



PORT COMMISSION MEETING

February 23, 2021 – AGENDA



Tuesday, February 23, 2021
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

9:15 a.m.
111 East Loop North
Houston, TX 77029

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 - January 5, 2021
2. Port Commission Public Meeting - January 26, 2021

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

1. No items.

G. COMMERCIAL

Leases

1. Authorize the extended term of a month-to-month lease with Pontchartrain Partners, LLC for approximately 1-acre out of Spilman Island effective February 1, 2021 at an annual rental rate of \$25,621.
2. Authorize an amendment to the Lease Agreement with TPC Group, LLC for approximately 6-acres out of Block 3 at Sims Bayou, to extend the lease for an additional one-year term, effective no earlier than April 1, 2021, at an annual rental rate of \$248,584.
3. Authorize a one-year lease to SESCO Terminals Corp. for approximately 20,817 square feet out of the Wharf 1 warehouse located within Turning Basin West Terminal, effective no earlier than March 1, 2021, at an annual rental rate of \$41,634.

4. Approval to (i) assist SESCO Cement Corp. (SESCO) and its affiliate, America's International Corp. (AIC) with a request to the City of Houston for the abandonment of a portion of Wingate St., (ii) accept a fee simple interest in approximately 0.20 acre of the Wingate Street right-of-way from the City of Houston through abandonment, (iii) amend the current SESCO lease to include the right-of-way at no additional rental cost, (iv) and grant perpetual access to the 7300 Wingate St. property located on the southside of the abandoned right-of-way.

5. Authorize assignment of the SESCO Cement Corp. lease of approximately 20.14-acres out of the Turning Basin Terminal West area to its affiliate, SESCO Terminals Corp.

H. FINANCE

Awards, Amendments & Change Orders

1. Approve the purchase of insurance from various carriers effective March 1, 2021, for the Port Authority's primary and excess property and casualty insurance coverage needs, in a total amount not to exceed \$4,650,000.

2. Authorize \$1,500,000 to fund the Port Authority's self-insurance loss fund account for workers' compensation and liability claims for insurance year 2021-2022 and authorize its third-party claims administrator to pay claims in accordance with the Amended Insurance Program and Indemnification Policy dated February 2018.

I. INFRASTRUCTURE

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$79,751 for the condition assessment of infrastructure along the Wharf No. 18 dredge pipe route at Turning Basin Terminal to the top-ranked proposers: staff ranking – first, Freese and Nichols, Inc.; second, Gunda Corporation; and third, AECOM.

2. Approve staff's ranking of vendors and award an engineering and architectural services contract in an amount not to exceed \$68,000 for the design of the maintenance building addition and canopy enclosure at Bayport Container Terminal to the top-ranked proposers: staff ranking – first, Martinez Architects; second, AECOM Technical Services, Inc.; and third, Johnson & Pace Incorporated.

3. Approve staff's ranking of vendors and award a construction contract, conditional upon receipt of notice to proceed (NTP) from the Maritime Administration (MARAD), in an amount not to exceed \$85,337,000 to construct Wharf No. 6 at Bayport Container Terminal to the top-ranked proposer: staff ranking – first, McCarthy Building Companies, Inc.; second, Russell Marine, LLC; and third, Archer Western, LLC.

4. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$725,000 to perform construction material testing for the construction of Wharf No. 6 at Bayport Container Terminal to the top-ranked proposers: staff ranking – first, Aviles Engineering Corporation; second, Raba Kistner, Inc.; and third, Fugro USA.

5. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$13,698,500 for the rehabilitation of Container Yard 3 North at Barbours Cut Terminal to the top-ranked proposer: staff ranking – first, McCarthy Building Companies, Inc.; second, Satterfield & Pontikes Construction, Inc.; and third, Texas Sterling Construction Company.

6. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$210,000 to perform construction material testing for the rehabilitation of Container Yard 3 North at Barbours Cut Terminal to the top-ranked proposers: staff ranking - first, Ninyo & Moore; second, Terracon; third, Aviles Engineering Corporation; and fourth, Raba Kistner, Inc.
7. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,400,000 for the 2021 annual crane wharf and rubber tired gantry (RTG) crane painting at Barbours Cut Terminal and Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Blastco Texas, Inc.; second, TMI Coating, Inc.; and third, Southern Road & Bridge, LLC.
8. Award a construction contract to AlphaMar Group, Inc. for the 2021 annual splash zone paintings at Turning Basin Terminal in an amount not to exceed \$1,200,000.
9. Award a professional services contract to Lockwood, Andrews & Newnam, Inc. for construction/bid and design services for the rail spur at Bayport Container Terminal Phase 2 in an amount not to exceed \$150,000.
10. Amend the professional services contract with Walter P. Moore and Associates, Inc. to perform additional engineering services associated with the Sheds 30-31 roof at Turning Basin Terminal in an amount not to exceed \$47,500.
11. Amend the professional services contract with Hatch Associates Consultants, Inc. to perform additional engineering services associated with the expansion of gate facilities at Barbours Cut Terminal in an amount not to exceed \$411,765.
12. Approve a change order with Standard Constructors, Inc. to perform additional work associated with land development preparation south of Port Road at Bayport Container Terminal in an amount not to exceed \$46,339.

General

13. Authorize the Port Authority to enter into a Memorandum of Understanding with the Harris County Flood Control District to collaborate on the development of a wetlands mitigation bank.

Permits/Licenses/Pipeline Easements

14. Approve the renewal of the following expiring Port Authority licenses for new ten-year terms: CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Infrastructure Pipelines, LLC, CenterPoint Energy Resources Corporation d/b/a CenterPoint Energy Texas Gas Operations, Flint Hills Resources Chemical, LLC, and Valero Refining-Texas, LP.
15. Issue a marine construction permit to Pelican Marine Services, LLC for the construction of a barge dock in the Houston Ship Channel.
16. Issue a transmission line license to Comcast of Houston, LLC for one fiber optic cable line under the northwest side of East Barbours Cut Boulevard to the northwest side of George Altwater Boulevard at Barbours Cut Terminal.
17. Issue a transmission line license to AT&T for one fiber optic cable line under and along the Port Authority's Port Terminal Railroad Association's Northside Mainline railroad right-of-way.

18. Issue a pipeline license to Pasadena Refining System, Inc. for one 12-inch and one 6-inch mixed butanes pipelines and one valve site under, across, and along the Port Terminal Railroad Association's Southside Mainline railroad right-of-way.

19. Transfer from Sunoco Pipeline L.P. to Lone Star NGL Mont Belvieu Pipelines LLC, a pipeline license for crossing the Houston Ship Channel and the Port Terminal Railroad Association's Southside Mainline railroad right-of-way.

20. Issue a marine construction permit and to approve a private adjacency barge fleeting lease agreement with Houston Fleeting Services, LLC for approximately 30.14-acres of submerged lands in the San Jacinto River at a monthly rental amount of \$9,042 for a ten-year term.

1. OPERATIONS

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a contract in the amount not to exceed \$2,879,500 for the relocation of three wharf cranes from Bayport Container Terminal to Barbours Cut Terminal to the top-ranked proposer: staff ranking – first, ZPMC NA East Coast Inc. dba ZPMC USA, Inc.; second, Industrial & Crane Services, Inc.; and third, Sarens USA, Inc.

2. Approve staff's ranking of vendors and award a contract in the amount not to exceed \$76,365 for the purchase of electrical repair services for the central plant at Bayport Container Terminal to the top-ranked proposer: staff ranking – first, Pfeiffer & Sons, Ltd; second, Titan QPS; and third, Boyer, Inc.

3. Award a two-year contract to Kemah Hardware and Lumber Wholesale, LLC for the purchase of wood products for general maintenance and repairs to infrastructure at Bayport Container Terminal, Barbours Cut Terminal, and Turning Basin Terminal in an amount not to exceed \$400,000.

4. Award a contract to Wesco Distribution for the purchase of light emitting diode (LED) lighting for wharf cranes at Bayport Container Terminal in an amount not to exceed \$70,576.

5. Issue a two-year purchase order to Cintas Corporation for cleaning, rental, and purchase of uniforms for maintenance personnel at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the Local Government Purchasing Cooperative's BuyBoard, a cooperative purchasing program, in an amount not to exceed \$600,000.

General

6. Amend the Section 559 Reimbursable Services Agreement and Memorandum of Understanding with U.S. Customs and Border Protection in an amount not to exceed \$400,000 projected to cover two years of reimbursement for overtime services.

K. PEOPLE

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a professional services agreement in an amount not to exceed \$606,523 for an initial three-year term beginning April 1, 2021, with an additional two-year renewal option for cleaning services for the Executive Office Building, Port Coordination Center, Central Maintenance buildings, Sam Houston Pavilion, and ten Gatehouses at the Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Unicare Building Maintenance Inc.; second, Kleen-Tech Services, Inc.; and third, Facilities Maintenance Resources.

