



**MEETING OF THE
BOARD OF DIRECTORS**

December 12, 2024 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 September 26, 2024 Meeting of the Hudson River Park Trust Board of Directors
- B. Authorization to Contract with Brightview Landscaping Development, Inc. for On-Call Parkwide Irrigation Services
- C. Authorization to Contract with Dragonetti Brothers Landscaping Nursery & Florist Inc. for Parkwide Tree Maintenance Services
- D. Authorization to File the “Budget and Financial Plan” for FY26 pursuant to Section 2801 of the Public Authorities Law

II. CORPORATE ACTIONS

- E. Authorization to Contract with Hunter Roberts Construction Group, LLC for Parkwide Marine Repair Construction Management Services
- F. Authorization to Contract with MT Group, LLC for Parkwide Testing and Inspection Services
- G. Authorization to Contract with Q+A Events and Production LLC for SUBMERGE Marine Science Festival Event Production Services

III. PRESIDENT’S REPORT

- Financials: Six-Month Update
- Design/Construction Project Updates
- River Project and Public Programs Updates
- Update on Battery Park City Authority Resiliency Project
- State of the Park: Update by Operations Department
- 2025 Board Schedule

IV. ADVISORY COUNCIL and HUDSON RIVER PARK FRIENDS REPORTS

V. **EXECUTIVE SESSION on LITIGATION AND REAL ESTATE MATTERS**

VI. **ADJOURN**

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions
Taken at the September 26, 2024 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 September 26, 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
December 12, 2024

To: The Directors
From: Noreen Doyle
Re: Authorization to Contract with Brightview Landscaping Development, Inc. for On-Call Parkwide Irrigation Services

I. Contract Summary

Contractor: Brightview Landscaping Development, Inc.
Proposed Project: On-Call Parkwide Irrigation Services
Contract Number: EA270
Contract Amount: Up to \$49,000 for a Three-Year Contract Term

II. Background

The Hudson River Park Trust (“Trust”) maintains nine different irrigation systems throughout Hudson River Park. The systems were constructed incrementally as the Park was built out, and now consist of several miles of pipe, electrical components, valves, rain sensors and sprinklers. Additionally, seven of the systems are operated through proprietary controllers and pump stations that provide automatic irrigation to the landscaped areas. When any of these components fail, troubleshooting can be complicated, require specific tools and equipment to repair, and consume a considerable amount of staff time to restore. The Trust thus seeks an experienced contractor to help maintain and repair these irrigation systems on an on-call basis over a three-year period.

III. Procurement Process

Pursuant to its Procurement Guidelines, on October 16, 2024, the Trust released a Request for Quotes (“RFQ”) for On-Call Parkwide Irrigation Services as a Discretionary Procurement (applies to contracts valued under \$50,000) that was sent to six companies providing on-call irrigation services in the New York City metropolitan area. The Trust received three responses including one from Brightview Landscaping Development, Inc. (“Brightview”), and another from a New York State Certified MWBE that was significantly more costly. Based on its review and pricing, the Trust staff determined that contracting with Brightview provides the best value to the Trust. Brightview proposed the lowest fee for the services and has many years of experience in landscape and irrigation services, including in Hudson River Park as it is the landscape maintenance contractor for Little Island. Brightview also provided landscape services for Hudson River Park lawn areas after this year’s Macy’s July 4th event.

The Trust estimates its annual cost for the requested services including winterization to be approximately \$16,000 per year. Staff thus seeks to enter into a three-year contract with Brightview for a contract value of up to \$49,000. Because there are no subcontracting opportunities for this service, the Trust will issue MWBE and SDBOB waivers prior to executing the contract.

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 Brightview for On-Call Parkwide Irrigation Services for a three-year contract term for a Total Board Authorized Amount of up to \$49,000.

