

June 23, 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 June 27, 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, June 27, 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**

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**B. CHAIRMAN'S REMARKS**

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1. Governance, legislative, policy, and operational matters

**C. APPROVAL OF MINUTES**

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1. Port Commission Public Meeting - May 24, 2017

**D. PORT COMMISSION COMMITTEE UPDATES**

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1. Audit Committee Meeting - June 26, 2017
2. Pension and Benefits Meeting - June 26, 2017

**E. APPEARANCES**

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1. Captain Kevin Oditt, Commanding Officer of Coast Guard Sector Houston- Galveston, Captain of the Port
2. Public Comment

**F. STAFF REPORTS**

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

**G. EXECUTIVE**

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1. No items.

**H. COMMERCIAL**

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***General***

1. Approve Port Authority sponsorship of the 2018 Retail Industry Leaders Association Logistics Conference in an amount not to exceed \$65,000.

***Leases***

2. Approve a two-year lease agreement with Hapag-Lloyd (America) LLC for approximately 1,276 square feet of office space in the Barbours Cut Terminal Administration Building effective August 1, 2017 at an annual rental of \$22,671 with an annual 3% increase.

3. Approve a five-year lease agreement for a cellular tower with two automatic five-year renewals, subject to Landlord's and Tenant's respective termination rights under the lease, with GTE Mobilnet of South Texas Limited Partnership d/b/a Verizon Wireless, for 2,500 square feet and a licensed area for ingress, egress and utilities on Todville Road at Bayport, effective July 1, 2017 at an annual base rent of \$12,000, with an annual 3% increase.
4. Approve an amendment to extend the lease agreement with NuStar Logistics L.P., effective August 31, 2017, of approximately 1.24 acres including 440 ft. of waterfront out of Block 4 at the Turning Basin Area for an additional five years, at an annual starting rental of \$50,758, subject to annual rent escalation of the greater of 3% or Consumer Price Index.
5. Approve an amendment to extend the lease with Houston Terminal LLC for an additional three years effective September 1, 2017, for approximately 1,432 net rentable square feet of office space in Bayport Stevedore Support Building 3, at an annual rental of \$40,518 with an annual 3% increase.
6. Approve the change of control of HFOTCO, LLC from Alinda Capital Partners to SemGroup Corporation, in connection with two Port Authority leases 2011-0060 and 2012-0281.

## **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 for repair and oil testing of transformers at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal
  - (b) Request for competitive sealed bids for miscellaneous filters for Bayport Container Terminal, Barbours Cut Terminal, and Turning Basin Terminal
  - (c) Request for competitive sealed bids for captive replacement parts for Taylor handling equipment at Barbours Cut Terminal and Bayport Container Terminal
  - (d) Request for competitive sealed bids for Stevedore Support Buildings 2 and 3 repairs at Bayport Container Terminal
  - (e) Request for competitive sealed proposals for the purchase of wire ropes for Turning Basin Terminal, Barbours Cut Terminal, and Bayport Container Terminal
  - (f) Request for qualifications for the production of three high definition documentary style 30 second television commercials

## **J. HEALTH, SAFETY, SECURITY & EMERGENCY MANAGEMENT**

### ***Awards, Amendments, & Change Orders***

1. Award a purchase order to The Mariner Group LLC for the purchase of the CommandBridge situational awareness software, integration, and associated warranties, using a General Services Administration Purchasing Program, in an amount not to exceed \$631,000.

## **K. INFRASTRUCTURE**

### ***Awards, Amendments & Change Orders***

1. Approve staff's ranking of vendors and award a two-year environmental services contract for operating the Jacintoport Wastewater Treatment Plant and monitoring the Care Terminal wastewater holding tank in an amount not to exceed \$150,000 to the top-ranked proposer: staff ranking – first, Miggins Interest, LLC dba HydroTech Utilities; and second, Alphamar Group.
2. Award a construction contract to Dowley Security Systems, Inc. for the purchase and installation of security cameras, access control equipment, and other associated material for the Port Authority electrical switchyard facility at Barbours Cut Terminal, using the Local Government Purchasing Cooperative's BuyBoard Program, in an amount not to exceed \$121,550.
3. Approve a change order to Forde Construction Company, Inc. to perform additional work associated with the rehabilitation of pavement and drainage of Wharf No. 46 at Turning Basin Terminal in an amount not to exceed \$153,685.
4. Approve a change order to C. F. McDonald Electric, Inc. to perform additional work associated with the 12.47 kV electrical distribution system at Barbours Cut Terminal for debit amounts totaling \$78,605 and credit amounts totaling \$95,000, resulting in a net credit amount of \$16,395.