L. PORT SECURITY AND EMERGENCY OPERATIONS

Awards, Amendments & Change Orders

1. Issue a purchase order to Metro Fire Apparatus Specialists, Inc. for the purchase of nine self-contained breathing apparatuses, nine cylinders, and nine masks, using the Houston-Galveston Area Council's cooperative purchasing program, in an amount not to exceed \$80,000.

M. TECHNOLOGY

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a professional services contract in an amount of \$840,000 for Next Generation Enterprise Resource Planning (Next Gen ERP) – Phase II to the top-ranked proposers: staff ranking - first, Deloitte Consulting, LLP; second, KPMG, LLC; and third, Berry, Dunn, McNeil & Parker, LLC.

2. Approve staff's ranking of vendors and award a professional services contract in an amount of \$180,000 for project coordination services in support of the Next Generation Enterprise Resource Planning (Next Gen ERP) – Phase II program to the top-ranked proposers: staff ranking - first, BKJ Global Management Consulting, LLC; second, Sierra Digital, Inc.; and third, iKW Solutions.

N. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act)
2. Real Estate (Section 551.072, Texas Open Meeting Act), including disposition of Beltway 8 and Barbours Cut Terminal vicinity properties and Houston Ship Channel and miscellaneous properties
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)
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

O. RECONVENE OPEN MEETING

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

P. ADJOURN MEETING

1. Next Meeting Requested - March 23, 2021
2. Adjourn Port Commission Meeting

G. COMMERCIAL

Subject **1. Authorize the extended term of a month-to-month lease with Pontchartrain Partners, LLC for approximately 1-acre out of Spilman Island effective February 1, 2021 at an annual rental rate of \$25,621.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, authorize the extended term of a month-to-month lease with Pontchartrain Partners, LLC for approximately 1-acre out of Spilman Island effective February 1, 2021 at an annual rental rate of \$25,621, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals [STRATEGIC GOAL #3 - PARTNERSHIPS \(Develop and Strengthen External Partnerships\)](#)

Category:

Leases

Department:

Real Estate

Staff Contact:

R. D. Tanner

Background:

The Port Authority currently has a month-to-month lease with Pontchartrain Partners, LLC at the Port Authority's Spilman Island property that will have been in effect for one-year as of February 1, 2021. Pontchartrain Partners, LLC annual rental is \$25,621 and is based upon the premium rate for a month-to-month lease. Pontchartrain Partners, LLC uses the leased premises for crew parking, shift change, and a laydown area for work related to U.S. Army Corps of Engineers projects.

An amendment to the Water Code adopted in the 2011 legislative session requires that the Port Commission approve month-to-month leases in effect for more than one year.

Staff Evaluation/Justification:

Staff recommends the Port Commission authorize the extended term of a month-to-month lease with Pontchartrain Partners, LLC.

G. COMMERCIAL

Subject **2. Authorize an amendment to the Lease Agreement with TPC Group, LLC for approximately 6-acres out of Block 3 at Sims Bayou, to extend the lease for an additional one-year term, effective no earlier than April 1, 2021, at an annual rental rate of \$248,584.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, approve an amendment to the Lease Agreement with TPC Group, LLC for approximately 6-acres out of Block 3 at Sims Bayou, to extend the lease for an additional one-year term, effective no earlier than April 1, 2021, at an annual rental rate of \$248,584, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals [STRATEGIC GOAL #3 - PARTNERSHIPS \(Develop and Strengthen External Partnerships\)](#)

Category:
Leases

Department:
Real Estate

Staff Contact:
R. D. Tanner

Background:
By Minute No. 2020-0428-09, the Port Commission authorized the Port Authority and TPC Group, LLC to enter into a one-year lease term for approximately 6-acres at the Sim Bayou, Port Authority Block 3. The property is used for parking vehicles for the lessee's contract refinery personnel.

Staff Evaluation/Justification:
Staff recommends the Port Commission approve the proposed lease amendment and extension.

G. COMMERCIAL

Subject **3. Authorize a one-year lease to SESCO Terminals Corp. for approximately 20,817 square feet out of the Wharf 1 warehouse located within Turning Basin West Terminal, effective no earlier than March 1, 2021, at an annual rental rate of \$41,634.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, approve a one-year lease to SESCO Terminals Corp. for approximately 20,817 square feet out of the Wharf 1 warehouse located within Turning Basin West Terminal, effective no earlier than March 1, 2021, at an annual rental rate of \$41,634, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)

Category:
Leases

Department:
Real Estate

Staff Contact:
R. D. Tanner

Background:
Sesco Cement Corp. (Sesco) has requested to lease the front half of the Turning Basin Wharf 1 warehouse (approximately 20,817 sq. ft. out of the total 41,634 sq. ft.) to its affiliate SESCO Terminals Corp. for a term of one year.

Tenant would use the property for storage of cement in super sacks and other packed cement products.

Sesco is also seeking approval for assignment of its existing lease to this affiliate at the February 2021 Port Commission meeting.

Staff Evaluation/Justification:

Staff recommends the Port Commission authorize a one-year term lease to SESCO's affiliate, SESCO Terminals, Corp. for approximately 20,817 square feet of warehouse space effective no earlier than March 1, 2021.

G. COMMERCIAL

Subject 4. Approval to (i) assist SESCO Cement Corp. (Sesco) and its affiliate, America's International Corp. (AIC) with a request to the City of Houston for the abandonment of a portion of Wingate St., (ii) accept a fee simple interest in approximately 0.20 acre of the Wingate Street right-of-way from the City of Houston through abandonment, (iii) amend the current SESCO lease to include the right-of-way at no additional rental cost, (iv) and grant perpetual access to the 7300 Wingate St. property located on the southside of the abandoned right-of-way.

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, authorize the Port Authority to (i) assist SESCO Cement Corp. (Sesco) and its affiliate, America's International Corp. (AIC) with a request to the City of Houston for the abandonment of a portion of Wingate St., (ii) accept a fee simple interest in approximately 0.20 acre of the Wingate Street right-of-way from the City of Houston through abandonment, (iii) amend the current SESCO lease to include the right-of-way at no additional rental cost, (iv) and grant perpetual access to the 7300 Wingate St. property located on the southside of the abandoned right-of-way, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)

Category:
Leases

Department:
Real Estate

Staff Contact:
R. D. Tanner

Background:
The Port Authority's tenant SESCO Cement Corp. (Sesco) and its America's International Corp. (AIC), owner of 7300 Wingate Street, the old Customs Building property, have requested the Port Authority's assistance in their request to the City of Houston (City) for the abandonment of a portion of Wingate Street. As an adjacent property owner to the subject portion of Wingate St., the Port Authority's participation in this right of way (R.O.W.) abandonment request is required by the City.

Sesco is primarily seeking closure of the R.O.W. to better utilize the area for operational purposes, ensure safety/security to its leased premises, and provide better control of ingress/egress of vehicular traffic.

AIC has agreed to grant its south-half portion of the abandoned R.O.W. to the Port Authority at no cost, upon the City's completion of the abandonment. In exchange for incurring the cost of the closure/abandonment and for conveying ownership of the AIC half of the R.O.W. to the Port Authority, SESCO requests that the portion of the abandoned R.O.W. be amended to be included in its adjacent leased premise at no additional rental cost for the term of the lease and that access be granted to the 7300 Wingate St. property.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the Port Authority participation in abandonment of the of Wingate St. R.O.W., on the terms described herein.

G. COMMERCIAL

Subject **5. Authorize assignment of the SESCO Cement Corp. lease of approximately 20.14-acres out of the Turning Basin Terminal West area to its affiliate, SESCO Terminals Corp.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, authorize assignment of the SESCO Cement Corp. lease of approximately 20.14-acres out of the Turning Basin Terminal West area to its affiliate SESCO Terminals Corp., and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals [STRATEGIC GOAL #3 - PARTNERSHIPS \(Develop and Strengthen External Partnerships\)](#)

Category:

Leases

Department:

Real Estate

Staff Contact:

R. D. Tanner

Background:

SESCO Cement Corp. (SESCO Cement) is requesting in connection to with a restructuring by its lease hold interest to its affiliate, SESCO Terminals Corp. (SESCO Terminals). SESCO Cement's parent company BBM U.S. Holdings, with no change of control. SESCO Cement would be the commercial arm of the business and SESCO Terminals the entity to construct and operate the marine terminal at the Port Authority.

SESCO Cement has agreed that its \$500,000 performance deposit under its lease and currently deposited with the Port Authority, would remain in place for the purposes of this lease assignment.

SESCO Cement has invested upwards of \$73 million in improvements to the leased premises and its lease was recently amended to extend the initial term of thirty-one years and six months to fifty-years. SESCO Cement has also maintained a good rental payment history since the commencement of their lease on June 1, 2017.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve assignment of the SESCO Cement lease of approximately 20.14-acres out of the Turning Basin West Terminal area to its affiliate, SESCO Terminals subject to terms and conditions as set forth herein.

