OGS issues the new centralized contract and corresponding approved vendor list, the Trust staff will determine how to proceed with future procurements for these necessary services.

### **III. Procurement Process**

The Trust's Procurement Guidelines require that the Trust make a determination as to why employing a competitive process is not in its best interest when the increased amendment amount is in excess of 20 percent of the original Total Board Authorized Amount. As explained in the October 1, 2020 memo to the Board, the Trust undertook a limited solicitation of vendors offering access controls and installation services on the OGS centralized contract list (OGS NYS Contract #77201). Because using vendors from the centralized contracting system provides the Trust with the benefit of the collective bargaining power of the State, no competitive procurement is required. Of the five submissions received from OGS centralized contractors, the Trust determined that Virsig offered the best value for providing all the required services. Virsig has a proven track record of successfully working with the Trust. Virsig's pricing continues to be within the range of the rates of other qualified OGS vendors on the OGS centralized contract list. In addition, Virsig has an elite level rating from Genetec and is the only certified SDVOB that supplies Genetec software and hardware. For camera software, Genetec is the specified software that allows the Park's camera network to be integrated with NYPD's Lower Manhattan Security Initiative. For these reasons, it is in the best interest of the Trust to amend the contract and continue to use Virsig as both an OGS centralized contractor and a New York State certified SDVOB. Virsig is the most qualified company for the Trust's existing needs and offers the best value for the Access Controls Expansion Project, including maintenance, Genetec Software licensing and support. In addition, Virsig will continue to provide maintenance services for all components it has installed through March 31, 2025.

### **IV. Funding**

Funding for this amendment is available in the Trust's capital and equipment budget as approved by the Board.

### **V. Requested Action**

The Trust staff requests Board authorization to amend the contract with Virsig, LLC for Parkwide Access Control Upgrades by an additional \$307,666 for a Total Board Authorization Amount of up to \$1,024,000 and to extend the contract term by an additional one year, to March 31, 2025.

Attachment:

Resolution



**HUDSON RIVER PARK TRUST – Authorization to Amend Contract with Virsig, LLC  
for Parkwide Access Control Upgrades**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 26, 2024, 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 Virsig, LLC by an additional \$307,666 for a Total Board Authorization Amount of up to \$1,024,000 and to extend the contract term by an additional one year, to March 31, 2025; and be it further

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

**For Consideration**  
**March 26, 2024**

To: The Directors

From: Noreen Doyle

Re: Authorization to Extend the Term of Contract with O&S Associates, Inc. for  
Structural Inspection of Pier 40 Parking Garage

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**I. Contract Summary**

Contractor: O&S Associates, Inc.  
Proposed Work: Structural Inspection of Pier 40 Parking Garage  
Contract Number: A5310  
Amendment: Extension of Term

**II. Background**

New York City Local Law No. 126 of 2021 requires structural inspections of parking garages by qualified parking structures inspectors. Accordingly, in April 2023, the Hudson River Park Trust (“Trust”) entered into a one-year contract for \$180,000 with O&S Associates, Inc. (“O&S”) for the Structural Inspection of the Pier 40 Parking Garage. O&S has completed its inspection and the Trust is in the process of completing corrective work. Staff recommends continuing to engage O&S through the completion of such work because Local Law 126 requires the qualified structural inspector to document close-out of the corrective measures. Because the contract as amended would exceed a one-year term and thus requires approval by the Board of Directors (“Board”), staff seeks ratification of the original contract by the Board and approval of a one-year term extension.

**III. Procurement**

In accordance with the Trust’s Procurement Guidelines, an advertisement for a Request for Proposals (“RFP”) for the Structural Inspection of Pier 40 Parking Garage was published in the New York State Contract Reporter and on the Trust’s website for the period of February 1, 2023 through March 3, 2023. The Trust received ten responsive proposals from qualified parking structures inspectors by the submission deadline.

A selection committee comprised of members of the Trust’s Design & Construction and Real Estate staffs reviewed the submissions and evaluated each according to the identified selection criteria in the RFP, including the contractor’s experience in providing similar services, the contractor’s reputation and references, key proposed staff, the quality of the proposal, and the price proposal. The selection committee interviewed the top four ranked proposers, and thereafter determined that O&S represented the best value to the Trust. O&S had previously provided inspection and engineering services to the

Trust, notably for the Pier 40 Façade and has completed numerous parking garage inspections at other locations. O&S's contract meets the 30% MWBE goal. A pre-solicitation waiver of the SDVOB goals was issued due to limited subcontracting opportunity, and the contract was approved as it did not meet either the dollar amount or term requiring Board approval.

