

July 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 July 25, 2017. The Port Commission will meet at 1:30 p.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, July 25, 2017
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

1:30 p.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. Port Commission Public Meeting - June 27, 2017

D. PORT COMMISSION COMMITTEE UPDATES

E. APPEARANCES

1. Public Comment

F. STAFF REPORTS

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

G. EXECUTIVE

General

1. Enter into an agreement with South Central Louisiana Technical College dba TransPORTs, to facilitate the development and expansion of a registered apprenticeship program.

H. COMMERCIAL

Leases

1. Approve a lease agreement with the City of Galena Park, effective September 1, 2017 for approximately 205 acres of real property located on the east side of the Clinton dredge disposal site in the Ezekiel Thomas Survey, A-73 in Harris County, for a five-year term, at an annual rent of \$3,600.
2. Approve a three-year lease agreement with Apache Fabricators, LLC for approximately 1.32 acres out of Block 1A at the Harbor Street property effective August 1, 2017 at an annual rental of \$18,000 subject to an annual increase of the greater of 3% or the increase in Consumer Price Index.

3. Approve a five-year lease agreement with INEOS USA LLC for approximately 1.95 acres off Independence Parkway, effective September 1, 2017 at an annual base rent of \$40,317 with an annual 3% increase.
4. Amend the lease agreement with Ceres Gulf, Inc. for an additional three years effective September 1, 2017, for approximately 1,098 net rentable square feet of office space in the Barbours Cut Administration Building at an annual rental of \$24,716 with an annual 3% increase.
5. Amend the lease agreement with Contanda Terminals LLC to increase the premises out of the Southside Turning Basin from approximately 1.89 acres to approximately 2.317 acres, at a total annual base rent of \$54,857 with an annual increase of the greater of 3% or the increase in Consumer Price Index, effective no earlier than August 1, 2017.

I. FINANCE

Authority to Obtain Bids, Proposals, or Qualifications

1. Authorize advertisement and receipt of responses for six formal procurements.
 - (a) Request for competitive sealed bids to install fender system at Wharf Nos. 1 and 2 at CARE Terminal
 - (b) Request for competitive sealed bids for purchase of new and repaired J.R. Merritt master control switches for wharf and RTG cranes at Barbours Cut Terminal and Bayport Container Terminal
 - (c) Request for competitive sealed proposals for the demolition of Wharf Crane Nos. 6 and 13 and moving Wharf Crane No. 5 at Barbours Cut Terminal
 - (d) Request for competitive sealed proposals for demolition of the lash dock at Barbours Cut Terminal
 - (e) Request for competitive sealed proposals for interchange tickets for Barbours Cut Terminal and Bayport Container Terminal
 - (f) Request for competitive sealed proposals for replacement of short trolley rails and Gantrex pads on two wharf cranes at Bayport Container Terminal

Awards, Amendments & Change Orders

2. Approve the purchase of annual software subscription, maintenance, and support services for Cognos budgeting software from Mark III Systems, Inc., using a State of Texas Department of Information Resources Cooperative Purchase Contract, in an amount not to exceed \$85,899.

General

3. Adopt an amended investment policy for the Port of Houston Authority Restated Retirement Plan.
4. Adopt an amended investment policy for the Port Authority's irrevocable trust established for other post-employment benefits.

J. HEALTH, SAFETY, SECURITY & EMERGENCY MANAGEMENT

Awards, Amendments & Change Orders

1. Authorize additional scope and funds for the previously-awarded purchase of the Long Range Acoustic Device One Voice Mass Notification System to Safeware Inc., using a United States Communities Governmental Purchasing Alliance contract, in an amount not to exceed \$151,000.
2. Authorize the execution of a reimbursable agreement with the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, for the enhancement, management, operation, maintenance, and repair of the Houston-Galveston Physical Oceanographic Real-Time System, for a five-year period in an amount not to exceed \$716,938, and a net additional expenditure of \$438,237.

K. INFRASTRUCTURE

Reject & Other Actions

1. Reject all proposals and authorize the re-advertisement of a request for bids for the rehabilitation and repair of Wharf 1 at Turning Basin Terminal.

Awards, Amendments & Change Orders

2. Award a construction contract to Alpha Mar Group, Inc. for the Wharf 42 and 43 collision repair at Turning Basin Terminal, Damage Claim 997, in an amount not to exceed \$194,800.
3. Award a professional services contract with Omega Engineers, Inc. for construction management and field inspection services at various projects port-wide in an amount not to exceed \$100,000.
4. Amend the existing professional services contract with CivilTech Engineering for the drainage system at Volkswagen Yard at Turning Basin Terminal in an amount not to exceed \$152,335.
5. Approve a change order to Forde Construction Company, Inc. to perform additional work associated with structural concrete and fender repairs at Wharf 23 at Turning Basin Terminal in an amount not to exceed \$692,000.

General

6. Enter into a Memorandum of Agreement with the U.S. Army Corps of Engineers to allocate congressionally-appropriated Energy Port Rebate funds in the estimated amount of \$693,000 for berth dredging at the public docks.

