



**MEETING OF THE
BOARD OF DIRECTORS**

January 30, 2025 at 4:30 pm
Location: Hudson River Park Trust
Pier 57 Discovery Tank Classroom
25 11th Avenue
New York, NY 10011

AGENDA

I. CONSENT AGENDA

- A. Approval of Minutes and Ratification of the Actions Taken at the December 12, 2024 Meeting of the Hudson River Park Trust Board of Directors
- B. Authorization to Contract with Peligro Sports Productions, Inc. and GlobalLinks Holdings Incorporated for Logoed Uniform Components
- C. Authorization to Contract with Barrier1 Systems, LLC for Security Gate Maintenance and Repair Services
- D. Authorization to Amend Contract with Dennis L. Cuning for Pier 40 Garage Operations Auditing and Oversight Services
- E. Authorization to Amend Contract with Virsig, LLC for Parkwide Access Control
- F. Authorization to Extend Contract Term with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services
- G. Authorization to Extend Contract Term with Bureau Veritas North America, Inc. for Parkwide Inspection and Testing Services
- H. Adoption of 2025 Procurement Guidelines

II. CORPORATE ACTIONS

- I. Authorization to Contract with M&J Engineering, DPC for Parkwide Construction Management Services
- J. Authorization to Contract with Reicon Group, LLC for Parkwide Marine Repair
- K. Authorization to Contract with 6W Entertainment, Inc. for Direction and Talent Services for Broadway by the Boardwalk
- L. Authorization to Amend Contract with Civetta & Sons, Inc. for Pier 97 Building General Construction and to Extend Contract Terms for Pier 97 Building Construction Contractors

III. PRESIDENT'S REPORT

- Update: Financials and FY25-26 Preliminary Budget
- Design/Construction Project Updates

- River Project and Public Programs Updates
- Real Estate-Related Updates
- 2025 MWBE and SDVOB Annual Goal Plans

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

V. **ADJOURN**

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions
Taken at the December 12, 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 December 12, 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
January 30, 2025

To: The Directors
From: Noreen Doyle
Re: On-Call Logoed Seasonal Uniform Components Services

I. Contract Summary

Contractors: Peligro Sports Production, Inc. and GlobalLink Holdings Incorporated d/b/a ShoeMars (“ShoeMars”)
Proposed Work: Logoed Seasonal Uniform Components
Contract Number: EA300
Authorized Amount: Up to \$510,000 for a Five-Year Period

II. Background

The Hudson River Park Trust (“Trust”) has an ongoing need to provide logoed seasonal uniforms to members of its staff who provide operational, maintenance, educational, and public event services in Hudson River Park (the “Park”). The uniforms include shirts and other clothing components with the Park’s logoed brand as well as shorts, pants, jackets, hats and gloves that allow the Trust’s full-time and seasonal staff to have suitable clothing for working outdoors in both the summer and winter seasons.

III. Procurement

Pursuant to its Procurement Guidelines, on November 25, 2024, the Trust issued a Request for Quotes (“RFQ”) for Logoed Uniform Components that was open to both New York State Certified Minority and Women Owned Business Enterprises (“M/WBE”) and Service-Disabled Veteran Owned Businesses (“SDVOB”) as a Discretionary Procurement. In addition to emailing the RFQ to M/WBE and SDBOB vendors that sell logoed clothing and uniforms, an ad for the RFQ was published in the New York State Contract Reporter. The RFQ was also posted on the Trust’s website. The Trust received four proposals on the RFQ due date of January 8, 2025.

A selection committee comprised of staff from the Trust’s Operations and Horticulture Departments reviewed the proposed pricing along with sample logoed uniforms and stated turn-around times for each of the four proposals that were received. The committee determined that Peligro Sports Production, Inc. (“Peligro”) and GlobalLink Holdings Incorporated d/b/a ShoeMars offered the most favorable pricing and thus would provide the best value to the Trust for the services.

As required in the RFP, Peligro and ShoeMars each provided individual pricing and scheduled escalations over the five-year contract period for the various required clothing components,

including work shirts, shorts, pants, heavy pants, fleece pullovers, etc. Having authorization to purchase from both vendors would give the Trust the ability to secure the best pricing and/or delivery schedules for each type of uniform component over the life of the contracts.

Trust staff estimates a need to purchase approximately \$95,000 worth of uniforms combined from the two vendors in year 2025. Accounting for the annual escalations over the life of the contract, staff estimates that in the final fifth year, total logoed uniform costs would be approximately \$111,000. Thus, the Trust staff seeks authorization by the Board of Directors (“Board”) to purchase uniforms from both vendors on an on-call basis over a five-year period for a total budget of \$510,000.