#### **IV. Requested Action**

The Trust requests ratification by the Board of Directors of the contract with O&S Associates, Inc. for the Structural Inspection of the Pier 40 Parking Garage and approval of an extension of the contract term by an additional one year, through April 20, 2025. No additional funding is required for the contract extension.

Attachment

Resolution

**HUDSON RIVER PARK TRUST - Authorization to Extend the Term of Contract with O&S Associates, Inc. for the Structural Inspection of Pier 40 Parking Garage**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of March 26, 2024, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies the contract with O&S Associates, Inc. for the Structural Inspection of Pier 40 Parking Garage and authorizes the Hudson River Park Trust to extend the contract term by an additional one year, through April 20, 2025; and be it further

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

**For Consideration**  
**March 26, 2024**

To: The Directors

From: Noreen Doyle

Re: Ratification of Extension of Contract Terms for On-Call Legal Services

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**I. Background**

At its May 30, 2019 meeting, the Hudson River Park Trust (“Trust”) Board of Directors (“Board”) approved a list of law firms for on-call legal services in various areas such as real estate, construction, environmental, employment and litigation, with the understanding that the Trust could enter into separate contracts with each law firm as needed for contract terms of up to five years each and for contract amounts aligned with the Trust’s annual operating budgets as approved by the Board each year. Subsequently, the Trust entered into a number of contracts for legal services, and staff has extended such contracts based on both anticipated legal needs and the annual adopted budgets.

Trust staff intends to release a new Request for Proposals for on-call legal services for a multi-year period later in 2024. In the meantime, the Trust staff intends to extend the terms of all contracts currently in effect to include the fifth year of the expected services through March 31, 2025. Existing hourly rates set forth in each contract would remain in effect throughout such period.

Active contracts currently in effect pursuant to the May 2019 Board approval of on-call law firms include: Bond, Schoeneck & King, PLLC for employment law and union negotiations; Carter Ledyard & Milburn LLP for real estate and environmental law including services related to the Hudson Tunnel Project; Herrick, Feinstein LLP for real estate services; Holland & Knight LLP for construction law; Rozario Touma, P.C. (a MBE certified firm) for landlord-tenant law; and Sive Paget & Riesel P.C. for environmental law. The Trust staff has been satisfied with the services provided by each of these firms.

**II. Requested Action**

The Trust staff requests ratification by the Board to extend the term of the on-call legal services contracts through March 31, 2025.

Attachment:  
Resolution

## **HUDSON RIVER PARK TRUST – Ratification of Extension of Contract Terms for On-Call Legal Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 26, 2024, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies the Hudson River Park Trust's extension of contract terms through March 31, 2025 for on-call legal services for the law firms that were approved by the Board of Directors at the Board's May 2019 meeting; and be it further

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

**For Consideration**  
**March 26, 2024**

To: The Directors

From: Noreen Doyle

Re: Ratification and Approval of Charters, Chairs, and Members of the Audit, Finance & Investment, and Governance Committees and Ratification of Members of the Design Committee

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**I. Background**

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

The purpose of the Trust’s Audit Committee is to assist the Board in fulfilling its oversight responsibilities regarding the integrity of the Trust’s financial statements, the qualification and selection of the independent auditors, the performance of the annual audit of financial statements, and the performance of the Trust’s internal audit functions relative to financial and regulatory recordkeeping, reporting and compliance. As outlined in the Audit Committee Charter, the Committee consists of the Trust Chair, Vice-Chair and not less than three additional independent Board members, at least one of whom should be a financial expert with an understanding of generally accepted accounting principles and the preparation of audited financial statements.

The purpose of the Trust’s Finance & Investment Committee includes reviewing the Trust’s finances and investment strategy and practices, the Trust’s financial performance including actual versus budgeted expenditures, and the financial implications of major proposed transactions including significant leases and other revenue-producing contracts. As provided for in the Finance & Investment Committee Charter, the Committee consists of the Trust Chair, Vice-Chair and not less than three additional independent Board members. The Finance & Investment Committee and the Audit Committee may have overlapping members but a different Director must serve as the Chair in accordance with Authority Budget Office (“ABO”) requirements.