H. FINANCE

Subject	1. Approve the purchase of insurance from various carriers effective March 1, 2021, for the Port Authority's primary and excess property and casualty insurance coverage needs, in a total amount not to exceed \$4,650,000.
Meeting	Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	<p>The Port Commission, at its February 23, 2021 meeting, (i) approve the purchase of insurance from various carriers effective March 1, 2021, for the Port Authority's primary and excess property and casualty insurance coverage needs as set forth below and attached, in a total amount not to exceed \$4,650,000, (ii) authorize contract renewal negotiations with the insurance carriers prior to contract expiration, to better determine in advance the need to issue a formal request for proposals for the next contract year, and (iii) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.</p> <p>(A) Property Coverage - Total \$3,544,531</p> <p>(1) All Risks Property - Real and personal property/contents - \$1,611,583 (Multi-Layered Program)</p> <p>(2) Cranes (Contractor's Equipment) - \$1,816,719 (Multi-Layered Program)</p> <p>(3) Terrorism - \$26,231 with Lloyd's Syndicate</p> <p>(4) Boiler & Machinery/Equipment Breakdown - \$89,998 (Lloyd's of London)</p> <p>(B) Liability Coverages - \$1,711,500, inclusive of various policies (depicted on P/C Insurance Renewal Premium Comparison chart)</p> <p>(1) Excess Workers' Compensation - \$236,897 with carrier, Midwest Employers</p> <p>(2) Excess Umbrella (3rd year) - \$635,014 with Lloyd's of London</p> <p>(3) Public Officials - \$139,518 with carriers, AIG and ACE</p> <p>(4) Cyber - \$50,717 with carrier, Tokio Marine, Houston Casualty Co</p> <p>(5) Crime - \$8,500 with carrier, Travelers</p> <p>(6) Fiduciary - \$44,600 with carrier, Great American</p> <p>(7) Fire Truck Auto - \$11,962 with carrier, Great American</p> <p>(8) Mobile Command Center - \$24,580 with carriers, Travelers, Lloyds of London</p> <p>(9) Policies for Commissioner bonds, special events, and boards with various carriers, totaling \$19,925</p> <p>(C) Environmental Coverage - \$376,849 with carrier, Steadfast Insurance Co</p> <p>(D) Marine Coverage - \$175,830 (Multi-layered Carriers)</p> <p>(1) Vessels - Hull/Protection & Indemnity - \$165,257</p> <p>(2) Vessels - Broad Form Pollution - \$10,573</p>

Category:

Awards, Amendments & Change Orders

Department:

Risk Management

Staff Contact:

Norma Essary

Background:

By Minute No. 2020-0623-14, the Port Commission awarded a one-year contract extension to McGriff, Seibels & Williams of Texas, Inc. (McGriff) to serve as the Port Authority's Broker of Record in the procurement of Property and Casualty insurance coverage.

McGriff's contractual responsibilities include assisting staff in the development of insurance specifications, submitting those specifications to select insurance markets, assisting in evaluating proposals received,

assisting in negotiating policy terms and conditions with carriers, and making recommendations for placement of coverage.

Staff Evaluation/Justification:

Staff recommends, and McGriff concurs, that the Port Authority enter into contracts with the carriers indicated herein for the type of coverage and maximum annual premiums listed, as providing the best value to the Port Authority to address its property and casualty risk exposures.

The total amount requested by staff of \$4,650,000 takes into account that premiums on several policies are subject to adjustment for asset additions, actual payroll amounts, and revenue, as well as the timing and values of asset additions.

Exhibit "A"

Property/Equipment Coverages	Carrier	Premium \$
Boiler & Machinery/Equip Breakdown	Travelers	89,998
Contractors Equipment (<i>Wharf Cranes</i>)	Layered Program: Lloyd's / Travelers Lexington / HDI Core/Starstone IAT Everest / West RSUI	1,816,719
Property (<i>Buildings, Contents, EDP</i>)	Layered Program: Lloyd's / Swiss Re / Velocity Hallmark Lexington Westchester Core / Starstone Specialty Ironshore Lloyd's / Navigators Arch Aspen Colony Kinsale Axis Markel	1,611,583
Terrorism (Buildings & Wharf Cranes)	Lloyd's / Miller	28,231

Liability Coverages	Carrier	Premium \$
Excess Workers' Compensation	Midwest Employers	236,897
Excess Umbrella	Lloyd's of London	635,014
Public Officials (primary \$10M)	AIG	82,225
Public Officials (excess \$10M)	ACE	57,293
Public Officials' Bonds (and notaries)	Old Republic Surety	3,576
Fiduciary Liability	Great American	8,500
Crime	Travelers	50,717
Cyber	Houston Casualty Co.	44,600
Fiduciary Liability	Great American	11,962
Fire Truck Auto PD	Great American	2,500
Foreign Package	AIG	24,550
Mobile Command Center	Travelers Lloyd's	5,096
UST/AST	Commerce & Industry	7,612

Environmental Legal Liability	Carrier	Premium \$
Environmental – Dredge Sites	Steadfast Ins. Co.	376,849

Marine Coverage	Carrier	Premium \$
Hull/Protection & Indemnity	Berkeley Offshore / JH Blades	165,257
Broad Form Pollution for P&I	State National / Starr / Ascot	10,573

Miscellaneous Coverages	Carrier	Premium \$
Special Events Liability	Nationwide Ins. Co.	7,612
Port Houston Partners in Maritime – D&O	Federal Ins. Co.	1,141

H. FINANCE

Subject **2. Authorize \$1,500,000 to fund the Port Authority's self-insurance loss fund account for workers' compensation and liability claims for insurance year 2021-2022 and authorize its third-party claims administrator to pay claims in accordance with the Amended Insurance Program and Indemnification Policy dated February 2018.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, authorize \$1,500,000 to fund the Port Authority's self-insurance loss fund account for workers' compensation and liability claims for the insurance year 2021-2022 and authorize its third-party claim administrator to pay claims from such account in accordance with the Amended Insurance Program and Indemnification Policy dated February 2018, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Risk Management

Staff Contact:

Norma Essary

Background:

By Minute No. 2010-0928-09, the Port Commission authorized establishment of a self-insurance program effective March 1, 2010. Port Authority staff recommended several minor amendments in February 2015 and March 2018, and those were subsequently approved by the Port Commission when it adopted an Amended Insurance Program and Indemnification Policy (Program) by Minute No. 2015-0224-40, as amended by Minute No. 2018-0327-13. The Program has been a cost-effective risk financing alternative to traditional insurance, and would provide protection for the Port Authority, the Port Commission, and employees for the insurance year from March 1, 2021 to February 28, 2022.

Staff Evaluation/Justification:

Based upon actuarial projections as of June 30, 2020, staff recommends the Port Commission authorize \$1,500,000 to be added into the dedicated self-insurance loss fund account to pay for all covered claim costs and expenses related to workers' compensation and liability claims expected to be incurred during the 2021-2022 insurance year.

These funds are initially retained by the Port Authority; periodic transfers would be made to the Port Authority's third-party claim administrator on an "as-needed" basis to enable payment of claim costs.

I. INFRASTRUCTURE

Subject **1. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$79,751 for the condition assessment of infrastructure along the Wharf No. 18 dredge pipe route at Turning Basin Terminal to the top-ranked proposers: staff ranking – first, Freese and Nichols, Inc.; second, Gunda Corporation; and third, AECOM.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting:
(a) approve staff's ranking of vendors, based on the selection criteria, in the following order – first, Freese and Nichols, Inc.; second, Gunda Corporation; and third, AECOM;
(b) award a professional services contract to Freese and Nichols, Inc., the top-ranked proposer for the condition assessment of infrastructure along the Wharf No. 18 dredge pipe route at Turning Basin Terminal in an amount not to exceed \$79,751;
(c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and
(d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals **STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)**

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

The first phase of this project consists of condition assessment of the existing infrastructure along the dredge pipe route originating from Wharf No. 18 and recommendations for repair or replacement. The Port Authority expects to later request additional professional services for the final design and construction phase of the work.

The Port Authority notified vendors regarding its request for qualifications (RFQs) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Twenty-seven vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On December 2, 2020, eight RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required analysis and design services:

- Freese and Nichols, Inc.
- Gunda Corporation
- AECOM

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Freese and Nichols, Inc. for the condition assessment of infrastructure along the Wharf No. 18 dredge pipe route at Turning Basin Terminal, and act as otherwise described above.

I. INFRASTRUCTURE

Subject 2. Approve staff's ranking of vendors and award an engineering and architectural services contract in an amount not to exceed \$68,000 for the design of the maintenance building addition and canopy enclosure at Bayport Container Terminal to the top-ranked proposers: staff ranking – first, Martinez Architects; second, AECOM Technical Services, Inc.; and third, Johnson & Pace Incorporated.

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting:

- (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Martinez Architects; second, AECOM Technical Services, Inc.; and third, Johnson & Pace Incorporated;
- (b) award a professional services contract to Martinez Architects, the top-ranked proposer for the design of the maintenance building addition and canopy enclosure at Bayport Container Terminal in an amount not to exceed \$68,000;
- (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and
- (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project consists of:

- Preparation of a design package for enclosing the existing open air canopy and the addition of a new open-air canopy expansion, with associated drainage, pavement, and utility plans.
- Provide bid and construction phase services.