The Trust has purchased uniforms from both vendors in the past year and has been satisfied with both the quality of the clothing and the promptness in delivering the required commodities. Peligro provides clothing to the Bronx County District Attorney’s Office, Public School Athletic League and the Manhattan Parking Group. ShoeMars provides clothing to the NYC Emergency Management Office, Office of the Kings County District Attorney’s Office and the Nassau County Office of Purchasing. Both companies are New York-certified MBEs. The Trust completed responsibility determinations for both vendors and no issues were identified.

IV. Funding

Funding is expected to be available for both contracts from the Trust’s operating budget as approved by the Board each year.

V. Requested Action

The Trust staff requests approval by the Board of Directors to contract with Peligro Sports Production, Inc. and GlobalLink Holdings Incorporated for On-Call Logoed Seasonal Uniform Components Services for a Total Board Authorized Amount of up to \$510,000 between the two vendors over a five-year period.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – On-Call Seasonal Uniform Components Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 30, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Trust to contract with Peligro Sports Production, Inc. and GlobalLink Holdings Incorporated for On-Call Logoed Seasonal Uniform Components Services for a Total Board Authorized Amount of up to \$510,000 between the two vendors over a five-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
January 30, 2025

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

I. Contract Summary

Contractor: Barrier1 Systems, LLC
Proposed Project: Security Gate Maintenance and Repair Services
Contract Number: G7780
Amount: \$260,000 over Four-Year Period

II. Background

The New York State Department of Transportation (“SDOT”) has installed a number of security gates to prevent unauthorized vehicles from entering the Route 9A bikeway using a proprietary system manufactured and engineered by Barrier1 Systems, LLC (“Barrier1”), which is a General Services Administration (“GSA”) centralized contractor. Subsequently, the Hudson River Park Trust (“Trust”) also installed Barrier1 gates in certain areas of Hudson River Park, also to prevent unauthorized vehicular access. Pursuant to the Agreement for Property Maintenance Services between SDOT and the Trust as approved by the New York State Comptroller on May 15, 2023 (the “Maintenance Agreement”), the Trust is required to contract with Barrier1 to provide repair services for the security gates on an as-needed basis. Additionally, whether for the SDOT gates or the Trust’s gates, only Barrier1 is authorized to perform maintenance or other work because of their proprietary design.

The Trust therefore seeks to enter into a four-year maintenance contract with Barrier1 as a sole source procurement that would require Barrier1 to inspect and perform preventive maintenance on all installed security gates four times per year. Barrier1’s proposed pricing for the quarterly inspection of all gates, currently numbered at nine, begins at a cost in year 1 of \$44,260; with annual increases, the annual cost would increase to \$51,236 in the fourth contract year. Barrier1 has agreed to maintain this pricing even if additional gates are installed.

The Trust staff seeks approval by the Board of Directors for a contract amount of \$260,000 over a four-year period. In addition to quarterly inspections each year, the requested amount would allow for some contingencies and an allowance of up to \$60,000 total to cover potential damage to one or more gates that would require additional repair work. SDOT will reimburse the Trust for costs related to inspections and repairs to the SDOT-owned security gates.

III. Procurement Process

Pursuant to the Trust’s Procurement Guidelines, a Sole Source procurement:

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

Barrier1 is the only known contractor available to service the security gates based on Barrier1's proprietary design. Any replacement parts, particularly for the manual drop arm barriers, are only available through Barrier1. Further, only Barrier1's trained technicians can repair the gates and certify that the gates continue to meet the established safety standards. Finally, Trust staff has determined the price to be reasonable based on a comparison against the repair costs provided by Barrier1 over the past several years and the fact that the vendor is a GSA-approved centralized contractor. Finally, as part of the Maintenance Agreement that was approved by the New York State Comptroller, SDOT has already authorized the proposed pricing of the maintenance contract with Barrier1 and will reimburse the Trust \$25,000 each year to cover the quarterly maintenance required of the four SDOT security gates.

IV. Funding

Funding for this maintenance contract remains available through the Trust's annual operating budget as approved by the Board of Directors each year with a large portion to be reimbursed by SDOT.

V. Requested Action

The Trust staff requests authorization by the Board of Directors to contract with Barrier1 Systems, LLC for Security Gate Maintenance and Repair Services for \$260,000 over a four-year contract term.