Attachment:

Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with Brightview Landscaping Development, Inc. for On-Call Parkwide Irrigation Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on December 12, 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 Brightview Landscaping Development, Inc. for On-Call Parkwide Irrigation Services for a three-year contract term for a Total Board Authorized Amount of up to \$49,000; 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
December 12, 2024

To: The Directors

From: Noreen Doyle

Re: Authorization to Contract with Dragonetti Brothers Landscaping Nursery & Florist Inc. for Parkwide Tree Maintenance Services

I. Contract Summary

Contractor: Dragonetti Brothers Landscaping Nursery & Florist Inc.
Proposed Work: Parkwide Tree Maintenance Services
Contract Number: EA280
Amount: Up to \$90,000 over three years

II. Background

The Hudson River Park Trust (“Trust”) requires an on-call parkwide tree maintenance service company to provide scheduled tree maintenance services and to respond to any emergency tree safety issues. Throughout Hudson River Park, trees may need to be pruned for a variety of reasons, including but not limited to safety, lighting, structural, and or canopy cleaning. In addition to the on-call services, staff has also identified the need for the selected company to prune and remove some dead trees around the perimeters of both Chelsea Waterside Park and 14th Street Park this winter.

III. Procurement Process

Pursuant to its Procurement Guidelines, the Trust released a Request for Proposals (“RFP”) for Parkwide Tree Maintenance Services on October 30, 2024. The RFP was published in the New York State Contract Reporter and on the Trust’s website and emailed to a list of MWBE qualified firms. The Trust received two proposals on the submission due date of November 26, 2024. Trust staff from the Operations Department reviewed the proposals based on the selection criteria contained in the RFP, including the respondents’ proposed pricing, ability to perform all tasks contained in the Scope of Work, and evidence of past performance. Based on its review, Trust staff recommends retaining Dragonetti Brothers Landscaping Nursery & Florist Inc. (“Dragonetti”) for the on-call services over a three-year period. Dragonetti provided the lowest fee and has many years of experience and a good reputation in providing quality tree maintenance services, including for the Trust.

Dragonetti proposed a daily rate for the required parkwide services of \$10,300 and a one-time tree removal fee of \$15,000 for work at 14th Street Park and Chelsea Waterside Park in the first contract year. Staff estimates the yearly cost for the tree maintenance service to be up to \$30,000 and thus recommends contracting with Dragonetti for the three-year period for a total contract amount of

up to \$90,000. Because there are limited subcontracting opportunities for this service, the Trust may issue waivers of the MWBE and SDVOB subcontracting goals prior to executing the contract.

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 requests Board authorization to contract with Dragonetti Brothers Landscaping Nursery & Florist Inc. for Parkwide Tree Maintenance Services for a Total Board Authorization of up to \$90,000 over a three-year contract term.

Attachment
Resolution

HUDSON RIVER PARK TRUST - Authorization to Contract with Dragonetti Brothers Landscaping Nursery & Florist Inc. for Parkwide Tree Maintenance Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of December 12, 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 Dragonetti Brothers Landscaping Nursery & Florist Inc. for Parkwide Tree Maintenance Services for a Total Board Authorization of up to \$90,000 over a three-year contract period; and be it further

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

For Consideration
December 12, 2024

To: Board of Directors

From: Noreen Doyle

Re: Authorization to File Required “Budget and Financial Plan” for FY 26 Pursuant to Public Authorities Law Section 2801

BACKGROUND

Public Authorities Law Section 2801 requires the Hudson River Park Trust (“Trust”) and other State entities under the New York State Authorities Budget Office (“ABO”) to file a “Budget and Financial Plan” ninety days before the start of the next fiscal year estimating receipts and expenditures for the next fiscal year and the current fiscal year and the actual receipts and expenditures for the last completed fiscal year. Such plan also estimates revenues and expenditures for both operations and capital construction over the next three years and must be filed in the format specified by the ABO. A copy of the required Budget and Financial Plan for Fiscal Year 2026 has been shared with all Directors; staff will make the formal filing subsequent to the Board meeting.

Staff is separately engaged in preparing the more detailed budget proposal that the Board must formally approve, and which format more closely aligns with the requirements of the Trust’s enabling statute. As in past years, the Trust will prepare the Preliminary Budget in January—in this case, January 2025; upon review by the Finance Committee, staff will share that document with all Directors and will post it publicly as well. After further refinement and subsequent review by the Finance Committee, the Directors will then be requested to approve the Final Budget for Fiscal Year April 1, 2025 to March 31, 2026 at the March 2025 Board meeting. The Final Budget will also be shared with the ABO as required by the Public Authorities Law.