The Port Authority notified vendors regarding its request for qualifications (RFQs) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Twenty-three vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On October 21, 2020, ten RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required analysis and design services:

- Martinez Architects
- AECOM Technical Services, Inc.
- Johnson & Pace Incorporated

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Martinez Architects for the design of the maintenance building addition and canopy enclosure at Bayport Container Terminal, and act as otherwise described above.

I. INFRASTRUCTURE

Subject **3. Approve staff's ranking of vendors and award a construction contract, conditional upon receipt of notice to proceed (NTP) from the Maritime Administration (MARAD), in an amount not to exceed \$85,337,000 to construct Wharf No. 6 at Bayport Container Terminal to the top-ranked proposer: staff ranking - first, McCarthy Building Companies, Inc.; second, Russell Marine, LLC; and third, Archer Western, LLC.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting:
(a) approve staff's ranking of the vendors providing best value to the Port Authority, based on the selection criteria, in the following order - first, McCarthy Building Companies, Inc.; second, Russell Marine, LLC; and third, Archer Western, LLC;
(b) award a construction contract, conditional upon receipt of notice to proceed (NTP) from the Maritime Administration (MARAD), to McCarthy Building Companies, Inc. to construct Wharf No. 6 at Bayport Container Terminal, in an amount not to exceed \$85,337,000;
(c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and
(d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals [STRATEGIC GOAL #2 - INFRASTRUCTURE \(Optimize Infrastructure and Channel Capacity to Serve the Region\)](#)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project consists of constructing a new 1000 linear-foot wharf at the Bayport Container Terminal. The project also consists of dredging and excavating of dry and submerged land, building a new Stevedore Support Building, and installing electrical infrastructure. The dredged and excavated material will be drained and compacted within 55 acres south of Port Road for future commercial development. The excess material would be stored on Cruise Terminal Road.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSPs) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Sixty-four vendors downloaded the project materials from BuySpeed.

The Port Authority would enter into a grant agreement with the United States Department of Transportation providing for: (i) award of a Port Infrastructure Development grant totaling \$21,840,000 (approximately 23%) to partially fund the construction; (ii) the Port Authority's commitment to fund the balance of the construction; and (iii) the terms for administration of the award by MARAD.

The award is conditional upon final approval, execution, and NTP from the MARAD.

Staff Evaluation/Justification:

On January 6, 2021, four CSPs were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Following staff Executive Committee review, staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- McCarthy Building Companies, Inc.
- Russell Marine, LLC
- Archer Western, LLC

Staff recommends that the Port Commission award a contract to McCarthy Building Companies, Inc. and act as otherwise described above.

I. INFRASTRUCTURE

Subject 4. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$725,000 to perform construction material testing for the construction of Wharf No. 6 at Bayport Container Terminal to the top-ranked proposers: staff ranking - first, Aviles Engineering Corporation; second, Raba Kistner, Inc.; and third, Fugro USA.

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting:

- (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Aviles Engineering Corporation; second, Raba Kistner, Inc.; and third, Fugro USA;
- (b) award a professional services contract to Aviles Engineering Corporation to perform construction material testing for the construction of Wharf No. 6 at Bayport Container Terminal, in an amount not to exceed \$725,000;
- (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and
- (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This procurement includes construction material testing services during the proposed construction of Wharf No. 6 at Bayport Container Terminal. Per Section 60.463(c) of the Texas Water Code, in certain circumstances the Port Authority is required to hire a third-party inspection firm to independently test the acceptability of construction material installed by the contractor. This procurement would provide such third-party inspection services.

The Port Authority notified vendors regarding its request for qualifications (RFQs) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Seventeen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On December 6, 2020, ten RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- Aviles Engineering Corporation
- Raba Kistner, Inc.
- Fugro USA

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Aviles Engineering Corporation and act as otherwise described above.

I. INFRASTRUCTURE

Subject **5. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$13,698,500 for the rehabilitation of Container Yard 3 North at Barbours Cut Terminal to the top-ranked proposer: staff ranking - first, McCarthy Building Companies, Inc.; second, Satterfield & Pontikes Construction, Inc.; and third, Texas Sterling Construction Company.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting:
(a) approve staff's ranking of the vendors providing best value to the Port Authority, based on the selection criteria, in the following order - first, McCarthy Building Companies, Inc.; second, Satterfield & Pontikes Construction, Inc.; and third, Texas Sterling Construction Company;
(b) award a construction contract to McCarthy Building Companies, Inc. for the rehabilitation of Container Yard 3 North at Barbours Cut Terminal, in an amount not to exceed \$13,698,500;
(c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and
(d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals [STRATEGIC GOAL #2 - INFRASTRUCTURE \(Optimize Infrastructure and Channel Capacity to Serve the Region\)](#)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project consists of rehabilitating the northern 10 acres of Container Yard 3 to install 18 inches of roller compacted concrete. The project will also relocate high-mast light poles, and install trench drains, sewer lines, and the electrical and communication infrastructure for container yard operations.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSPs) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Thirty vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On December 30, 2020, seven CSPs were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Following staff Executive Committee review, staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- McCarthy Building Companies, Inc.
- Satterfield & Pontikes Construction, Inc.

- Texas Sterling Construction Company

Staff recommends that the Port Commission award a contract to McCarthy Building Companies, Inc. and act as otherwise described above.

I. INFRASTRUCTURE

Subject **6. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$210,000 to perform construction material testing for the rehabilitation of Container Yard 3 North at Barbours Cut Terminal to the top-ranked proposers: staff ranking - first, Ninyo & Moore; second, Terracon; third, Aviles Engineering Corporation; and fourth, Raba Kistner, Inc.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting:
 (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Ninyo & Moore; second, Terracon; third, Aviles Engineering Corporation; and fourth, Raba Kistner, Inc.;
 (b) award a professional services contract to Ninyo & Moore to perform construction material testing for the rehabilitation of Container Yard 3 North at Barbours Cut Terminal, in an amount not to exceed \$210,000;
 (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and
 (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals [STRATEGIC GOAL #2 - INFRASTRUCTURE \(Optimize Infrastructure and Channel Capacity to Serve the Region\)](#)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This procurement includes construction material testing services during the proposed rehabilitation of Container Yard 3 North at Barbours Cut Terminal. Per Section 60.463(c) of the Texas Water Code, in certain circumstances the Port Authority is required to hire a third-party inspection firm to independently test the acceptability of construction material installed by the contractor. This procurement would provide such third-party inspection services.

The Port Authority notified vendors regarding its request for qualifications (RFQs) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Seventeen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On January 13, 2021, ten RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- Ninyo & Moore
- Terracon

- Aviles Engineering Corporation
- Raba Kistner, Inc.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Ninyo & Moore and act as otherwise described above.

I. INFRASTRUCTURE

Subject **7. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,400,000 for the 2021 annual crane wharf and rubber tired gantry (RTG) crane painting at Barbours Cut Terminal and Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Blastco Texas, Inc.; second, TMI Coating, Inc.; and third, Southern Road & Bridge, LLC.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting:

- (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Blastco Texas, Inc.; second, TMI Coating, Inc.; and third, Southern Road & Bridge, LLC;
- (b) award a contract to Blastco Texas, Inc. for the 2021 annual wharf and RTG crane painting at Barbours Cut Terminal and Bayport Container Terminal in 2021, in an amount not to exceed \$1,400,000;
- (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and
- (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals [STRATEGIC GOAL #2 - INFRASTRUCTURE \(Optimize Infrastructure and Channel Capacity to Serve the Region\)](#)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project scope consists of crane painting at Barbours Cut Terminal and Bayport Container Terminal.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSPs) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Six vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On January 20, 2021, three CSPs were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- Blastco Texas, Inc.
- TMI Coating, Inc.
- Southern Road & Bridge, LLC

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Blastco Texas, Inc. and act as otherwise described above.

I. INFRASTRUCTURE

Subject **8. Award a construction contract to AlphaMar Group, Inc. for the 2021 annual splash zone paintings at Turning Basin Terminal in an amount not to exceed \$1,200,000.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, award a construction contract to AlphaMar Group, Inc. for the 2021 annual splash zone paintings at Turning Basin Terminal in an amount not to exceed \$1,200,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals **STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)**

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project consists of removing old paint and rust from bulkhead sheet piling, preparation of the steel, and repainting the sheet and round pilings.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSPs) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Ten vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On January 27, 2021, two CSPs were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria and one was deemed non-responsive.

Staff recommends that the Port Authority award a contract to AlphaMar Group, Inc., the responsible proposer for the 2021 annual splash zone paintings at Turning Basin Terminal.