Attachment:
Resolution

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

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on January 30, 2025, 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 Barrier1 Systems, LLC for Security Gate Maintenance and Repair Services for \$260,000 over a four-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
January 30, 2025

To: Board of Directors

From: Noreen Doyle

Re: Authorization to Amend and Extend the Contract with Dennis L. Cunning
for Pier 40 Garage Operations – Auditing and Oversight Services

I. Contract Summary

Contractor: Dennis L. Cunning (dba DLC Consulting)
Proposed Work: Pier 40 Garage Operations - Auditing and Oversight
Services
Contract Number: F4499
Authorized Amount: Amendment Amount of \$90,000, Plus a \$30,000
Contingency, for a Total Board Authorization Amount of up
to \$1,268,000 and Extension of Term

II. Background

Public parking at the Pier 40 garage is one of the largest sources of operating revenue for the Hudson River Park Trust (“Trust”). The garage generated over \$10 million (net of parking taxes) in the previous fiscal year and is expected to generate over \$13 million (net of parking taxes) in the current fiscal year. Proper administration of this complex operation requires specialized knowledge of parking industry standards, practices and procedures as well as a familiarity with Pier 40, inclusive of its physical condition, repair program and operations.

In April 1, 2011, the Trust entered into a one-year contract with Dennis L. Cuning (“DLC”), who had previous experience at Pier 40, for auditing and oversight services in connection with garage operations, in an amount not to exceed \$75,000, to support the Trust in its administration of the Pier 40 garage. After the expiration of the single source initial contract, the Board of Directors (“Board”) authorized consecutive one year term extensions and corresponding \$75,000 contract amount increases each year through March 2019. In January 2019, January 2021, and January 2023, the Board authorized an additional \$150,000 for each of the two-year contract term extensions plus a total of \$98,000 in contingency for additional services related to managing planned improvements to Pier 40, bringing the Total Board Authorization since contract inception up to \$1,148,000.

During the current fiscal year, DLC worked with the Trust’s Vice President of Real Estate and parking garage operator, MP Pier Parking LLC (“MP Pier”), on the following items:

- (1) Reviewed MP Pier’s revenue reports and audits and reconciled the monthly bank and credit card statements with deposits;

- (2) Reviewed all management statements for errors, omissions, sales tax calculations, and non-reimbursable items;
- (3) Managed and coordinated parking garage inspections and upgrades including license plate readers and revenue control systems;
- (4) Assisted in preparing annual income/expense budget for parking operations; and
- (5) Addressed a variety of operational, equipment and staffing issues.

The Trust now proposes to increase the total contract amount by an additional \$90,000 for an additional one-year term on a single source basis, as detailed below, so that DLC can continue to provide auditing and oversight services in connection with Pier 40 garage operations as well as oversee a new scope of services to replace the garage revenue control equipment. In addition, the Trust seeks to add a \$30,000 contingency for additional services that may be needed during the one-year period as the Trust continues to implement planned improvements to the parking garage.

III. Single Source Procurement of DLC

Under the Trust's Procurement Guidelines, the Trust may contract on a single source basis when two or more contractors may be able to perform the required service, but the Trust selects one contractor for reasons including expertise or previous experience with similar contracts.

While there are other consultants that could provide general auditing services, there are no known consultants working in New York City that provide the specific parking management audit services the Trust receives from DLC. DLC has substantial experience and expertise in the parking industry and is a Certified Administrator of Public Parking, with over ten years' experience dealing with the issues and concerns specific to the Pier 40 garage.

DLC's experience and expertise specific to Pier 40 will be especially crucial as the Trust implements several capital maintenance projects in the coming fiscal year, including repairs to the garage. DLC's expertise will also support the Trust's planned replacement of the garage revenue control system this fiscal year. DLC has proven proficiency at optimizing revenue while navigating the logistical challenges created by introducing construction projects into an active parking garage. DLC has also not increased his hourly rate of \$105 -- the same rate provided in 2011 -- for this amendment and thus his fee remains reasonable.

IV. Funding

Funds for this amendment will be available from the Trust's annual operating budget.

V. Requested Action

The Trust staff requests authorization to amend the contract with Dennis L. Cuning (dba DLC Consulting) for Pier 40 Garage Operations – Auditing and Oversight Services by an amount of \$90,000, plus a \$30,000 Contingency, for a Total Board Authorization amount of up to \$1,268,000 and to extend the term for one additional year through March 31, 2026.

