

September 21, 2017

NOTICE OF MEETING
OF THE
PORT COMMISSION
OF THE
PORT OF HOUSTON AUTHORITY

In accordance with the official practice of the Port Commission of the Port of Houston Authority, there is attached hereto a copy of the Agenda of the regular meeting to be held on September 26, 2017. The Port Commission will meet at 9:00 a.m., or thereafter, at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029, with the Executive Session convening following the adjournment of the Public Session and the Public Session reconvening following the adjournment of the Executive Session, to consider any items from the Executive Session that may require action and conduct any further business.

PORT OF HOUSTON AUTHORITY
of
HARRIS COUNTY, TEXAS



ASSISTANT SECRETARY



Tuesday, September 26, 2017
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

9:00 a.m.
111 East Loop North
Houston, TX 77029
Fourth Floor Boardroom

A. CALL TO ORDER

B. CHAIRMAN'S REMARKS

1. Governance, legislative, policy, and operational matters

C. APPROVAL OF MINUTES

1. Special Port Commission Public Meeting - July 24, 2017
2. Port Commission Public Meeting - July 25, 2017
3. Special Port Commission Public Meeting - August 14, 2017

D. PORT COMMISSION COMMITTEE UPDATES

1. Procurement and Small Business Development Task Force Meeting - August 14, 2017

E. APPEARANCES

1. Kinder Baumgardner, Managing Principal, SWA Group
2. Public Comment

F. STAFF REPORTS

1. Summary of selected financial and operational matters - Roger Guenther, Executive Director

G. EXECUTIVE

General

1. Approve and reaffirm the Audit Committee Charter, Internal Audit Charter, and Internal Audit Policies, effective September 26, 2017.

H. COMMERCIAL

Reject & Other Actions

1. Reject all proposals and authorize the re-advertisement of a request for proposals for promotional items and web-store ordering services.

Awards, Amendments & Change Orders

2. Approve the extension of the current three-year agreement with R.K. Johns & Associates, Inc. to provide maritime consulting services to the Port Authority, for an additional two-year period commencing September 1, 2017 and additional amount not to exceed \$150,000.
3. Authorize the Port Authority to contract with Levy Restaurants to provide customer event services at the 2017 Breakbulk Americas Conference Welcome Reception to be held October 17, 2017 in an amount not to exceed \$95,000.
4. Authorize the Port Authority to enter into a participation/sponsorship agreement for advertising in 2018 with Breakbulk Events & Media in an amount not to exceed \$115,000.
5. Authorize the Port Authority to enter into a one-year advertising and sponsorship agreement with JOC Group Inc. in an amount not to exceed \$180,000.
6. Authorize renewal of professional service contracts with CK Productions and David Bray Photography for an additional one-year commencing October 1, 2017, to provide professional photography and videography services at a cost of \$60,000 each.

Leases

7. Enter into a grazing lease with David E. Brown and Polly Brown for approximately 70 acres of the undeveloped Clinton tract east of Hunting Bayou for a five-year term, effective November 1, 2017, at an annual rental of \$1,050.
8. Approve an amendment to extend the lease with Terminal Link Texas, LLC for an additional two years effective October 1, 2017, for approximately 1,394 net rentable square feet of office space in the Berth 5 Stevedore Support Building, at an annual rental of \$40,612 with an annual 3% increase.
9. Approve the change of control of Alltrans Port Services Inc. from Benny Rains and Donna Rains as majority owners of Alltrans Port Services Inc. to Alltrans Terminal Companies, LLC, in connection with seven Turning Basin leases.
10. Approve the sale to Harris County of two roadway easements totaling 0.0572 acres for \$24,968 and two three-year temporary construction easements totaling 0.268 acres for \$21,012, for a total consideration amount of \$45,980, as required for the Peninsula Street Reconstruction and Expansion Project.
11. Ratify a month-to-month lease with Volkswagen Group of America, Inc. for approximately 10.74 acres out of Block 10 at the Northside Turning Basin Area with current rental amounts of \$26,793.67 monthly and \$321,524.04 annually.