I. INFRASTRUCTURE

Subject **9. Award a professional services contract to Lockwood, Andrews & Newnam, Inc. for construction/bid and design services for the rail spur at Bayport Container Terminal Phase 2 in an amount not to exceed \$150,000.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, award a professional services contract to Lockwood, Andrews & Newnam, Inc. for construction/bid phase and design services for the rail spur at Bayport Container Terminal Phase 2 in an amount not to exceed \$150,000, and authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals [STRATEGIC GOAL #2 - INFRASTRUCTURE \(Optimize Infrastructure and Channel Capacity to Serve the Region\)](#)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

The scope of work of this professional services contract would consist re-packaging the existing plans and specifications for procurement of remaining work for the Rail Spur at Bayport Container Terminal, Phase 2 project. Staff anticipates that a request to amend the contract for construction phase services and any additional services may be made to the Port Commission in the future if deemed necessary.

Staff Evaluation/Justification:

Staff recommends that the Port Commission award a professional services contract to Lockwood, Andrews & Newnam, Inc. and act as otherwise described above.

I. INFRASTRUCTURE

Subject **10. Amend the professional services contract with Walter P. Moore and Associates, Inc. to perform additional engineering services associated with the Sheds 30-31 roof at Turning Basin Terminal in an amount not to exceed \$47,500.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, approve an amendment to the professional services contract with Walter P. Moore and Associates to perform additional engineering services associated with the Sheds 30-31 roof at Turning Basin Terminal in an amount not to exceed \$47,500, and authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals **STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)**

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

On June 18, 2020 a professional services contract was issued to Walter P. Moore and Associates to perform additional engineering services associated with the Sheds 30-31 roof at Turning Basin Terminal.

This proposed amendment would consist of costs to design and prepare construction documents for a metal panel overlay roofing retrofit system, and construction phase services, in the amount of \$47,500. Since the original purchase order amount was \$25,500, this would result in a total contract amount of \$73,000.

This is the first amendment to this contract, for a total amendment value to date of \$47,500, which represents an increase of 186% of the original contract value.

Staff Evaluation/Justification:

Staff has reviewed Walter P. Moore and Associates's proposal and found it to be fair and reasonable.

Staff recommends the Port Commission approve the amendment of the professional services contract with Walter P. Moore and Associates.

I. INFRASTRUCTURE

Subject **11. Amend the professional services contract with Hatch Associates Consultants, Inc. to perform additional engineering services associated with the expansion of gate facilities at Barbours Cut Terminal in an amount not to exceed \$411,765.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, approve an amendment to the professional services contract with Hatch Associates Consultants, Inc. to perform additional engineering services associated with the expansion of gate facilities at Barbours Cut Terminal in an amount not to exceed \$411,765, and authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals [STRATEGIC GOAL #2 - INFRASTRUCTURE \(Optimize Infrastructure and Channel Capacity to Serve the Region\)](#)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

By Minute No. 2018-0517-15, the Port Commission awarded a professional services contract to Hatch Associates Consultants, Inc. to perform supplemental services associated with the expansion of gate facilities at Barbours Cut Terminal.

This is the fourth amendment to this contract, for a total amendment value to date of \$444,225, which represents an increase of 13.48% of the original contract value.

This proposed amendment would consist of:

- Cost to attend addition progress meetings (\$48,165)
- Cost for additional phase services from 1/2021 to 4/2021 (\$318,600)
- Engineering design cost to design infrastructure to accommodate 8 guard booths at the TWIC lane (\$45,000)

Staff Evaluation/Justification:

Staff has reviewed Hatch Associates Consultants, Inc.'s proposal and found it to be fair and reasonable.

Staff recommends the Port Commission approve the amendment of the professional services contract with Hatch Associates Consultants, Inc.

I. INFRASTRUCTURE

Subject **12. Approve a change order with Standard Constructors, Inc. to perform additional work associated with land development preparation south of Port Road at Bayport Container Terminal in an amount not to exceed \$46,339.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, approve a change order with Standard Constructors, Inc. to perform additional work associated with land development preparation south of Port Road at Bayport Container Terminal in an amount not to exceed \$46,339, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals **STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)**

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

By Minute No. 2020-0623-91, the Port Commission awarded a construction contract to Standard Constructors, Inc. for land development preparation south of Port Road at Bayport Container Terminal.

This change order is the third change order to this contract, for a total change order value to date of \$110,908.97, which represents an increase of 1.42% of the original contract value.

This change order includes the following items:

- The cost for material and installation of cement stabilized sand and limestone base, which are out-of-scope material
- A time extension of 2 additional calendar days for the installation of new materials

Staff Evaluation/Justification:

Port Authority staff has reviewed the proposal submitted by Standard Constructors, Inc. and found it to be fair and reasonable. Therefore, staff recommends that the Port Commission authorize this change order.

I. INFRASTRUCTURE

Subject **13. Authorize the Port Authority to enter into a Memorandum of Understanding with the Harris County Flood Control District to collaborate on the development of a wetlands mitigation bank.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, authorize the Port Authority to enter into a Memorandum of Understanding with the Harris County Flood Control District to collaborate on the development of a wetlands mitigation bank, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals Strategic Objective 4a. - Implement an innovative environmental leadership strategy
STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)
STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)

Category:

General

Department:

Environmental Affairs Department

Staff Contact:

Trae Camble

Background:

The Port Authority is seeking to enter into a Memorandum of Understanding (MOU) with Harris County Flood Control District. The MOU would support collaboration on the development of a wetlands mitigation bank to compensate for future project impacts to wetlands and aquatic resources.

Staff Evaluation/Justification:

As the Port Authority continues to purchase and develop properties, the need to mitigate wetland impacts remains constant, and the current procedure requires the purchase of wetland credits from appropriate wetland mitigation banks. Prices for credits vary greatly based on availability at time of need.

Staff anticipates that many advantages could be gained by the Port Authority with development of its own mitigation bank to supply credits. Moving forward with what this may entail from the standpoint of time and financial obligations would be further developed with this MOU.

Staff recommends the Port Commission authorize a MOU with Harris County Flood Control District.

I. INFRASTRUCTURE

Subject **14. Approve the renewal of the following expiring Port Authority licenses for new ten-year terms: CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Infrastructure Pipelines, LLC, CenterPoint Energy Resources Corporation d/b/a CenterPoint Energy Texas Gas Operations, Flint Hills Resources Chemical, LLC, and Valero Refining-Texas, LP.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, authorize the Port Authority to approve the renewal of the following expiring licenses for new ten-year terms: CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Infrastructure Pipelines, LLC, CenterPoint Energy Resources Corporation d/b/a CenterPoint Energy Texas Gas Operations, Flint Hills Resources Chemical, LLC, and Valero Refining-Texas, LP, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

The pipeline licensees listed below have applied to renew their licenses:

Company	File No.	License Fee
CenterPoint Energy Houston Electric, LLC	1991-0029	\$3,906
CenterPoint Energy Infrastructure Pipelines, LLC	2000-0200	\$88,700
CenterPoint Energy Resources Corporation d/b/a CenterPoint Energy Texas Gas Operations	2010-0379	\$0
Flint Hills Resources Chemical, LLC	2000-0270	\$5,302
Valero Refining-Texas, LP	1991-0197	\$6,124
Total		\$104,032

Staff Evaluation/Justification:

The applications were reviewed and approved by the Port Authority's Channel Operations department and the Port Terminal Railroad Association when applicable. The licenses are to be renewed subject to the Port Authority's usual terms and conditions.

Staff recommends approval.

I. INFRASTRUCTURE

Subject **15. Issue a marine construction permit to Pelican Marine Services, LLC for the construction of a barge dock in the Houston Ship Channel.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, authorize the Port Authority to issue a marine construction permit to Pelican Marine Services, LLC for the construction of a barge dock in the Houston Ship Channel, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

Pelican Marine Services, LLC (Pelican), Port Authority File No. 2020-0366, has applied to construct a new barge dock in the Houston Ship Channel, in the William Harris and D. Carpenter Survey, A-28.

Pelican is a wholly owned subsidiary of Canal Barge Company, Inc. (Canal). Canal is a family owned, independent marine transportation company headquartered in New Orleans, Louisiana and was founded in 1933. The Port Authority issued a barge fleeting lease to Pelican in 2019.

The lease has an initial term of five years with an optional termination with six months' notice, and may be renewed yearly after the initial term. The proposed barge dock would relocate Pelican's current operations to a new facility at the Stolthaven Houston, Inc. (Stolt) property. The Port Commission previously approved the construction of a barge dock to Stolt in 2019, and the Stolt dock is still planned for future construction after the Pelican lease is terminated.

The Pelican facility would be used to clean empty barges to prepare for reload.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Operations department. The permit is subject to the Port Authority's usual terms and conditions. The \$675 application fee and the \$2,500 as-built deposit have been paid.