Attachment
Resolution

HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with Dennis L. Cuning for Pier 40 Garage Operations - Auditing and Oversight Services

RESOLVED, based on the materials presented to the Board of Directors at its meeting on January 30, 2025, 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 Dennis L. Cuning (dba DLC Consulting) for Pier 40 Garage Operations – Auditing and Oversight Services by an amount of \$90,000, plus a \$30,000 contingency, for a Total Board Authorization Amount of up to \$1,268,000 and to extend the term for an additional one year through March 31, 2026; 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
January 30, 2025

To: The Directors
From: Noreen Doyle
Re: Authorization to Amend Contract with Virsig, LLC for Parkwide Access Control Upgrades

I. Contract Summary

Contractor: Virsig, LLC
Proposed Work: Access Control/Security Camera Systems Buildout & Maintenance
Contract Number: G5330
Amendment: Additional \$200,000 for a Total Board Authorization of up to \$1,224,000 and Extension of Term

II. Background

The Hudson River Park Trust (“Trust”) uses an access control and security camera system 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 and March 26, 2024 meetings, the Board approved additional funds for a Total Board Authorization Amount of up to \$1,024,000 and extended the contract term through March 31, 2025.

The Trust procured Virsig through the New York State Office of General Services (“OGS”) list of centralized contracts. In August, 2024, OGS extended the contract terms of the centralized contractors that provide security-related services through August 26, 2034. At this time, staff seeks to extend the term of its contract with Virsig through December 31, 2025 which will provide sufficient time for staff to assess the Trust’s upcoming needs for access controls. In order to continue to have Virsig maintain the existing system through the end of the calendar year and complete a few new installations planned during this period, staff also seeks to add another \$200,000 to the contract to cover the extended nine-month term.

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 the required services. In addition, Virsig is a certified SDVOB.

In extending the contract term for OGS Contract #77201 in 2024, OGS confirmed that agencies and authorities do not need to undertake a mini-bid process in order to continue to use the same vendor(s) through the 2034 extended contract term period provided that the particular vendor(s) had already installed security systems for the agency/authority and that the ongoing need over the extended contract term is either for maintenance purposes or modest expansions of the existing security systems. The Trust's proposed application of the Virsig contract for the requested extended term would meet all of these requirements. For these reasons, staff recommends that 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 through December 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 \$200,000 for a Total Board Authorization Amount of up to \$1,224,000 and to extend the contract term by an additional nine months, to December 31, 2025.

Attachment:

Resolution

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

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on January 30, 2025, 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 for Parkwide Access Control Upgrades by an additional \$200,000 for a Total Board Authorization Amount of up to \$1,224,000 and to extend the contract term by an additional nine months, to December 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
January 30, 2025

To: The Directors

From: Noreen Doyle

Re: Approval of Extension of Contract Term 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: 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 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, the Board approved amendments to the contract at the December 1, 2022, June 20, 2023 and March 26, 2024 meetings that authorized increases to the contract amount for a Total Board Authorized Amount of up to \$9,166,122, and an extension of the contract term through December 31, 2024.

Both Gansevoort Peninsula and Pier 97 are substantially complete and open to the public. The Pier 97 building is expected to be completed later this spring. As has been previously discussed, construction of the building was delayed largely due to unexpected subsurface structures encountered during the foundation work and the resulting need to redesign part of the foundation system. The Trust staff therefore seeks Board approval to extend the contract term by one year, through December 31, 2025, to cover construction management services for completion of the building and the close-out process with the New York City Department of Buildings. No additional funding is required for this extension of contract term.

III. Requested Action

The Trust staff requests Board approval to extend the term of the contract with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services for up to an additional one year, through December 31, 2025.

HUDSON RIVER PARK TRUST – Approval of Extension of Contract Term 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 January 30, 2025, 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 the contract with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services by up to one year, though December 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
January 30, 2025

To: The Directors

From: Noreen Doyle

Re: Authorization to Extend the Term of Contract with Bureau Veritas North America, Inc. for Parkwide Inspection and Testing Services

I. Contract Summary

Contractor: Bureau Veritas North America, Inc.
Proposed Work: Parkwide Inspection and Testing Services
Contract Number: A5260
Amendment: Extension of Term

II. Background

At its January 27, 2022 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a three-year contract with Bureau Veritas North America, Inc (“Bureau Veritas”) to perform construction related quality control inspection and testing services for a Total Board Authorized Amount of \$1,000,000. The scope of services includes all inspections, tests and paperwork associated with New York City Department of Building approvals as well as quality control inspections and testing for concrete, steel, soils and other construction work (the “Services”).

The Board approved a new Parkwide Testing and Inspections contract with MT Group, LLC (“MT”) at its December 12, 2024 meeting. While MT will be performing the testing and inspections moving forward, there are outstanding inspection tasks and paperwork associated with the Pier 97 building that need to be completed by Bureau Veritas. As a result, Trust staff request a nine-month extension of the contract term, through November 11, 2025. No additional funding is required.