### ***Permits/Licenses/Pipeline Easements***

5. Issue a transmission/distribution line license to CenterPoint Energy Houston Electric, LLC for one 69-kV and one 138-kV transmission line over and across Greens Bayou in Houston.
6. Approve the renewal of expiring Port Authority licenses for new ten-year terms: HSC Pipeline Partnership, LLC and Shell Oil Company.
7. Issue a pipeline license to Magellan Pipeline Company, L.P. for one 24-inch crude oil pipeline under and across the Seymour Tract in Galena Park.
8. Amend a pipeline license for HFOTCO LLC dba Houston Fuel Oil Terminal Company to update the location of a proposed 24-inch crude oil pipeline under and across Carpenters Bayou in Houston.

## **L. OPERATIONS**

### ***Awards, Amendments & Change Orders***

1. Approve staff's ranking of vendors and award a twenty-four month maintenance and support services agreement for the Navis Terminal Operating System, EDI processing, custom code extension development, and associated hardware for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$554,000 to the top-ranked proposer: staff ranking – first, Bunnell Enterprises dba Total Network Solutions; and second, Versiant Corporation.
2. Award a two-year contract to Rail Work Track Systems for railroad repairs at Turning Basin Terminal in an amount not to exceed \$225,000.
3. Award a two-year contract to Texas Polymer Systems, the sole source provider, for purchase of Polycrete DC 6170 concrete patch mortar for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$250,000.

4. Award a three-year contract to TransTech of SC, Inc., the sole source provider, for purchase of spare and replacement parts for Stemmann-Technik cable reels on wharf cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$250,000.

5. Issue a purchase order to CLM Equipment for the purchase of one 2017 Kawasaki KCM 67Z7 wheel loader for Turning Basin Terminal, using the Houston-Galveston Area Council Cooperative Purchasing Program, in an amount not to exceed \$175,000.

6. Approve a change order to Yellowstone Landscape for mowing and landscape maintenance at Turning Basin Terminal in the amount not to exceed \$100,000, rescind the award of a new two-year contract to Yellowstone Landscape for mowing services and landscape maintenance, and authorize the re-advertisement and receipt of competitive sealed proposals for a new two-year contract for mowing services and landscape maintenance for Turning Basin Terminal.

**General**

7. 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. Approve staff's ranking of vendors and award a services contract, at no cost to the Port Authority, for vending services for the Executive Office Building and Port Coordination Center at the Turning Basin Terminal to the top-ranked proposer: staff ranking – first, Accent Food Services; second, Compass Group USA Inc. dba Canteen Vending Division; and third, Snack, Crackers and Pops Vending.

**N. TECHNOLOGY**

***Awards, Amendments & Change Orders***

1. Award a contract and purchase order to Xerox for the continuation of Multi-Function Printer devices for an additional five-years, using the State of Texas Department of Information Resources Cooperative Purchase program, in an amount not to exceed \$1,125,000.

2. Award a purchase order to Solid Border, Inc. for a one-year renewal of Palo Alto (firewall) Hardware and Software maintenance, using the State of Texas Department of Information Resources Cooperative Purchase program, in an amount not to exceed \$90,000.

3. Award a purchase order to CDW Government, LLC for a one-year renewal of NetApp (data storage) hardware and software maintenance, using the State of Texas Department of Information Resources Cooperative Purchase program, in an amount not to exceed \$450,000.

4. Award a purchase order to NetSync Network Solutions, Inc. for the replacement of unsupported network equipment as provided for in the Information Technology Master Plan, using the State of Texas Department of Information Resources Cooperative Purchase program, in an amount not to exceed \$300,000.

**O. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION**

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (i) claims of Orion Marine Construction, Inc., (ii) claims of Blanchard Contractors, Inc., and (iii) Texas Water Code Chapter 60, Subchapters N and O

2. Real Estate (Section 551.072, Texas Open Meetings Act), including deliberations regarding disposition of Wah Chang property and submerged lands, and acquisition of Bayport properties
3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)
4. Employment and Evaluation of Public Officers and Employees (Section 551.074, Texas Open Meetings Act), including deliberations regarding (i) public employees, and (ii) long term disability benefits provided to current beneficiary group
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**

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

**Q. EXECUTIVE**

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***General***

1. Approve a resolution ratifying adoption of Subchapter N of Chapter 60 of the Texas Water Code.
2. Consideration of and possible action to approve a policy to lease Port Authority submerged lands in Harris County for barge fleeting and staging to facilitate commerce and safe navigation.

**R. ADJOURN MEETING**

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1. Next Meeting Requested - July 25, 2017 - **Start time of 1:30PM**
2. Adjourn Port Commission Meeting