I. INFRASTRUCTURE

Subject **16. Issue a transmission line license to Comcast of Houston, LLC for one fiber optic cable line under the northwest side of East Barbours Cut Boulevard to the northwest side of George Altvater Boulevard at Barbours Cut Terminal.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, authorize the Port Authority to issue a transmission line license to Comcast of Houston, LLC for one fiber optic cable line under the northwest side of East Barbours Cut Boulevard to the northwest side of George Altvater Boulevard at Barbours Cut Terminal, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

Comcast of Houston, LLC, Port Authority File No. 2020-0364, has applied for a transmission line license for one fiber optic cable line under the northwest side of East Barbours Cut Boulevard to the northwest side of George Altvater Boulevard at Barbours Cut Terminal, in the Johnson Hunter Survey, A-35.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Operations department and the Port Terminal Railroad Association. The license is subject to the Port Authority's usual terms and conditions. The \$675 application fee and the \$2,500 as-built deposit have been paid. Staff recommends the application and license fees be waived since this project would provide service to the U.S. Customs at Barbours Cut Terminal.

Staff recommends approval.

I. INFRASTRUCTURE

Subject **17. Issue a transmission line license to AT&T for one fiber optic cable line under and along the Port Authority's Port Terminal Railroad Association's Northside Mainline railroad right-of-way.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action, Information

Recommended Action The Port Commission, at its February 23, 2021 meeting, authorize the Port Authority to issue a transmission line license to AT&T for one fiber optic cable line under and along the Port Authority's Port Terminal Railroad Association's Northside Mainline railroad right-of-way, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

AT&T, Port Authority File No. 2020-0324, has applied for a transmission line license for one fiber optic cable line under and along the Port Authority's Port Terminal Railroad Association's Northside Mainline railroad right-of-way, in the John Brown Survey, A-8. The line would provide service to the Port Terminal Railroad Association.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Operations department and the Port Terminal Railroad Association. The license is subject to the Port Authority's usual terms and conditions. Staff recommends the application fee, license fee, and as-built deposit be waived since this project would provide service to the Port Terminal Railroad Association.

Staff recommends approval.

I. INFRASTRUCTURE

Subject **18. Issue a pipeline license to Pasadena Refining System, Inc. for one 12-inch and one 6-inch mixed butanes pipelines and one valve site under, across, and along the Port Terminal Railroad Association's Southside Mainline railroad right-of-way.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, authorize the Port Authority to issue a pipeline license to Pasadena Refining System, Inc. for one 12-inch and one 6-inch mixed butanes pipelines and one valve site under, across, and along the Port Terminal Railroad Association's Southside Mainline railroad right-of-way, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

Pasadena Refining System, Inc., Port Authority File No. 2020-0348, has applied for a pipeline license for one 12-inch and one 6-inch mixed butanes pipelines and one valve site under, across, and along the Port Terminal Railroad Association's Southside Mainline railroad right-of-way, in the William Vince Survey, A-78.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Operations department and the Port Terminal Railroad Association. The license is subject to the Port Authority's usual terms and conditions and at a fee of \$194,060. The \$675 application fee has been paid.

Staff recommends approval.

I. INFRASTRUCTURE

Subject **19. Transfer from Sunoco Pipeline L.P. to Lone Star NGL Mont Belvieu Pipelines LLC, a pipeline license for crossing the Houston Ship Channel and the Port Terminal Railroad Association's Southside Mainline railroad right-of-way.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, authorize the Port Authority to transfer from Sunoco Pipeline L.P. to Lone Star NGL Mont Belvieu Pipelines LLC, a pipeline license for crossing the Houston Ship Channel and the Port Terminal Railroad Association's Southside Mainline railroad right-of-way, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

Sunoco Pipeline L.P., Port Authority File No. 2014-0013, has applied for transfer of a pipeline license to Lone Star NGL Mont Belvieu Pipelines LLC, for a pipeline crossing the Houston Ship Channel and the Port Terminal Railroad Association's Southside Mainline railroad right-of-way, in the Ezekiel Thomas Survey, A-73, and the William Vince Survey, A-78.

Sunoco Pipeline L.P. conveyed the licensed pipeline asset to Lone Star NGL Mont Belvieu Pipelines LLC as of January 1, 2021 and now seeks to transfer the license to the new owner.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Operations department and the Port Terminal Railroad Association. The license is subject to the Port Authority's usual terms and conditions. The \$675 application fee has been paid.

Staff recommends approval.

I. INFRASTRUCTURE

Subject **20. Issue a marine construction permit and to approve a private adjacency barge fleeting lease agreement with Houston Fleeting Services, LLC for approximately 30.14-acres of submerged lands in the San Jacinto River at a monthly rental amount of \$9,042 for a ten-year term.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, authorize the Port Authority to issue a marine construction permit and to approve a private adjacency barge fleeting lease agreement with Houston Fleeting Services, LLC for approximately 30.14-acres of submerged lands in the San Jacinto River at a monthly rental amount of \$9,042 for a ten-year term, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Leases

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

Houston Fleeting Services, LLC, Port Authority File No. 2021-0016, has applied for a private adjacency submerged lands lease agreement and a marine construction permit for approximately 30.14-acres of barge fleeting in the San Jacinto River.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Operations department. The lease would be entered into pursuant to the Port Authority's submerged land lease terms and conditions for a rental amount of \$9,042 per month for a ten-year term. The fee schedule for private adjacency submerged land leases have been set by the Port Commission, and the lease agreement would be issued subject to the Port Authority's usual terms and conditions.

Staff recommends approval.

J. OPERATIONS

Subject **1. Approve staff's ranking of vendors and award a contract in the amount not to exceed \$2,879,500 for the relocation of three wharf cranes from Bayport Container Terminal to Barbours Cut Terminal to the top-ranked proposer: staff ranking – first, ZPMC NA East Coast Inc. dba ZPMC USA, Inc.; second, Industrial & Crane Services, Inc.; and third, Sarens USA, Inc.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting:
 (a) approve staff's ranking of vendors, based on the selection criteria, in the following order – first, ZPMC NA East Coast Inc. dba ZPMC USA, Inc.; second, Industrial & Crane Services, Inc.; and third, Sarens USA, Inc.;
 (b) award a contract to the top-ranked proposer for the relocation of three wharf cranes from Bayport Container Terminal to Barbours Cut Terminal in the amount not to exceed \$2,879,500;
 (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and
 (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

By Minute No. 2019-0924-43, the Port Authority awarded a contract to Shanghai Zhenhua Heavy Industries Co., Ltd. in the amount not to exceed \$35,000,000 for the purchase of three wharf cranes for Wharf No. 5 at Bayport Container Terminal. These cranes will arrive by fall this year and will provide much needed operational capacity to service larger vessels at Wharves Nos. 4 and 5, since their "height under spreader" is 158 ft.

Soon after their arrival, three older wharf cranes (213, 214, and 215) with "height under spreader" of 100 ft. will be relocated to the redeveloped Wharf No. 3 at Barbours Cut Terminal. This relocation would ensure that current operational demands at both facilities are met.

The Port Authority notified vendors regarding its request for proposals (RFP) using the Port Authority's BuySpeed Eprocurement system and the project was advertised on the Port Authority's website and in a local newspaper. Seventeen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On December 30, 2020, five RFPs were received, opened, and read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing best value for the required services:

- ZPMC NA East Coast Inc. dba ZPMC USA, Inc.
- Industrial & Crane Services, Inc.
- Sarens USA, Inc.

Following staff Executive Committee review, staff recommends that the Port Authority award a contract to ZPMC NA East Coast Inc. dba ZPMC USA, Inc. and act as otherwise described above.

J. OPERATIONS

Subject	2. Approve staff's ranking of vendors and award a contract in the amount not to exceed \$76,365 for the purchase of electrical repair services for the central plant at Bayport Container Terminal to the top-ranked proposer: staff ranking – first, Pfeiffer & Sons, Ltd; second, Titan QPS; and third, Boyer, Inc.
Meeting	Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 23, 2021 meeting: (a) approve staff's ranking of vendors, based on the selection criteria, in the following order – first, Pfeiffer & Sons, Ltd; second, Titan QPS; and third, Boyer, Inc.; (b) award a contract to the top-ranked proposer for the purchase of electrical repair services for the central plant at Bayport Container Terminal in the amount not to exceed \$76,365; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)
Category: Awards, Amendments & Change Orders	
Department: Maintenance	
Staff Contact: Paulo Soares	

Background:

The Operations and Maintenance and Repair buildings at Bayport Container Terminal were commissioned in 2009, and a central plant was constructed to provide electric power and heating, ventilation, and air conditioning (HVAC) to both buildings. In June 2020, the busbar energy pathway from transformer B to the central plant short-circuited due to accumulation of moisture between busbar plates and was damaged beyond repair. This was the second major failure experienced in ten years.

This project is intended to replace the existing busbar energy pathway from transformer B to the central plant with traditional Diesel locomotive cables (DLO cables) and cable trays, which are more suitable for outdoor application. Cable tray penetrations into the central plant building and transformers would be sealed and routed to prevent water intrusion.