I. FINANCE

Authority to Obtain Bids, Proposals, or Qualifications

1. Authorize advertisement and receipt of responses for eleven formal procurements.
 - (a) Request for competitive sealed bids for the repair of storm water trench drains at Bayport Container Terminal

- (b) Request for competitive sealed bids for the annual concrete replacement at Turning Basin Terminal 2018
- (c) Request for competitive sealed proposals for annual crane painting at Barbours Cut and Bayport Container Terminals 2018
- (d) Request for competitive sealed proposals to vegetate the Bayport Container Terminal sound berm
- (e) Request for proposals for the Port Authority's Property and Casualty insurance program, which includes workers' compensation, marine, property, terrorism, equipment, liability (general, auto, public officials, and environmental), business interruption, and such other policies deemed necessary or advisable
- (f) Request for proposals for Employee Benefits and Consulting services
- (g) Request for proposals for JD Edwards ONE Program Elements
- (h) Request for qualifications for professional services to support internal Master Planning efforts with focused studies and investigations on market and industry trends, technological solutions, energy management and sustainability, and document and graphics production support
- (i) Request for qualifications for professional services for the investigation and design of Port Authority utilities along Peninsula Street from Beltway 8 to the CARE and Jacintoport Terminals
- (j) Request for qualifications for the design of rehabilitation of the next container yard at Barbours Cut Terminal
- (k) Request for qualifications for the design of the Entry Gate at Barbours Cut Terminal

J. HEALTH, SAFETY, SECURITY & EMERGENCY MANAGEMENT

Awards, Amendments & Change Orders

1. Award a contract to Network Cabling Services, utilizing the BuyBoard Purchasing Cooperative, for technology upgrades at the Port Coordination Center in an amount not to exceed \$108,000.
2. Enter into an Intergovernmental Agreement with the City of Morgan's Point for security services for a one-year period in an amount not to exceed \$24,720.

General

3. Enter into a Memorandum of Understanding with the Galveston Fire Department to provide Marine Firefighting Mutual Aid for a five-year period.
4. Renew the agreement with the United States Coast Guard, for a five-year period, to exchange and share information and data in order to enhance maritime safety and security.

K. INFRASTRUCTURE

Reject & Other Actions

1. Reject all proposals for Bayport Container Yard 6 North and South security and authorize the re-advertisement of a request for proposals for Bayport Container Yard 6 North and South security.

Awards, Amendments & Change Orders

2. Approve staff's ranking of vendors and award a two-year environmental consulting agreement in an amount not to exceed \$250,000 for general environmental consulting services to the top-ranked proposer: staff ranking – first, Terra Nova Consulting, Inc.; second, TerraCon Consulting, Inc.; and third, ARGENT Consulting Services, Inc. & InControl Technologies, Inc.

3. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$675,000 to prepare site specific baseline plans for facility inspection and condition assessment program to the top-ranked proposer: staff ranking – Brown and Gay Engineers, Inc.; second, Taylor & Hill, Inc.; and third, Walker Restoration Consultants.

4. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$425,200 for container capacity assessment and operation options study to the top-ranked proposer: staff ranking – first, Moffat & Nichol; second, Mott MacDonald; and third, TBA B.V.

5. Award a construction contract to Jerdon Enterprise, L.P. for the retaining wall replacement construction adjacent to Shed 1 at Woodhouse Terminal in the amount not to exceed \$265,266.

6. Award a construction contract to Dura Pier Facilities Services, LTD dba Facilities Sources for stevedore support building 2 and 3 repairs at Bayport Container Terminal in the amount not to exceed \$158,155.

7. Authorize an additional payment not to exceed \$2,000,000 to the U.S. Army Corps of Engineers for Hurricane Harvey-related dredging expenses for Turning Basin, Sims Bayou, Woodhouse, and the Houston Public Grain Elevator terminals.

8. Authorize an Advanced Funding Agreement with the Texas Department of Transportation Houston District Office for drainage improvements connected to the Southbound Loop 610 Feeder Road at the Turning Basin Terminal in the amount of \$509,788.