III. Requested Action

The Trust staff requests authorization by the Board of Directors to extend the term of contract with Bureau Veritas North America, Inc. for Parkwide Inspection and Testing Services by nine-months, through November 11, 2025.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization to Extend the Term of Contract with Bureau Veritas North America, Inc. for Parkwide Inspection and Testing Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 30, 2025, 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 Bureau Veritas North America, Inc. for Parkwide Inspections and Testing Services by nine-months, through November 11, 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
January 30, 2025

To: The Directors

From: Noreen Doyle

Re: Approval of the Hudson River Park Trust 2025 Procurement Guidelines

The Procurement Guidelines of the Hudson River Park Trust (“Trust”) detail the operative policies and instructions regarding the use, awarding, monitoring and reporting of procurement contracts as defined under Section 2879 of Article 9 of the Public Authorities Law of the State of New York (“PAL”).

The Trust staff reviews the previously approved Procurement Guidelines periodically to ensure they accurately reflect current New York State policies and requirements. The last update to the Trust’s Procurement Guidelines in 2024 reflected recommendations from the State Procurement Council released in September 2023 (hereafter, the “State Procurement Guidelines”). While there have been no additional changes to the State Procurement Guidelines since that time, the Trust staff reviewed recent procurement guidelines issued by a number of other New York State public benefit corporations, including New York Power Authority, Battery Park City Authority, Dormitory Authority of the State of New York, and the New York State Energy Research and Development Authority and recommends some additional changes to the Trust’s Procurement Guidelines for 2025 that better reflect the Trust’s procurement needs and practices.

The proposed Trust’s Procurement Guidelines for 2025 include the following changes: (a) clarification on types of contracts valued at \$5,000 or more that are not subject to the Procurement Guidelines; (b) removal of outdated websites and extraneous text; (c) minor modifications to the text regarding M/WBE and SDVOB compliance; (d) clarification that all contracts \$50,000 or more must be published in the New York State Contract Reporter; and (e) other minor editorial type changes.

A copy of the proposed Trust’s Procurement Guidelines for 2025, tracked to show the changes as compared to the current Trust’s Procurement Guidelines dated 2024, has been shared with all Directors.

Requested Action

The Trust staff requests that the Board of Directors approve the Hudson River Park Trust 2025 Procurement Guidelines.

Attachments:

Resolution

Proposed Trust’s Procurement Guidelines dated January 2025

HUDSON RIVER PARK TRUST - Approval of the 2025 Procurement Guidelines

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on January 30, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the Hudson River Park Trust Procurement Guidelines dated January 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 foregoing resolution.

For Consideration
January 30, 2025

To: The Directors

From: Noreen Doyle

Re: Authorization to Contract with M&J Engineering, DPC for Parkwide Construction Management Services

I. Contract Summary

Contractor: M&J Engineering, DPC
Proposed Work: Parkwide Construction Management Services
Contract Number: A5390
Authorized Amount: \$1,400,000 plus a 10% contingency, for a Total Board Authorization Amount of up to \$1,540,000 over Five-Year Period

II. Background

The Hudson River Park Trust (“Trust”) has identified a need to procure an on-call construction manager (“CM”) to support anticipated capital maintenance, repair and other construction projects that may become necessary from time to time. Some of the currently anticipated construction projects include replacement of the synthetic turf at Piers 25 and 46, repairs to the roofs at Pier 25 Mini-Golf building and the Piers 66, 84 and 96 Boathouses, and Parkwide Unit Paving. To support these projects, the Trust requires the services of an experienced CM. The CM would serve as the Trust’s chief representative in the field during construction and would manage construction start-up, construction, and post-construction services on behalf of the Trust 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 Parkwide Construction Management Services was published in the New York State Contract Reporter and on the Trust’s website for the period of October 30, 2024 through December 10, 2024. The Trust received twenty-one 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 consultant’s experience, references and reputation, quality of work, diversity practices and commitment to encouraging M/WBE participation, and price proposal.

After an initial review and preliminary ranking of the proposals by the selection committee, interviews were conducted with the two highest ranked firms. After reviewing all submission

materials and ranking the firms against the selection criteria identified in the RFP, the selection committee determined that M&J Engineering DPC (“M&J”) is the most qualified firm with the best price to complete the work and thus offers the “best value” to the Trust.

M&J is a New York State certified Minority Business Enterprise. M&J has proposed the use of SDVOB sub-consultants to meet the 6% contracting goal.