The purpose of the Trust’s Governance Committee is to assist the Board in fulfilling its obligation to ensure that the Trust is operated in accordance with prudent and responsible corporate governance standards and principles; monitor and evaluate Board effectiveness; promote fulfillment of Director fiduciary duties and address potential ethical and conflict of interest issues affecting Board and staff members; and provide oversight with respect to all Trust internal control policies and procedures. Under its Charter, the Governance Committee consists of the Trust Chair, Vice-Chair and not less than three additional independent Board members.

The Trust staff has reviewed each of the Audit, Finance & Investment, and Governance Committees' Charters as adopted at the January 27, 2022 Board meeting and recommends that no changes be made to the Charters. In making this recommendation, the Trust staff has reviewed guidance on the ABO website to confirm that each of the three Charters continues to meet the recommended ABO guidance.

The Trust now needs to appoint Chairs to each Committee and ratify the membership of each Committee. The Trust staff recommends that Idehen (I.D.) Aruede be named as the Chair of the Audit Committee. Director Aruede is the Co-Chief Operating Officer and Chief Financial Officer of the Whitney Museum of American Art and thus has experience overseeing capital and operating budgets, investments, and financial audits. The Trust staff also seeks Board ratification of the members of the Audit Committee to include the following Directors in addition to Director Aruede: Deputy Mayor Meera Joshi, Patrick Foster (as the designee of the ex-officio Commissioner of the New York State Department of Environmental Conservation ("NYSDEC")), Jeffrey Kaplan, Michael Kuh, and Jeffrey LeFrancois.

The Trust staff recommends that Jeffrey Kaplan continue to serve as the Chair of the Finance & Investment Committee. Director Kaplan is Founder, Managing Partner and Chairman of the Investment Committee of Meadow Partners and has substantial expertise in large scale financial transactions and investments. The Trust staff also seeks Board ratification of the membership of the Finance & Investment Committee to include the following Directors in addition to Director Kaplan: Deputy Mayor Meera Joshi, Patrick Foster (as the designee of the NYSDEC Commissioner), Michael Kuh, Purnima Kapur, I.D. Aruede, and Christine Berthet.

The Trust staff recommends that Michael Pastor be named as the Chair of the Governance Committee. Director Pastor is in-house counsel at the New York Law School and previously served as the General Counsel of the New York City Department of Information Technology and Telecommunications. He also worked many years with the New York City Law Department and thus has substantial experience in corporate governance issues. The Trust staff also seeks Board ratification of the membership of the Governance Committee to include the following Directors in addition to Director Pastor: Deputy Mayor Meera Joshi, Patrick Foster (as the designee of the NYSDEC Commissioner), Michael Kuh, Jeffrey LeFrancois and Susan Donoghue.

Further, the Board also has a Design Committee that has been involved in guiding and overseeing the design and construction of most of the built sections of Hudson River Park, including most recently the new open spaces at Gansevoort Peninsula and Pier 97. Over the next several years, the Design Committee will continue to play a crucial role in overseeing future development of Park areas, including the upland area between 29<sup>th</sup> and 46<sup>th</sup> Streets, Pier 76 and the Estuarium. The Trust staff seeks Board ratification of the members of the Design Committee to include: Patrick Foster (as the designee of the NYSDEC Commissioner), Leslie Wright (as the designee of the ex-officio Commissioner of the Office of Parks, Recreation and Historic Preservation), Pamela Frederick, Rose Harvey, Susan Donoghue, Christine Berthet, and Jeffrey LeFrancois.



## **II. Requested Action**

The Hudson River Park Trust staff requests that the Board ratify each of the Audit, Finance & Investment, and Governance Committees' Charters as adopted in January 2022, and approve and ratify the Chair and members of each of the Audit, Finance & Investment, and Governance Committees. The staff further requests Board ratification of the members of the Design Committee.