The Port Authority notified vendors regarding its competitive sealed proposals (CSP) using the Port Authority's BuySpeed System and the project was advertised on the Port Authority's website and in a local newspaper. Seventeen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On January 27, 2021, four CSPs were received, publicly opened, and read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors,

listed in order of ranking, as providing best value for the required services:

- Pfeiffer & Sons, Ltd
- Titian QPS
- Boyer, Inc.

Following staff Executive Committee review, staff recommends that the Port Authority award a contract to Pfeiffer & Sons, Inc and act as otherwise described above.

J. OPERATIONS

Subject **3. Award a two-year contract to Kemah Hardware and Lumber Wholesale, LLC for the purchase of wood products for general maintenance and repairs to infrastructure at Bayport Container Terminal, Barbours Cut Terminal, and Turning Basin Terminal in an amount not to exceed \$400,000.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, award a two-year contract to Kemah Hardware and Lumber Wholesale, LLC, for the purchase of wood products for general maintenance and repairs to infrastructure at Bayport Container Terminal, Barbours Cut Terminal, and Turning Basin Terminal in an amount not to exceed \$400,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals [STRATEGIC GOAL #2 - INFRASTRUCTURE \(Optimize Infrastructure and Channel Capacity to Serve the Region\)](#)

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

Wood products are used daily by staff for general maintenance and repairs to infrastructure at all three facilities. With an increased demand for repairs due to the Facility Inspection and Conditional Assessment Program (FICAP), there has been a large number of requests for wood products needed to complete these projects. By combining smaller purchase orders from three terminals into a larger one, staff believes the Port Authority would benefit from better pricing as well as reduced administrative costs.

The Port Authority notified vendors regarding its competitive sealed bids (CSB) using the Port Authority's BuySpeed System and the project was advertised on the Port Authority's website and in a local newspaper. Nine vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On January 20, 2021, two CSB responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the CSB. Staff identified Kemah Hardware and Lumber Wholesale, LLC as the responsible bidder able to provide the required services.

Staff recommends that the Port Authority award a two-year contract to Kemah Hardware and Lumber Wholesale, LLC, the responsible bidder submitting the lowest and best bid, for wood products for general maintenance and repairs to infrastructure at Bayport Container Terminal, Barbours Cut Terminal, and Turning Basin Terminal.

J. OPERATIONS

Subject **4. Award a contract to Wesco Distribution for the purchase of light emitting diode (LED) lighting for wharf cranes at Bayport Container Terminal in an amount not to exceed \$70,576.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, award a contract to Wesco Distribution for the purchase of light emitting diode (LED) lighting for wharf cranes at Bayport Container Terminal in an amount not to exceed \$70,576, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals [STRATEGIC GOAL #2 - INFRASTRUCTURE \(Optimize Infrastructure and Channel Capacity to Serve the Region\)](#)

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

The Port Authority currently owns twelve wharf cranes in operation at its Bayport Container Terminal. High intensity LED lighting technology has matured and is now able to handle the rigorous vibration, heat, and duty cycles of wharf cranes during operation. As a result, as the existing high-pressure sodium light fixtures fail, cost-effective LED solutions now exist to replace them.

Proper lighting is critical to terminal operations. Safe levels of illumination must be adhered to in the yard and on the wharf. The improvements seen by replacing high-pressure sodium lights with LEDs on high-mast light poles, rubber tyred gantry (RTGs) and wharf cranes have been well-received by tenants and users. Along with fewer fixtures required for installation, LED fixtures use less electricity. By replacing fixtures on wharf cranes, staff expects to achieve better illumination levels and more accurate color rendition (leading to less eye strain).

The Port Authority notified vendors regarding its competitive sealed bids (CSBs) using the Port Authority's BuySpeed Eprocurement System, and the project was advertised on the Port Authority's website and in a local newspaper. Twenty vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On January 27, 2021, three CSBs were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria.

Following staff's Executive Committee review, staff recommends that the Port Authority award a contract to Wesco Distribution, the responsible bidder submitting the lowest and best bid, for the purchase of LED lighting for wharf cranes at Bayport Container Terminal.

J. OPERATIONS

Subject **5. Issue a two-year purchase order to Cintas Corporation for cleaning, rental, and purchase of uniforms for maintenance personnel at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the Local Government Purchasing Cooperative's BuyBoard, a cooperative purchasing program, in an amount not to exceed \$600,000.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission at its February 23, 2021 meeting, issue a two-year purchase order to Cintas Corporation for cleaning, rental, and purchase of uniforms for maintenance personnel at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the Local Government Purchasing Cooperative's BuyBoard, a cooperative purchasing program, in an amount not to exceed \$600,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals [STRATEGIC GOAL #2 - INFRASTRUCTURE \(Optimize Infrastructure and Channel Capacity to Serve the Region\)](#)

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

The Port Authority currently provides fire-retardant uniforms for staff electricians to comply with the National Electrical Code (NEC) and National Fire Protection Association (NFPA). Because mechanics and tradesmen are being exposed to similar hazards as the electricians, similar uniforms are also provided to these employees.

By Minute No. 2019-0129-29, the Port Commission awarded a two-year purchase order to Cintas Corporation for rental and purchase of uniforms for maintenance personnel at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$560,000. These funds have been depleted.

The uniforms have reflective high visibility strips and virtually eliminate the need for safety vests, further reducing a potential hazard when working near rotating equipment. The Port Authority also provides reflective safety vests and hats, steel-toe shoes, and gloves to its maintenance employees.

Staff Evaluation/Justification:

The Director of the Procurement Services Department has determined that procuring uniforms through the BuyBoard Cooperative Purchasing Program is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

The BuyBoard website lists several pre-approved uniform providers. Staff reviewed several vendors and determined that Cintas Corporation is the vendor that best meets the Port Authority's requirements and offers the best price for uniforms. Cintas Corporation's pricing was reviewed and approved by BuyBoard. The increase in contract amount is due to additional headcount, replacement of worn work jackets, and a 2% price increase.

Staff recommends the Port Commission approve this best value determination and a two-year purchase order to Cintas Corporation for cleaning, rental, and purchase of uniforms for maintenance personnel.

J. OPERATIONS

Subject **6. Amend the Section 559 Reimbursable Services Agreement and Memorandum of Understanding with U.S. Customs and Border Protection in an amount not to exceed \$400,000 projected to cover two years of reimbursement for overtime services.**

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021 meeting, authorize amendment of the Section 559 Reimbursable Services Agreement and Memorandum of Understanding with U.S. Customs and Border Protection in an amount not to exceed \$400,000 projected to cover two years of reimbursement for overtime services, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

General

Department:

Operations

Staff Contact:

Jeff Davis

Background:

U.S. Customs and Border Protection (CBP) mandates all containers exiting U.S. terminals have Radiation Portal Monitor (RPM) inspections performed by CBP. These inspections are carried out as containers exit Port Authority facilities during normal gate operating hours. Port Authority customers routinely request container deliveries outside CBP's normal operating hours, and the Port Authority also occasionally requests that CBP provide services outside its normal operating hours to improve operational efficiencies. CBP funds a limited number of hours for these operations and allows the industry to fund additional hours through the "Section 559" program.

By Minute No. 2014-1216-56, the Port Authority entered into a Section 559 Reimbursable Services Agreement (Agreement) and Memorandum of Understanding (MOU) that set forth the terms and conditions relating to the provision of services and reimbursement of CBP for the performance of these services. The Agreement has been standardized by CBP for national use, while the MOU includes operating parameters agreed upon by Port Authority staff and CBP's local port director and his staff. CBP's services under the program may include not only additional RPM inspection services but also other container inspection services, such as agriculture and Vehicle and Cargo Inspection System inspections.

By Minute No. 2016-0322-40 and Minute No. 2018-0416-27, additional increases of \$150,000 each for reimbursement of CBP overtime services were approved.

By Minute No. 2018-1212-34 an additional \$400,000 was approved.

Staff Evaluation/Justification:

The Port Authority frequently receives requests from customers to extend the hours of RPM gate operations at the Port Authority's container handling facilities. Amending the Agreement and the MOU would enable the Port Authority to provide additional CBP services needed by its customers and to obtain additional CBP services when needed for its own operations. If amendment of the agreement is approved by the Port Commission, the Port Authority would continue to pass through CBP's charges to customers requesting the additional services, and pay the costs itself when the services are for the Port Authority's direct benefit. Based on the current usage rate to support the needs of industry partners, staff expects \$400,000 to cover the need for two years of CBP's man-hours available under the program.

Staff requests that the Port Commission approve these amendments.

K. PEOPLE

Subject 1. Approve staff's ranking of vendors and award a professional services agreement in an amount not to exceed \$606,523 for an initial three-year term beginning April 1, 2021, with an additional two-year renewal option for cleaning services for the Executive Office Building, Port Coordination Center, Central Maintenance buildings, Sam Houston Pavilion, and ten Gatehouses at the Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Unicare Building Maintenance Inc.; second, Kleen-Tech Services, Inc.; and third, Facilities Maintenance Resources.