Permits/Licenses/Pipeline Easements

7. Issue a transmission/distribution line license to CenterPoint Energy Houston Electric, LLC for one 138- kV transmission line, one fiber optic line, and two concrete poles within the Southside Mainline railroad right-of-way in Pasadena.
8. Issue a pipeline license to Targa NGL Pipeline Company LLC for one 20-inch propylene pipeline under and across Banana Bend property and San Jacinto River in Highlands.
9. Issue a pipeline license to Explorer Pipeline Company for one 12-inch petroleum products pipeline across Greens Bayou in Houston.

10. Amend a pipeline license to Equistar Chemicals, LP to add two 6-inch propylene pipeline laterals under and across the Port Authority's undeveloped railroad right-of-way west of Miller Cut-Off Road in La Porte.

L. OPERATIONS

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a two-year contract for maintenance and repair services for elevators at Barbours Cut Terminal, Bayport Container Terminal, and the Turning Basin Terminal Executive Building in an amount not to exceed \$500,000 to the top-ranked proposer: staff ranking – first, RICO Elevators, Inc.; and second, Elevator Transportation Services, Inc.
2. Award a contract to Konecranes, Inc., the sole source provider, for purchase and installation of Konecranes DynAC/DynaHoist Vector II drives and control system retrofit for one RTG crane at Bayport Container Terminal in an amount not to exceed \$330,000.
3. Issue a purchase order to Clark Equipment Company dba Bobcat Company, using the Local Government Purchasing Cooperative's Buyboard Program, for the purchase of a 2017 T870 T4 Bobcat Compact Skid- Steer Loader for Turning Basin Terminal, in an amount not to exceed \$77,000.
4. Issue a purchase order to Equipment Depot, using the Local Government Purchasing Cooperative's BuyBoard Program, for purchase of one 135-foot JLG telescopic boom manlift for Barbours Cut Terminal in an amount not to exceed \$240,000.
5. Approve a change order to the Smart Tec's, LLC agreement for the Gate Operating and Optical Character Recognition System for the enhancement of C6 Barbours Cut Terminal gate lanes to include three-years of maintenance and support in an amount not to exceed \$600,000.

General

6. Enter into a contract with West Gulf Maritime Association to provide ship-to-shore crane simulator training services, in an amount not to exceed \$430,000.

M. PEOPLE

Awards, Amendments & Change Orders

1. Award a contract for group medical insurance coverage for active employees, retirees who are not Medicare-eligible, and dependents of the Port of Houston Authority to Aetna Life Insurance Company, in an amount not to exceed \$14,032,000, for a one-year period commencing January 1, 2018.
2. Award a contract for group Medicare Advantage medical insurance for the Port Authority's Medicare- eligible retirees and dependents to Aetna Life Insurance Company, in an amount not to exceed \$930,000 for a one-year period commencing January 1, 2018.
3. Award group insurance contracts for calendar year 2018, in an amount not to exceed \$1,033,100 to the following carriers: (a) Aetna Life Insurance Company, for dental coverage; (b) Ameritas Life Insurance Corp., for vision coverage; (c) Minnesota Life Insurance Company, for basic life coverage; (d) Minnesota Life Insurance Company, for voluntary life coverage; (e) Minnesota Life Insurance Company, for accidental death and dismemberment coverage; and (f) Aetna Life Insurance Company, for long term disability coverage.

4. Amend the agreement with ProView Advanced Solution, Inc., dba ProView, to extend the contract term for one year through December 31, 2018 in an amount not to exceed \$65,000, for employee and retiree benefits and payroll integration services.

5. Authorize the Executive Director to (a) adopt absence control standards for Port Authority employees, (b) revise the Port Authority's medical benefit documents to address the payment of premiums for an employee on long-term disability leave and the medical benefits available to Medicare-eligible retirees, and (c) prepare revisions to the Port Authority's Restated Retirement Plan and Defined Contribution Plan for consideration and possible action by the Port Commission.

N. TECHNOLOGY

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a five-year contract for consulting services and goods regarding CyberSecurity Program Development in an amount not to exceed \$2,000,000 to the top-ranked proposer: staff ranking - first, Virtuo Group Corporation; second, All Points Logistics, LLC; and third, Innove Strategy.

2. Approve an award to Netsync Network Solutions, Inc. for the purchase of consulting services and computer hardware, using the State of Texas Department of Information Resources Cooperative Purchasing Program, in an amount not to exceed \$125,000.

3. Award a contract to Cogent Infotech Corporation for Information Technology Project Management services, using the State of Texas Department of Information Resources Cooperative Purchasing Agreement, in an amount not to exceed \$108,000.

4. Award a purchase order to SHI Government Solutions, Inc. for annual renewal of Mimecast email management software maintenance and support, using the State of Texas Department of Information Resources Cooperative Purchasing Program, in an amount not to exceed \$60,000.

O. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding a proposed amendment to the agreement for legal services with Lynette Fons

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

O. ADJOURN MEETING

1. Next Meeting Requested - September 26, 2017
2. Adjourn Port Commission Meeting