REQUESTED ACTION

The Trust staff seeks authorization by the Board of Directors to file the “Budget and Financial Plan” for FY 26 pursuant to the Public Authorities Law Section 2801.

Attachments:

“Budget and Financial Plan” for FY 26
Resolution

HUDSON RIVER PARK TRUST – Authorization to File “Budget and Financial Plan” for FY 26 Pursuant to Public Authorities Law Section 2801

RESOLVED, based upon the materials presented to the Board of Directors of the Hudson River Park Trust at its meeting on December 12, 2024, the President or the President’s designee(s) is hereby authorized to file the “Budget and Financial Plan” for Fiscal Year 2026 pursuant to Section 2801 of the Public Authorities Law; 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
December 12, 2024

To: The Directors
From: Noreen Doyle
Re: Authorization to Enter into a Contract with Hunter Roberts Construction Group, LLC for Construction Management Services for Parkwide Marine Repairs

I. Contract Summary

Contractor: Hunter Roberts Construction Group, LLC
Proposed Project: Construction Management Services for Parkwide Marine Repair
Contract Number: A5370
Authorization Amount: \$2,108,713 plus a 10% contingency, for a Total Board Authorization Amount of up to \$2,319,584 over Five-Year Period

II. Background

As identified by the ongoing marine infrastructure inspection program conducted by the Hudson River Park Trust (“Trust”), a number of piers and bulkheads in Hudson River Park (“Park”) need routine structural repairs and restoration (the “Marine Repairs”). Such repairs are typical and anticipated for in-water elements and are important to keep Park assets in a state of good repair. To support the Marine Repairs, the Trust requires the services of an experienced Construction Manager (“CM”). The CM would serve as the Trust’s chief representative in the field during construction and related work, and would manage construction start-up, construction, and post-construction services on behalf of the Trust all as required. The proposed contract period is five years.

III. Procurement Process

In accordance with the Trust’s Procurement Guidelines, an advertisement for a Request for Proposals (“RFP”) for the Construction Management Services for Parkwide Marine Repair was published in the New York State Contract Reporter and on the Trust’s website for the period of September 13, 2024 through October 11, 2024. The Trust received nine proposals by the submission deadline.

A selection committee comprised of members of the Trust’s Design/Construction, Park Operations, and Legal staff reviewed the submissions and evaluated each submission according to the identified selection criteria in the RFP, including the respondent’s experience in providing similar services, reputation and references, favorable history with New York State and New York City entities, and the cost proposal. A waiver of M/WBE and SDVOB subcontracting goals will be sought prior to execution of a contract, though the staff will continue to work with Hunter Roberts to explore potential opportunities.

After an initial review and preliminary ranking of the proposals by the selection committee, interviews were conducted with the three highest ranked firms and the Trust subsequently requested a Best and Final Offer (“BAFO”) from these three short-listed firms. After reviewing all submission materials, including BAFOs, and ranking the firms against the selection criteria identified in the RFP, the selection committee determined that Hunter Roberts Construction Group, LLC (“Hunter Roberts”) is the most qualified firm with the best price to complete the work in accordance with the schedule outlined by the Trust, and thus offers the “best value.”

Hunter Roberts is a well-established firm that has successfully provided construction management services for the Trust, including through a similar contract for construction management services overseeing marine repairs in Segments 3, 5 and 7, as well as for the recently completed Pier 40 pile restoration endeavor. In addition, Hunter Roberts has completed projects for several New York City agencies including the Department of Design and Construction and the Economic Development Corporation. Hunter Roberts has also worked with New York State entities including the Dormitory Authority and Battery Park City.

Based on the foregoing, the Trust seeks Board authorization to contract with Hunter Roberts for the CM services at a contract value not to exceed \$2,108,713 over the five-year contract term, plus a ten percent contingency, for a Total Board Authorization Amount of up to \$2,319,584.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract.

