



**MEETING OF THE  
BOARD OF DIRECTORS**

**September 29, 2025 at 4:30 pm**  
**Location: Hudson River Park Trust**  
**Pier 57 Discovery Tank Classroom**  
**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 July 24, 2025 Meeting of the Hudson River Park Trust Board of Directors
- B. Ratification and Approval of Amendments to Pier 97 Building Construction Contracts

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

**III. PRESIDENT'S REPORT**

- ANNUAL PRESENTATION OF ESTUARINE SANCTUARY MANAGEMENT PLAN
- Public Programming
- Review of Active Trust Procurement Contracts with over One-Year Term
- Review of Active Revenue Contracts with over One-Year Term

**IV. EXECUTIVE SESSION on PENDING REAL ESTATE and LITIGATION MATTERS**

**V. ADJOURN**

The public is welcome to attend the meeting in person or watch virtually using the following Zoom link:

<https://us06web.zoom.us/j/83115552050>

Phone one-tap:  
+16465588656,,83115552050# US (New York)  
+16469313860,,83115552050# US

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions  
Taken at the July 24, 2025 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 July 24, 2025 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**  
**September 29, 2025**

To: The Directors

From: Noreen Doyle

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

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**I. Contract Summary**

Contractor: Civetta & Sons, Inc.  
Proposed Work: Pier 97 Building General Construction Work  
Contract Number: C5440  
Amendment: Addition of \$200,000 for a Total Board Authorization of up to \$10,975,375 and Extension of Term

Contractor: Eastern Plumbing & Mechanical Contracting, Inc.  
Proposed Work: Pier 97 Building Plumbing Construction Work  
Contract Number: C5460  
Amendment: Addition of \$75,000 for a Total Board Authorization of up to \$999,500 and Extension of Term

Contractor: ACS System Associates, Inc.  
Proposed Work: Pier 97 Building Mechanical Construction Work  
Contract Number: C5470  
Amendment: Addition of \$25,000 for a Total Board Authorization of up to \$432,000 and Extension of Term

Contractor: Interphase Electric Corporation  
Proposed Work: Pier 97 Building Electrical Construction Work  
Contract Number: C5450  
Amendment: Addition of \$50,000 for a Total Board Authorization Amount of up to \$1,549,277 and Extension of Term

**II. Background**

In July 2021, as required by Wicks Law, 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. At its September 30, 2021 meeting, the Board of Directors (“Board”) approved Maximum Contract Values for each of these contracts prior to selection of the specific contractors for the building construction. 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 at a Total Board Authorized Amount of \$10,525,375; Eastern Plumbing & Mechanical Contracting, Inc. (“Eastern”) for Plumbing Construction at a Total Board Authorized Amount of \$764,500; ACS System Associates, Inc. for Mechanical Construction at a Total Board Authorized Amount of \$407,000; and Interphase Electric Corporation (“Interphase”) for Electrical Construction at a Total Board Authorized Amount of \$1,399,277.

At its December 2023, September 2024 and January 2025 meetings, the Board ratified extensions to all four contracts through December 31, 2025. The Board also approved an additional \$160,000 for the Eastern contract to provide larger plumbing equipment and piping needed to address a previously unknown condition linked to the connection to the Pier 96 boathouse at its January 2023 meeting, an additional \$100,000 for the Interphase contract to integrate cameras and access controls into the park-wide system at its September 2024 meeting, and an additional \$250,000 to the Civetta contract to cover the costs related to utility connections at its January 2025 meeting.

The construction of the Pier 97 Building is now substantially complete. The NYC Department of Buildings has completed its inspections and is in the process of preparing the certificate of occupancy. As the Trust moves to bring the building online, staff has identified some minor scope additions that will better accommodate park operations. Examples of these items include the installation of fast-charging stations for the Trust’s current fleet of electrical vehicles, water meter adjustments to make future billing more efficient, installation of additional floor drains, and roofing membrane reinforcement under the rooftop solar panels to accommodate foot traffic during routine maintenance activities. All anticipated work can be completed while the building is in use and occupied.

The Trust staff therefore requests authorization to add a total of \$350,000 in the aggregate across the four contracts to cover the additional work and to increase the contract terms by an additional six months.

### **III. Funding**

Funding for the amendments is available from New York State and restricted funds from the prior sale of certain development rights within Manhattan Community Board 4.

### **IV. Requested Action**

The Trust staff seeks ratification and approval by the Board to:

Extend the term of the contract with Civetta & Sons, Inc. for the Pier 97 Building General Construction Work by an additional six months and amend the contract value by an additional \$200,000 for a Total Board Authorization Amount of up to \$10,975,375.

Extend the term of the contract with Eastern Plumbing & Mechanical Contracting, Inc. for the Pier 97 Building Plumbing Construction Work by an additional six months and amend the contract value by an additional \$75,000 for a Total Board Authorization Amount of up to \$999,500.

Extend the term of the contract with ACS System Associates, Inc. for the Pier 97 Building Mechanical Construction Work by an additional six months and amend the contract value by an additional \$25,000 for a Total Board Authorization Amount of up to \$432,000.

Extend the term of the contract with Interphase Electric Corporation for the Pier 97 Building Electrical Construction Work by an additional six months and amend the contract value by an additional \$50,000 for a Total Board Authorization Amount of up to \$1,549,277.

Attachment:  
Resolutions

**HUDSON RIVER PARK TRUST – Ratification of and Authorization to Amend Contracts for the Pier 97 Building General Construction, Pier 97 Building Plumbing Construction, Pier 97 Building Mechanical Construction, and Pier 97 Building Electrical Construction**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on September 29, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and authorizes the Hudson River Park Trust to extend the term of the contract with Civetta & Sons, Inc. for the Pier 97 Building General Construction Work by an additional six months, through June 30, 2026, and amend the contract value by an additional \$200,000 for a Total Board Authorization Amount of up to \$10,975,375; and be it further

**RESOLVED**, the Board hereby ratifies and authorizes the Hudson River Park Trust to extend the term of the contract with Eastern Plumbing & Mechanical Contracting, Inc. for the Pier 97 Building Plumbing Construction Work by an additional six months, through June 30, 2026, and amend the contract value by an additional \$75,000 for a Total Board Authorization Amount of up to \$999,500; and be it further

**RESOLVED**, the Board hereby ratifies and authorizes the Hudson River Park Trust to extend the term of the contract with ACS System Associates, Inc. for the Pier 97 Building Mechanical Construction Work by an additional six months, through June 30, 2026, and amend the contract value by an additional \$25,000 for a Total Board Authorization Amount of up to \$432,000; and be it further

**RESOLVED**, the Board hereby ratifies and authorizes the Hudson River Park Trust to extend the term of the contract with Interphase Electric Corporation for the Pier 97 Building Electrical Construction Work by an additional six months, or through June 30, 2026, and amend the contract value by an additional \$50,000 for a Total Board Authorization Amount of up to \$1,549,277; 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.