Attachments:

- Resolutions

- Copy of the Audit, Finance & Investment, and Governance Committees' Charters dated January 2022

**HUDSON RIVER PARK TRUST- Ratification of Hudson River Park Trust Board of Directors' Audit, Finance & Investment, and Governance Committees' Charters and Ratification and Approval of the Chairs and Members of the Audit, Finance & Investment, and Governance Committees, and Ratification of the Members of the Design Committee**

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**RESOLVED**, based on the materials presented to the Board of Directors at its meeting on March 26, 2024, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby ratify the Audit Committee Charter dated January 2022, appoint Idehen (I.D.) Aruede as the Audit Committee Chair and ratify and approve the membership of the Audit Committee to include Directors Idehen (I.D.) Aruede, Meera Joshi, Patrick Foster (as designee for the New York State Department of Environmental Conservation Commissioner), Jeffrey Kaplan, Michael Kuh and Jeffrey LeFrancois; and be it further

**RESOLVED**, the Directors hereby ratify the Finance & Investment Committee Charter dated January 2022, ratify the appointment of Jeffrey Kaplan as the Chair of the Finance & Investment Committee, and ratify and approve the membership of the Finance & Investment Committee to include Directors Jeffrey Kaplan, Meera Joshi, Patrick Foster (as designee for the New York State Department of Environmental Conservation Commissioner), Michael Kuh, Purnima Kapur, Idehen (I.D.) Aruede, and Christine Berthet; and be it further

**RESOLVED**, the Directors hereby ratify the Governance Committee Charter dated January 2022, appoint Michael Pastor as the Chair of the Governance Committee, and ratify and approve the membership of the Governance Committee to include Directors Michael Pastor, Patrick Foster (as designee for the New York State Department of Environmental Conservation Commissioner), Meera Joshi, Michael Kuh, Jeffrey LeFrancois, and Susan Donoghue; and be it further

**RESOLVED**, the Directors hereby ratify and approve the membership of the Design Committee to include Directors Patrick Foster (as designee for the New York State Department of Environmental Conservation Commissioner), Leslie Wright (as designee for the Office of Parks, Recreation and Historic Preservation Commissioner), Pamela Frederick, Rose Harvey, Susan Donoghue, Christine Berthet, and Jeffrey LeFrancois; and be it further

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

**For Consideration**  
**March 26, 2024**

**To:** Board of Directors

**From:** Noreen Doyle

**Re:** Approval of Hudson River Park Trust Fiscal Year 2024-2025 Operating Budget

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**REQUESTED ACTION**

The Hudson River Park Trust seeks approval by the Board of Directors of the Trust's April 1, 2024 to March 31, 2025 fiscal year operating budget as presented at the Board meeting on March 26, 2024.

Materials and Attachments:

Proposed Budget  
Resolution

**HUDSON RIVER PARK TRUST - Approval of the Hudson River Park Trust April 1, 2024  
– March 31, 2025 Fiscal Year Operating Budget**

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**RESOLVED**, based upon the materials presented to the Board of Directors of the Hudson River Park Trust at its meeting on March 26, 2024, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the April 1, 2024 – March 31, 2025 fiscal year Operating Budget; and be it further

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

**For Consideration**  
**March 26, 2024**

To: The Directors

From: Noreen Doyle

Re: Authorization to Enter into Contracts with Andrew Velez Construction, Inc. d/b/a Velez Organization; Sweet Group of New York, LLC; and Greenway USA, LLC for On-Call General Construction Services

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**I. Contract Summaries**

Contractors:	Andrew Velez Construction, Inc. d/b/a Velez Organization (“Velez”) Sweet Group of New York, LLC (“Sweet”) Greenway USA, LLC (“Greenway”)
Proposed Work:	On-Call General Construction Services
Contract Numbers:	C5650 – Velez C5651 – Sweet C5652 – Greenway
Authorization Amount:	Total Board Authorization of up to \$3,000,000 in the aggregate over the three-year period for On-Call General Construction Services

**II. Background**

The Hudson River Park Trust (“Trust”) identified a need to retain one or more on-call general construction firms for small- and medium-scale projects that may arise over the next three years. The selected consultants would be available to provide general contracting, HVAC, plumbing, electrical and other services as required on an on-call basis during the contract term.

**III. Procurement**

In accordance with the Trust’s Procurement Guidelines, an advertisement for a Request for Proposals (“RFP”) for On-Call General Construction Services was published in the New York State Contract Reporter and on the Trust’s website between the period of November 30, 2023 and January 11, 2024. The Trust received seven proposals on the submission deadline. Pursuant to the RFP, the Trust may elect to award a contract to one or more selected General Construction firms.