IV. Funding

Funding is available from the Trust’s reserves for this Capital Maintenance project.

V. Requested Action

The Trust requests authorization by the Board of Directors to contract with Hunter Roberts Construction Group, LLC for Construction Management Services Parkwide Marine Repair in an amount not to exceed \$2,108,713 plus a 10% contingency, for a Total Board Authorization of up to \$2,319,584.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with Hunter Roberts Construction Group, LLC for Construction Management Services for Parkwide Marine Repair

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on December 12, 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 a contract with Hunter Roberts Construction Group, LLC for Construction Management Services for Parkwide Marine Repair in an amount not to exceed \$2,108,713 plus a 10% contingency, for a Total Board Authorization Amount of up to \$2,319,584; 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
December 12, 2024

To: The Directors

From: Noreen Doyle

Re: Authorization to Enter into a Contract with MT Group, LLC for Parkwide Inspection and Testing Services

I. Contract Summary

Contractor: MT Group, LLC
Proposed Work: Parkwide Inspection and Testing Services
Contract Number: A5380
Approval Amount: Up to \$1,000,000 over Five-Year Contract Term

II. Background

The Hudson River Park Trust (“Trust”) requires on-call parkwide inspection and testing services to support many on-going construction and maintenance activities in Hudson River Park (the “Park”), including quality control inspections and completion of technical paperwork for the New York City Department of Buildings. The services include inspections of concrete, steel and earthwork and the use of field inspectors to ensure that work items are being completed as designed and that the materials meet the specified technical requirements.

III. Procurement

In accordance with the Trust’s Procurement Guidelines, an advertisement for a Request for Proposals (“RFP”) for Parkwide Inspection and Testing Services was published in the New York State Contract Reporter and posted on the Trust’s website for the period of August 27, 2024 through October 8, 2024. The Trust received 15 complete proposals on the submission deadline.

A selection committee comprised of Design and Construction staff reviewed the submissions and evaluated each according to the identified selection criteria in the RFP including: the proposer’s experience providing similar services and its ability to complete multiple projects simultaneously under tight schedules; the contractor’s reputation and references; favorable history, if any, in contracting or doing business with New York State and City entities; the quality and experience of key personnel; the quality of the proposal; and the fee and cost schedule. After evaluating the proposals, the selection committee interviewed the top five ranked firms.

Based on the submitted proposals and interviews, Trust staff has identified MT Group, LLC (“MT”) as the highest ranked proposer, which firm also offered the lowest fees for the most commonly used tests within the Park.

MT has over 40 years of experience performing on-call special and progress inspections in New York City, including for the Trust as well as the New York State Department of Transportation, Metropolitan Transportation Authority, Port Authority of New York & New Jersey, New York City Department of Transportation, New York City School Construction Authority, and New York City Department of Buildings.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract. Because of a lack of subcontracting opportunities for the services, waivers of the MWBE and SDVOB subcontracting goals were issued prior to the release of the RFP. Nonetheless, MT has committed to subcontract with MWBEs if a particular scope of services provides for a subcontracting opportunity, as MT has existing relationships with a number of MWBE firms.

IV. Funding

Depending on the project, funding for inspections would be available through (1) New York State or City capital funds, (2) restricted funds from the Trust's sales of development rights, (3) private sources, or (4) Trust reserve funds as included in adopted Trust budgets.

V. Requested Action

The Trust requests authorization by the Board of Directors to contract with MT Group, LLC for Parkwide Inspection and Testing Services in the amount of up to \$1,000,000 for a five-year contract term.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization to Contract with MT Group, LLC for Parkwide Inspection and Testing Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of December 12, 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 MT Group, LLC for Parkwide Inspections and Testing Services in the amount of up to \$1,000,000 for a five-year contract term; and be it further

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

For Consideration
December 12, 2024

To: Board of Directors

From: Noreen Doyle

Re.: Authorization to Contract with Q+A Events and Production LLC for
SUBMERGE Marine Science Festival Production Services

I. Contract Summary

Contractor: Q+A Events and Production LLC
Proposed Work: SUBMERGE Marine Science Festival Event Production Services
Contract Number: G7660
Authorized Amount: Up to \$1,200,000 over Five-Year Contract Period

II. Background

Hudson River Park’s SUBMERGE Marine Science Festival (“SUBMERGE”) is a large interactive science festival that invites the public to explore water-related topics through hands-on science demonstrations and family friendly entertainment. The Hudson River Park Trust (“Trust”) created SUBMERGE to advance aspects of its mission related to the Hudson River Park Estuarine Sanctuary.