M&J is a well-qualified construction management and engineering firm that has previously provided construction management services to the Trust for the recent reconstruction of the Pier 45 deck. In addition, M&J has similar on-call contracts with several New York City (“NYC”) agencies including the NYC Department of Parks and Recreation, the NYC Department of Design and Construction and the NYC Department of Environmental Protection. M&J has also worked for the Battery Park City Authority and the Dormitory Authority.

Based on the foregoing, the Trust staff seeks approval by the Board of Directors (“Board”) to contract with M&J for the Parkwide CM services at a contract value not to exceed \$1,400,000 over the five-year contract term, plus a ten percent contingency, for a Total Board Authorization Amount of up to \$1,540,000.

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

IV. Funding

To the extent funds are available from New York State and New York City sources for specific projects, the CM Contract will be funded by those sources. Should such governmental funding sources not be available, then the CM services will be funded through the Trust’s capital maintenance budget as approved by the Board each year.

V. Requested Action

The Trust requests Board authorization to contract with M&J Engineering, DPC for Parkwide Construction Management Services for a contract value not to exceed \$1,400,000, plus a 10% contingency, for a Total Board Authorization Amount of up to \$1,540,000 over a five-year contract term.

Attachment
Resolution

HUDSON RIVER PARK TRUST - Authorization to Contract with M&J Engineering, DPC for Parkwide Construction Management Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 30, 2025, 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 M&J Engineering, DPC for Parkwide Construction Management Services for a contract value of up to \$1,400,000, plus a 10% contingency, for a Total Board Authorization Amount of up to \$1,540,000 over a five-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
January 30, 2025

To: The Directors
From: Noreen Doyle
Re: Authorization to Enter into a Contract with Reicon Group, LLC for Parkwide Marine Repair

I. Contract Summary

Contractor: Reicon Group, LLC
Proposed Project: Parkwide Marine Repair
Contract Number: C5680
Authorized Amount: \$10,891,939 plus a 10% contingency, for a Total Board Authorization Amount of up to \$11,981,133 over a Four-Year Period

II. Background

The Hudson River Park Trust (“Trust”) is committed to maintaining park infrastructure in a state of good repair. To help accomplish this, the Trust has established a comprehensive waterfront infrastructure maintenance program that entails in-water and above water inspections of piers, docks, and bulkheads, conducted by qualified engineers on a staggered schedule. The resulting inspection reports note structural defects resulting from factors like age expected weathering in the harsh marine environment and make recommendations for repairs based on severity of damage and professional risk assessment. Depending on the location and structure type, the nature of the recommended repairs can include concrete and spall crack repairs, select pile encasements, fender repairs, floating dock repairs, and various repairs to the bulkhead, such as reporting and select stone or concrete replacement.

In order to complete the currently recommended repairs in Segments 3, 4, 5, and 7 and undertake such other marine repairs as may be identified as necessary within Hudson River Park, the Trust staff has identified the need for an experienced marine construction contractor for a period of four years. The work is subject to securing required regulatory approvals.

III. Procurement Process

In accordance with the Trust’s Procurement Guidelines, an advertisement for a Request for Proposals (“RFP”) for Parkwide Marine Repair was published in the New York State Contract Reporter and on the Trust’s website for the period of October 22, 2024 through December 12, 2024. The Trust extended the advertisement period through December 19, 2024. The Trust received five proposals by the submission deadline.

A selection committee comprised of members of the Trust’s Design/Construction, Park Operations/Facilities Management, 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 marine construction services, the quality of the respondent's management and reputation, the respondent's proposed project approach for ensuring timely completion and quality control of the repair work and the proposed pricing.

After an initial review and preliminary ranking of the proposals by the selection committee, interviews were conducted with the two highest ranked firms and a Best and Final Offer ("BAFO") request was issued to those two firms. After reviewing all submission materials and the BAFO's, and ranking the interviewed firms against the selection criteria identified in the RFP, the selection committee determined that Reicon Group, LLC ("Reicon") is the most qualified firm with the best price to complete the work, and thus offers the "best value" to the Trust.

Because of the nature of the specialized marine work, no subcontracting opportunities were identified, and Empire State Development's Division of Minority and Women-Owned Business Development and Office of General Services' Division of Service-Disabled Veterans' Business Development have accepted the Trust's Annual M/WBE and SDVOB Goal Plans for FY 24-25 which provides that determination. Thus, no M/WBE or SDVOB subcontracting goals were included in the RFP.