A selection committee comprised of Trust staff reviewed the submissions and evaluated each according to the identified selection criteria in the RFP, including the respondent’s experience in providing similar services, its reputation and references, the quality of the submitted proposal, and the fee and cost schedule. After evaluating proposals, the selection committee interviewed three respondents. Upon completion of proposal review and interviews, the selection committee determined that Velez, Sweet and Greenway offered well qualified teams and proposed favorable hourly rates for the desired on-call services. Trust staff determined that Velez, Sweet and Greenway offered cost proposals that were fair and reasonable and thus presented the best value to the Trust.

The Trust seeks to enter into three separate on-call contracts for the General Construction Services each for a three-year term (the “On-Call GC Contracts”). Projects would be assigned to each contractor at the discretion of the Trust, to a maximum value of up to \$3,000,000 in the aggregate over the three-year period.

The Trust will complete a responsibility determination and evaluation of financial capacity for each firm prior to entering into the On-Call GC Contracts. Velez is a NYS-Certified Minority-Owned-Business Enterprise. Sweet and Greenway have each committed to making good faith efforts to meet the 30% Minority and Women-Owned Business Enterprise goal. Greenway is a NYS-Certified Service-Disabled Veteran-Owned Business (“SDVOB”). Velez and Sweet have committed to making good faith efforts to meet the 6% SDVOB goals.

Velez, Sweet and Greenway all have extensive experience providing similar services for government agencies and large institutional clients, such as the New York City Department of Design and Construction, the New York City School Construction Authority, Battery Park City Authority, and Columbia University.

#### **IV. Funding**

Funding for the On-Call GC Contracts will be identified through the capital maintenance portion of 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 enter into contracts with Velez, Sweet, and Greenway for On-Call General Construction Services for an aggregate Total Board Authorization Amount of up to \$3,000,000 over a three-year period.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST - Authorization to Contract with (1) Andrew Velez Construction Inc. d/b/a Velez Organization; (2) Sweet Group of New York, LLC; and (3) Greenway USA, LLC for On-Call General Construction Services for an Aggregate Board Authorization Amount of up to \$3,000,000**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of March 26, 2024, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to enter into three separate contracts each for a three-year term with: (1) Andrew Velez Construction Inc. d/b/a Velez Organization; (2) Sweet Group of New York LLC; and (3) Greenway USA, LLC for On-Call General Construction Services for an Aggregate Total Board Authorization Amount of up to \$3,000,000 over the three year period; and be it further

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

**For Consideration**  
**March 26, 2024**

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

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**I. Contract Summary**

Contractor: Gilbane Building Company  
Proposed Work: Pier 97 and Gansevoort Peninsula Construction Management Services  
Contract Number: A5098  
Amendment: Additional \$400,000 for a Total Board Authorization Amount of up to \$9,166,112 and Extension of Term

**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. The 2019 contract assumed that construction of both projects would be complete by Fall 2022, but delays occurred related to the pandemic and supply chain issues, unanticipated underground obstructions at the Pier 97 park building, and other factors. As a result, at its December 1, 2022 meeting, the Board authorized an extension of the contract term through March 31, 2024. At its June 20, 2023 meeting, the Board authorized an additional \$1,150,297 for a Total Board Authorized Amount of up to \$8,766,112.

The Gansevoort Peninsula is substantially complete except for small punch list items, and the full Pier 97 site is expected to open to the public this spring following a partial opening in December 2023. However, completion of the Pier 97 park building is behind schedule due to the subsurface structures encountered during the foundation work and the resulting need to redesign part of the foundation system. As a result, an additional \$400,000 is needed to cover the construction management services for the extended building construction period. The Trust staff also seeks Board approval to extend the contract term by nine months, through December 30, 2024.

**III. Funding**

Funding for this amendment is available from funds provided by New York State and the Trust’s previous sales of certain development rights.



#### **IV. 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 by adding an additional \$400,000 for a Total Board Authorization Amount of up to \$9,166,112 and extending the contract term by nine months, though December 30, 2024.

Attachment:

Resolution

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

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of March 26, 2024, 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 by adding an additional \$400,000 for a Total Board Authorization Amount of up to \$9,166,112 and extending the contract term by nine months, though December 30, 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**  
**March 26, 2024**

To: The Directors  
From: Noreen Doyle  
Re: Authorization to Amend the Contract with Interphase Electric Corporation for Gansevoort Peninsula Building Electrical Construction Work

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**I. Contract Summary**

Contractor: Interphase Electric Corporation  
Proposed Work: Gansevoort Peninsula Building Electrical Construction Work  
Contract Number: C5330  
Amendment Amount: \$115,000 for a Total Board Authorized Amount of up to \$999,762.