SUBMERGE is an annual free, two-day event that serves New York City school children and the general public, typically attracting approximately 5,000 people each year. The Trust’s River Project team works with partners from other governmental agencies, academic institutions, and local not-for-profit organizations involved in STEM and environmental stewardship to bring marine science through the delivery of engaging, high quality educational programming. SUBMERGE will take place at Hudson River Park’s Pier 84 on Friday, May 16, 2025 and Saturday, May 17, 2025.

The Trust uses an events production company to produce SUBMERGE and issued a Request for Proposals (“RFP”) this fall to secure such services for a period of up to five years commencing in 2025.

III. Procurement

In accordance with the Trust’s Procurement Guidelines, an advertisement for the SUBMERGE Marine Science Festival Event Production Services RFP was published in the New York State Contract Reporter and posted on the Trust’s website on September 20, 2024. The Trust received eight proposals on the submission deadline of October 25, 2024.

A selection committee of Trust staff reviewed the eight submissions and evaluated each respondent based on the criteria set forth in the RFP, including quality of respondent’s proposal,

proposed fee schedule, references and reputation, previous experience and M/WBE utilization. The selection committee then interviewed the four highest ranked respondents.

Trust staff determined that Q+A Events and Production LLC (“Q+A”) was the most qualified of the four interviewed respondents. Q+A also offered a fee and cost proposal that is fair, reasonable and aligns with standard industry rates, and thus presents the “best value” to the Trust. Q+A has successfully performed production services work for the Trust for its Dance Festivals and has extensive experience in the successful management of outdoor event production, including science-focused events. Q+A has successfully worked with organizations serving the public in ways similar to the Trust, such as Prospect Park Alliance, Brooklyn Botanic Garden and Battery Park City Authority. As such, Q+A is very familiar with the event production services required to successfully execute SUBMERGE. Further, Q+A has a proven track record of clear, consistent and professional communication with talent and vendors, as evidenced by its prior work for the Hudson River Park Dance Festival.

Finally, as a New York State certified woman-owned business enterprise, working with Q+A would successfully meet the Trust’s M/WBE goals. Due to a lack of SDVOB subcontracting opportunities, the Trust issued a waiver of the six percent SDVOB subcontracting goal. Trust staff has also performed a responsibility determination for Q+A, including its legal authority, integrity and past performance and that review did not yield any adverse information.

Trust staff is currently confirming the final amount for 2025 production services and believes there is an opportunity to reduce costs as compared to the submitted pricing based on the specific planned scope of work contemplated. The proposed total contract amount for the five-year period of up to \$1,200,000 is based on the staff projection that the costs of production services for 2025 will be \$185,000, with an allowance for a three percent escalation over each of the next four years as well as some contingency for cost overruns. Trust staff therefore seeks approval by the Board of Directors to contract with Q+A for a total contract amount over the five-year period of up to \$1,200,000.

IV. Funding

Funding for this contract would be available from the Trust’s operating budget as approved by the Board of Directors each year, potentially through grants for certain River Project activities.

V. Requested Action

Trust staff seeks approval by the Board of Directors to enter into a contract with Q+A Events and Production LLC for SUBMERGE Marine Science Festival Event Production Services for a period of up to five years in a contract amount of up to \$1,200,000.

Attachment
Resolution

HUDSON RIVER PARK TRUST – Approval of Contract with Q+A Events and Production LLC for SUBMERGE Marine Science Festival Event Production Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on December 12, 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 Q+A Events and Production LLC for SUBMERGE Marine Science Festival Event Production Services for a period of up to five years in a contract amount of up to \$1,200,000; and be it further

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