Reicon is a well-qualified marine contractor that has previously provided marine repair services to the Trust for the reconstruction of Pier 40 piles, routine marine repairs in Segments 3, 4, and 7 of the Park, as well as placement of oyster structures in the Tribeca Habitat Enhancement area. In addition, Reicon has successfully completed similar work with other government agencies, including the New York City's Economic Development Corporation and Department of Design and Construction, the Brooklyn Bridge Park Corporation, and the City of Hoboken.

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

IV. Funding

The repair services will be funded through the Trust's capital maintenance 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 Reicon Group, LLC for Parkwide Marine Repair in an amount not to exceed \$10,891,939, plus a 10% contingency, for a Total Board Authorization Amount of up to \$11,981,133 over a four-year contract term.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with Reicon Group, LLC for Parkwide Marine Repair

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on January 30, 2025, 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 Reicon Group, LLC for Parkwide Marine Repair in an amount not to exceed \$10,891,939, plus a 10% contingency, for a Total Board Authorization Amount of up to \$11,981,133 over a four-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
January 30, 2025

To: Board of Directors

From: Noreen Doyle

Re: Authorization to Contract with 6W Entertainment, Inc. for Direction and Talent Services for Broadway by the Boardwalk

I. Contract Summary

Contractor: 6W Entertainment, Inc.
Proposed Work: Direction and Talent Services for Broadway by the Boardwalk
Contract Number: G7720
Authorized Amount: \$350,000 over a Five-Year Contract Period

II. Background

In Summer 2024, the Hudson River Park Trust (“Trust”) launched a new free public music program, Broadway by the Boardwalk (“Broadway Series”), in the Clinton Cove section of Hudson River Park. Notable Broadway talent performed original music, favorite songs, and Broadway standards, allowing the public to enjoy their favorite stars up close in a lush park setting at sunset. The success of the inaugural Broadway Series in Summer 2024 led the Trust to seek an experienced producer for a five-year term. For 2025, the Trust is planning to expand the Broadway Series from four events to six events, held on Monday evenings from July 7th through August 11th.

III. Procurement

In accordance with the Trust’s Procurement Guidelines, a Request for Proposals (“RFP”) for Direction and Talent Services for Broadway by the Boardwalk was advertised in the New York State Contract Reporter and posted on the Trust’s website on November 26, 2024. The Trust received three responsive proposals by the submission deadline of January 6, 2025; an additional proposal was determined to be unresponsive. The Trust’s Selection Committee consisting of staff in the Public Programs and Legal Departments reviewed the submissions and evaluated each respondent based on the criteria set forth in the RFP, including quality of respondent’s proposal, proposed fee schedule, prior experience, references and reputation.

After reviewing the three submissions, the Selection Committee determined that 6W Entertainment, Inc. was the most qualified of the respondents, offering a fair and reasonable fee schedule that represented the best value for the Trust.

6W Entertainment successfully produced the first Broadway Series in 2024 and has extensive experience managing similar events in public spaces throughout New York City. 6W

Entertainment's expertise includes event direction, talent service, and coordination with production teams. 6W Entertainment has worked with such clients as the New York City Department of Transportation and God's Love We Deliver.

Because there are no subcontracting opportunities for this work, the Trust waived the M/WBE and SDVOB subcontracting goals prior to the release of the RFP. Trust staff conducted a responsibility determination for 6W Entertainment, including its legal authority, integrity and past performance, which revealed no adverse findings.

Therefore, Trust staff seeks Board approval for the Direction and Talent Services for the Broadway Series with 6W Entertainment for a total contract amount not to exceed \$350,000 over the five-year contract period.

IV. Funding

Funding would be available from the Trust's Operating Budget as approved by the Board of Directors each year.

V. Requested Action

Trust staff requests authorization by the Board of Directors to contract with 6W Entertainment, Inc. for the Direction and Talent Services for Broadway by the Boardwalk for a period of up to five years in a contract amount not to exceed \$350,000.

Attachment
Resolution

HUDSON RIVER PARK TRUST – Authorization to Contract with 6W Entertainment, Inc. for Direction and Talent Services for Broadway by the Boardwalk

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on January 30, 2025, 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 6W Entertainment, Inc. for Direction and Talent Services for Broadway by the Boardwalk for a contract amount not to exceed \$350,000 over a five-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 foregoing resolution.