General

9. Enter into a month-to-month lease agreement with 2Plus of Texas, Inc. dba STAR to lease vans under the Houston-Galveston Area Council METROVan Program for one-year.

10. Adopt a new fee schedule for construction materials engineering testing and inspection services.

Permits/Licenses/Pipeline Easements

11. Issue a distribution/transmission line license to CenterPoint Energy Houston Electric, LLC for one 138- kV transmission line over and across Southside Mainline railroad right-of-way in Pasadena.

12. Issue a distribution/transmission line license to Carl A. Norman Jr. for one 480-volt distribution line over and across Turning Basin Area-West in Houston.

13. Approve the renewal of an expiring Port Authority license for a new ten-year term: Air Products LLC.

14. Amend a pipeline license for Williams Olefins Feedstock Pipelines, LLC to install a coupon test station in lieu of the previously proposed deep-well anode bed on Spilman Island in La Porte.

L. OPERATIONS

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a two-year contract for the purchase of wire ropes for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$1,600,000 to the top-ranked proposer: staff ranking – first, Southwest Wire Rope Inc.; second, Bishop Lifting Products, Inc.

2. Approve staff's ranking of vendors and award a contract for purchase of gate interchange cards for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$111,520 to the top-ranked proposer: staff ranking – first, Digital Printing Systems, Inc.; second, Printing Technologies, Inc.; and third, Paper Systems Incorporated.

3. Award a two-year contract to XL Parts, LLC for the purchase of equipment batteries for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$300,000.

4. Award a two-year contract to Northline NC, Inc. for the purchase of new and repaired J.R. Merritt master control switches for wharf and RTG cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$350,000.

5. Award a three-year contract to Alamo Transformer Supply Co. for the repair and oil testing of transformers for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$300,000.

6. Award a two-year contract to Graybar Electric Company, Inc. for the purchase of electrical and lighting components for maintenance of facilities and equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the Local Government Purchasing Cooperative's U.S. Communities Government Purchasing Cooperative, in an amount not to exceed \$2,000,000.

7. Issue a purchase order to Houston Freightliner, Western Star for the purchase of one 2018 Freightliner truck with a 3,500-gallon fuel tank for Barbours Cut Terminal, using the Local Government Purchasing Cooperative's Houston-Galveston Area Council, in an amount not to exceed \$160,000.

M. PEOPLE

1. No items.

N. TECHNOLOGY

Awards, Amendments & Change Orders

1. Award a five-year contract to Verizon Business Network Systems, Inc. for session initiation protocol telephony services, using a State of Texas Department of Information Resources Cooperative Purchase program, in an amount not to exceed \$540,000.

2. Award a ten-year contract to PetroSys Solutions Inc. dba PSI Technology, for disaster recovery data center services, using a State of Texas Department of Information Resources Cooperative Purchase program, in an amount not to exceed \$1,600,000.

3. Award a one-year contract to PetroSys Solutions, Inc dba PSI Technology for the planning and migration of the Turning Basin data center to a disaster recovery data center location, using a State of Texas Department of Information Resources Cooperative Purchase program, in an amount not to exceed \$250,000.

4. Amend and extend, for an additional five-years, the existing contract with Comcast Cable Communications Management, LLC. for additional circuits supporting the disaster recovery data center, in an amount not to exceed \$1,100,000.

O. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (i) proposals by the City of Morgan's Point, Texas, (ii) Texas Public Information Act requests, and (iii) a proposed amendment to the agreement for legal services with BoyarMiller

2. Real Estate (Section 551.072, Texas Open Meetings Act), including deliberation regarding disposition of Turning Basin area real property and Woodhouse real property

3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)

4. Employment and Evaluation of Public Employees (Section 551.074, Texas Open Meetings Act), including deliberations regarding public employees

5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)

6. Adjourn Executive Session

P. RECONVENE OPEN MEETING

1. Announce any items from Executive Session requiring Port Commission action

Q. ADJOURN MEETING

1. Next Meeting Requested - **MONDAY October 23, 2017**

2. Adjourn Port Commission Meeting