Meeting Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 23, 2021, meeting:

- (a) approve staff's ranking of proposals based on the selection criteria, in the following order – first, Unicare Building Maintenance, Inc.; second, Kleen-Tech Services, Inc.; and third, Facilities Maintenance Resources;
- (b) award a professional services agreement to Unicare Building Maintenance Inc., for cleaning services for cleaning services for the Executive Office Building, Port Coordination Center, Central Maintenance buildings, Sam Houston Pavilion, and ten Gatehouses at the Turning Basin Terminal for an initial three-year term, with an additional two-year renewal option, in an amount not to exceed \$606,523 beginning April 1, 2021;
- (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of selection ranking until a contract is reached, or all proposals are rejected; and
- (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals STRATEGIC GOAL #1 - PEOPLE AND ORGANIZATION (Be the Best Place to Work)

Category:

Awards, Amendments & Change Orders

Department:

Office Building & Services

Staff Contact:

Adrian Price

Background:

The Port Authority is seeking to obtain janitorial and cleaning maintenance services for the Turning Basin Terminal. Approximately 100,000 square feet of Port Authority office building space and facilities at the Turning Basin Terminal require daily professional cleaning services, including the Executive Office Building, Central Maintenance, Port Coordination Center, Sam Houston Pavilion, and ten Gatehouses.

Port Authority staff has determined that combining services for all buildings and facilities at the Turning Basin Terminal into a single three-year contract is economically and administratively beneficial to the Port Authority, and the longer contract term is expected to better allow for service continuity and consistency.

The Port Authority notified vendors regarding its request for proposals (RFP) for cleaning services at the Turning Basin Terminal using the Port Authority's BuySpeed Eprocurement System, and the project was advertised on the Port Authority website and in a local newspaper. Seventeen vendors downloaded the project materials from the BuySpeed Eprocurement System.

Staff Evaluation/Justification:

On January 20, 2021, ten responses to the RFP were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- Unicare Building Maintenance Inc.
- Kleen-Tech Services, Inc.
- Facilities Maintenance Resources

Following staff Executive Committee review, staff recommends that the Port Authority award a contract to Unicare Building Maintenance, Inc. for an initial three-year term, with an option to renew the contract for an additional two years, if elected by both parties. The contract also includes termination-for-cause provisions.

L. PORT SECURITY AND EMERGENCY OPERATIONS

Subject	1. Issue a purchase order to Metro Fire Apparatus Specialists, Inc. for the purchase of nine self-contained breathing apparatuses, nine cylinders, and nine masks, using the Houston-Galveston Area Council's cooperative purchasing program, in an amount not to exceed \$80,000.
Meeting	Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 23, 2021 meeting, issue a purchase order to Metro Fire Apparatus Specialists, Inc. for purchase of nine self-contained breathing apparatuses, nine cylinders, and nine masks, using Houston-Galveston Area Council's cooperative purchasing program, in an amount not to exceed \$80,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals Strategic Objective 4b. - Prepare for disruptive events and mitigate their impact
STRATEGIC GOAL #1 - PEOPLE AND ORGANIZATION (Be the Best Place to Work)

Category:

Awards, Amendments, & Change Orders

Department:

Fire

Staff Contact:

William Buck

Background:

The Fire Department is seeking to purchase nine self-contained breathing apparatuses (SCBA) and nine cylinders per the Texas Administrative Code Title 37, Part 13, Chapter 435, Rule 435.3 which states that an entity that employs firefighters shall purchase, provide, and maintain a complete SCBA for all on-duty fire protection personnel who engage in operations where "immediate danger to life and health" atmospheres may be encountered, and shall comply with the National Fire Protection Association (NFPA) 1981 Standard for SCBA for firefighters. Port Authority firefighters' job duty requires that they enter such atmospheres.

Staff anticipates that parts for its current SCBAs would not be available in the future as manufacturers phase out old technology. Accordingly, staff budgeted to purchase 9-10 SCBAs each year over a four-year period (this is year 3 of the 4) to provide a rolling recapitalization. This would ensure that current standards are met, Texas Fire Commission and NFPA requirements are met, and above all, Port Authority people would be kept safe.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring SCBAs through the purchasing program of Houston-Galveston Area Council (H-GAC) is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority. The Port Authority Fire Department has determined that the best availability, price, and contract terms for the items needed is provided by Metro Fire Apparatus Specialists, Inc. under the pricing schedule obtained from that vendor's contract with H-GAC.

Accordingly, staff recommends that the Port Commission approve this best value determination and contract.

M. TECHNOLOGY

Subject	1. Approve staff's ranking of vendors and award a professional services contract in an amount of \$840,000 for Next Generation Enterprise Resource Planning (Next Gen ERP) – Phase II to the top-ranked proposers: staff ranking - first, Deloitte Consulting, LLP; second, KPMG, LLC; and third, Berry, Dunn, McNeil & Parker, LLC.
Meeting	Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	<p>The Port Commission, at its February 23, 2021 meeting:</p> <ul style="list-style-type: none">(a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Deloitte Consulting, LLP; second, KPMG, LLC; and third, Berry, Dunn, McNeil & Parker, LLC;(b) award a professional services contract to Deloitte Consulting, LLP for Next Generation Enterprise Resource Planning (Next Gen ERP) – Phase II, in an amount not to exceed \$840,000;(c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and(d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Charles Thompson

Background:

By Minute No. 2017-1023-26, the Port Commission approved the award for the Enterprise Asset Software Capabilities Assessment Project. This project was Phase I of what is now being branded as the Next Generation Enterprise Resource Planning project. Phase I identified key business applications and relationship inefficiencies to that of Port Authority processes.

This request addresses Phase II. Phase II addresses the formal assessment of the Port Authority's "As-Is" business processes for the eventual selection of an Enterprise Resource Planning software solution to consolidate the key business applications identified in Phase I into a single software solution. Phase I identified this single solution as "C1".

The Port Authority notified vendors regarding its request for proposals (RFP) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Four hundred and fifty-three vendors were contacted, fifty-three firms downloaded the project materials from the BuySpeed, and fourteen submitted proposals.

Staff Evaluation/Justification:

On December 9, 2020, fourteen RFP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP. The fourteen proposals were evaluated and scored. The top three proposals were shortlisted and vendor representatives were invited to demonstrate their solutions. Evaluations of these demonstrations were gauged against the "Benefit to the Port" criteria provided under the RFP. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- Deloitte Consulting, LLP
- KPMG, LLC
- Berry, Dunn, McNeil & Parker, LLC

Following the final evaluation, Deloitte Consulting, LLP was contacted by the Procurement Department to provide a "Best and Final Offer" at which point the vendor offered the value identified in this request.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Deloitte Consulting, LLP and act as otherwise described above.

M. TECHNOLOGY

Subject	2. Approve staff's ranking of vendors and award a professional services contract in an amount of \$180,000 for project coordination services in support of the Next Generation Enterprise Resource Planning (Next Gen ERP) – Phase II program to the top-ranked proposers: staff ranking - first, BKJ Global Management Consulting, LLC; second, Sierra Digital, Inc.; and third, iKW Solutions.
Meeting	Feb 23, 2021 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	<p>The Port Commission, at its February 23, 2021 meeting:</p> <ul style="list-style-type: none">(a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, BKJ Global Management Consulting, LLC; second, Sierra Digital, Inc.; and third, iKW Solutions;(b) award a professional services contract to BKJ Global Management Consulting, LLC for project coordination services in support of the Next Generation Enterprise Resource Planning (Next Gen ERP) – Phase II program, in an amount not to exceed \$180,000;(c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and(d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<p>Strategic Objective 1c. - Deliver excellence and continuous improvement in all core functions</p> <p>STRATEGIC GOAL #1 - PEOPLE AND ORGANIZATION (Be the Best Place to Work)</p>

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Charles Thompson

Background:

Via the Next Generation Enterprise Resource Planning (Next Gen ERP) – Phase II program, the Port Authority is seeking to enhance core business processes in the areas of Finance, Human Capital Management, Enterprise Asset Management, Maintenance, Project Management Systems, and Real Estate. These improvements would drive the integration of business information systems to allow for effective data-driven decision-making.

Critical to the success of the overall program are the supporting project coordination services. These would ensure that the Port Authority's project team would have all tools necessary for program success and would be informed of status and schedule throughout the program.

The advertisement for the project coordination services was coupled with the advertisement for the core Next Generation Enterprise Resource Planning (Next Gen ERP) — Phase II.

The Port Authority notified vendors regarding its request for proposals (RFP) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a

local newspaper. Fifty-three firms downloaded the project materials from BuySpeed and eight submitted proposals for the Project Coordination Services.

The eight proposals for project coordination services were evaluated and scored. The top three proposals were shortlisted and vendor representatives were invited to participate in oral presentations. Evaluations of these presentations were gauged against the "Benefit to the Port" criteria provided within the RFP.

Staff Evaluation/Justification:

On December 9, 2020, eight RFP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- BKJ Global Management Consulting, LLC
- Sierra Digital, Inc.
- iKW Solutions

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to BKJ Global Management Consulting, LLC and act as otherwise described above.