For Consideration
January 30, 2025

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend the Contract with Civetta & Sons, Inc. for Pier 97 General Building Construction Work and to Extend the Terms of Contracts with Eastern Plumbing & Mechanical Contracting, Inc., ACS System Associates, Inc., and Interphase Electric Corporation for Pier 97 Building Plumbing, Mechanical and Electrical Construction Work

I. Contract Summary

Contractor: Civetta & Sons, Inc.
Proposed Work: Pier 97 Building General Construction Work
Contract Number: C5440
Amendment: Additional \$250,000 for a Total Board Authorization of up to \$10,775,375 and Extension of Term

Contractor: Eastern Plumbing & Mechanical Contracting, Inc.
Proposed Work: Pier 97 Building Plumbing Construction Work
Contract Number: C5460
Amendment: Extension of Term

Contractor: ACS System Associates, Inc.
Proposed Work: Pier 97 Building Mechanical Construction Work
Contract Number: C5470
Amendment: Extension of Term

Contractor: Interphase Electric Corporation
Proposed Work: Pier 97 Building Electrical Construction Work
Contract Number: C5450
Amendment: Extension of Term

II. Background

In July 2021, the Hudson River Park Trust (“Trust”) issued four separate Requests for Proposals for general construction, plumbing, mechanical and electrical work for the Pier 97 Building Construction, as required by Wicks Law. At its September 30, 2021 meeting, the Board of Directors (“Board”) approved Maximum Contract Values for each of these Pier 97 Building Construction Contracts, prior to selection of the specific contractors. Subsequently, at the December 2, 2021 meeting, the Board ratified and approved four separate two-year contracts with Civetta & Sons, Inc. (“Civetta”) for General Construction, Eastern Plumbing & Mechanical Contracting, Inc. for Plumbing Construction, ACS System Associates, Inc. for Mechanical

Construction, and Interphase Electric Corporation (“Interphase”) for Electrical Construction. At its December 7, 2023 and September 26, 2024 meetings, the Board authorized extensions of the terms for all four contracts through August 31, 2025 and an additional \$100,000 for the Interphase contract for the installation of security cameras and access controls.

Construction of the Pier 97 Building was initially delayed due to foundation obstructions. More recently, there have been delays stemming from utility connections, but completion is expected to occur by spring. Due primarily to the costs stemming from the unexpected underground obstructions, the initial approved contingency has been expended. The Trust staff anticipates needing up to \$250,000 in additional costs for Civetta to support the work of the other Wicks Law trades and subcontractors to complete the project. This additional authorization includes approximately \$100,000 in contingency to address any requests that could be made by the New York City Department of Buildings to obtain the Certificate of Occupancy for the Building. The Trust staff also seeks to extend the terms of all contracts by four months, or through December 31, 2025, to ensure the contractors are available to address any final permit or Trust-required closeout requests.

III. Funding

Funding for the amendment to the Civetta contract is available from restricted funds available from the prior sale of development rights within Manhattan Community Board 4.

IV. Requested Action

The Trust staff seeks Board approval to amend the contract with Civetta & Sons, Inc. for the Pier 97 Building General Construction Work by adding \$250,000 to the contract for a Total Board Authorization Amount of up to \$10,775,375 and to extend the contract term by four months. In addition, the Trust staff seeks approval by the Board to extend the terms of contract with Eastern Plumbing & Mechanical Contracting, Inc. for the Pier 97 Building Plumbing Construction Work by up to four additional months; with ACS System Associates, Inc. for the Pier 97 Building Mechanical Construction Work by up to four additional months; and with Interphase Electric Corporation for the Pier 97 Building Electrical Construction Work by up to four additional months.

Attachment:
Resolutions

HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with Civetta & Sons, Inc. for Pier 97 Building General Construction Work and to Extend the Terms of Contracts for the Pier 97 Building Plumbing Construction, Pier 97 Building Mechanical Construction, and Pier 97 Building Electrical Construction

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on January 30, 2025, 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 Civetta & Sons, Inc. for the Pier 97 Building General Construction Work by adding up to \$250,000 for a Total Board Authorization Amount of up to \$10,775,375 and to extend the contract term by up to an additional four months, through December 31, 2025; and be it further

RESOLVED, the Board hereby authorizes the Hudson River Park Trust to extend the term of contract with Eastern Plumbing & Mechanical Contracting, Inc. for the Pier 97 Building Plumbing Construction Work by up to an additional four months, through December 31, 2025; and be it further

RESOLVED, the Board hereby authorizes the Hudson River Park Trust to extend the term of contract with ACS System Associates, Inc. for the Pier 97 Building Mechanical Construction Work by up to an additional four months, through December 31, 2025; and be it further

RESOLVED, the Board hereby authorizes the Hudson River Park Trust to extend the term of contract with Interphase Electrical Corporation for the Pier 97 Building Electrical Construction Work by up to an additional four months, through December 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 resolutions.