**II. Background**

At its September 30, 2021 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract with Interphase Electric Corporation to provide electrical construction services associated with the Gansevoort Peninsula park building for a Total Board Authorization Amount of up to \$884,762. The Trust expects to open the building for public use shortly, and staff has identified two new electrical-related issues that should be addressed before the building opens to the public. First, the original scope of work did not include the Keyscan hardware required for the Trust’s Operations staff to secure and service the building properly. Second, while the lighting hardware and fixtures were installed as specified, staff and the design team agree that adjustments are needed to achieve the desired design intent with respect to spotlighting the underside of the building canopy, a centerpiece of the design. Therefore, it is recommended that the existing lighting be modified and remounted. The combined cost of these additional items is \$115,000.

**III. Funding**

Funding for the amendment to the contract 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 Interphase Electric for Gansevoort Peninsula Building Electrical Construction for an additional \$115,000 for a Total Board Authorized Amount of up to \$999,762.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with Interphase Electric for Gansevoort Peninsula Building Electrical Construction**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 26, 2024, 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 Interphase Electric Corporation for the Gansevoort Peninsula Building Electrical Construction Work for an additional \$115,000 for a Total Board Authorized Amount of up to \$999,762; and be it further

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

**For Consideration**  
**March 26, 2024**

To: The Directors  
From: Noreen Doyle  
Re: Authorization to Amend the Contract with JRCruz Corporation for Gansevoort Peninsula General Construction Phase II

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**I. Contract Summary**

Contractor: JRCruz Corporation  
Proposed Project: Gansevoort Peninsula General Construction Phase II  
Contract Number: C5340  
Amendment: Additional \$100,000 for a Total Board Authorization Amount of up to \$13,995,750 and Extension of Term

**II. Background**

At its September 30, 2021 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract with JRCruz Corporation (“Cruz”) for Gansevoort Peninsula General Construction Phase II for a Total Board Authorization Amount of up to \$13,895,750. Phase II work generally consisted of construction of the adult fitness area, dog run, Bloomfield Street entrance, shared-use road, and esplanades.

The Trust opened the Gansevoort Peninsula for the public’s use and enjoyment in early October 2023. Due to circumstances beyond the control of JRCruz, including extended periods of intense inclement weather and other contractor and supplier delays, JRCruz was prevented from finishing the northern end of the park, including the critical Bloomfield Street shared use road required for the NYC Fire Department’s Marine Company 1 facility at Gansevoort, in time for the park opening. Therefore, the Trust directed JRCruz to provide a safe, temporary asphalt surface for essential pedestrian circulation and emergency vehicles access during and subsequent to the opening, while work continued on the finished park surface. By December 2023, such work was substantially complete.

In addition, construction of the Gansevoort Peninsula required substantial additional inspections and monitoring to comply with NYC Department of Environmental Protection (“DEP”) requirements beyond those anticipated during procurement of this contract. The Trust tasked JRCruz with serving as the certified contractor and inspector for the entire Gansevoort site for this purpose, and thus agreed that an additional fee for JR Cruz’s services in this regard was warranted.

Consequently, the Trust staff seeks Board authorization to add an additional \$100,000 to the contract to cover these two additional scopes of work.

The Trust staff also requests approval by the Board for an extension of the contract term by an additional nine months, through September 30, 2024, to cover the remaining construction punch list items and contract closeout obligations.

**III.      Funding**

Funding for this amendment will be provided by the City of New York.

**IV.      Requested Action**

The Trust staff requests Board authorization to amend the contract with JRCruz Corporation for Gansevoort Peninsula General Construction by adding \$100,000 for a Total Board Authorization of up to \$13,995,750 and an extension of the contract term by nine months, through September 30, 2024.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with JRCruz Corporation for Gansevoort Peninsula General Construction Phase II**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 26, 2024, 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 JRCruz Corporation for the Gansevoort Peninsula General Construction Phase II by adding \$100,000 for a Total Board Authorized Amount of up to \$13,995,750 and extending the contract term by an additional nine months, through September 30, 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**  
**March 26, 2024**

To: The Directors  
From: Noreen Doyle  
Re: Ratification and Approval of Extension of Contract Term with E-J Electric  
Installation Company for Gansevoort Peninsula Electrical Construction Phase II

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**I. Contract Summary**

Contractor: E-J Electric Installation Company  
Proposed Project: Gansevoort Peninsula Electrical Construction Phase II  
Contract Number: C5360  
Amendment: Extension of Term

**II. Background**

In September 2021, the Hudson River Park Trust (“Trust”) Board of Directors (“Board”) approved a contract for Gansevoort Peninsula Phase II Electrical Services for the portion of the site encompassing the adult fitness area, dog run, Bloomfield Street entrance, shared-use road, and esplanades. The electrical scope for this area included new electric and pull boxes, light poles and anchors, light fixtures, and other lighting and electric components. The Total Board Authorized Contract Amount was \$1,540,000 and the contract term of two years commenced on January 28, 2022.

While the work was largely completed in Fall 2023 prior to the Trust’s opening of this new park area to the public, the Trust has identified additional punch list work to be performed this Spring. Staff therefore seek ratification by the Board to extend the contract term by eight months, through August 28, 2024 to cover both the punch list work and required contractual close-out processes. No additional funding is required.

**III. Requested Action**

The Trust staff requests ratification and approval by the Board to extend the contract term with E-J Electric Installation Company for the Gansevoort Peninsula Electrical Construction Phase II by an additional eight months.

Attachment:  
Resolution



**HUDSON RIVER PARK TRUST – Ratification and Approval of Extension of Contract Term with E-J Electric Installation Company for Gansevoort Peninsula Electrical Construction Phase II**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 26, 2024, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the Hudson River Park Trust's extending the contract term with E-J Electric Installation Company for the Gansevoort Peninsula Electrical Construction Phase II by an additional eight months, through August 28, 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**  
**March 26, 2024**

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend the Contract with Verde Electric Corporation for Pier 97  
Electrical Construction

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**I. Contract Summary**

Contractor: Verde Electric Corporation

Proposed Project: Pier 97 Electrical Construction

Contract Number: C5430

Amendment Amount: \$300,000 for a Total Authorized Amount of up to \$2,506,705

**II. Background**

At its July 29, 2021 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract with Verde Electric Corporation (“Verde”) for Pier 97 electrical construction services for a Total Board Authorization Amount of up to \$2,206,705. The scope of services included installation of lighting, power distribution and other electrical components to build out the new public pier.

The design intent for Pier 97 is for electrical service to extend first from the nearest Con Edison manhole to the Pier 97 Building, after which power would be distributed throughout the pier, and to nearby portions of the esplanade and the Clinton Cove area of Hudson River Park. At the time the Trust released the competitive procurements for both the site electrical construction work for Pier 97 and the adjacent building electrical construction work, the specific route for the electrical conduit was not defined due to unknown underground conditions. As a result, the conduit route was not included in the original scope of work for either the site electrical contractor or the building electrical contractor. The power routes have since been defined, and the Trust needs to add this additional scope of work to one of the two electrical construction contracts.

Verde, the site electrical contractor, is currently working within the geographic area of the now-defined route for the electric conduit installation from the Con Edison manhole to the Pier 97 Building. The construction manager and Trust staff believe it is most efficient for Verde to perform the additional scope while the building contractor continues to perform other electric work within the building interior. Verde is approved by Con Edison to perform the service connections, and as the contractor working on Pier 97, Verde will be solely responsible for providing a warranty for all of the lighting fixtures throughout the site, excluding the building. The construction manager and Trust staff have reviewed Verde’s cost proposal and found it to be reasonable. Therefore, the Trust staff seeks to amend the Verde contract for an additional \$300,000 in order for Verde to complete this new scope of work to install the conduit between the Con Edison manhole and the Pier 97 Building.

### **III. Funding**

Funding for this amendment will be provided from capital budget funds allocated to the Trust by New York State.

### **IV. Requested Action**

The Trust staff requests authorization by the Board of Directors to amend the contract with Verde Electric Corporation for Pier 97 Electrical Construction by an additional \$300,000 for a Total Board Authorized Amount of up to \$2,506,705.

Attachment:

Resolution

**HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with Verde Electric Corporation for the Pier 97 Electrical Construction**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 26, 2024, 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 Verde Electric Corporation for the Pier 97 Electrical Construction by \$300,000 for a Total Board Authorized Amount of up to \$2,506,705; 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.