

October 26, 2018

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

In accordance with the official practice of the Port Commission of the Port of Houston Authority, there is attached hereto a copy of the Agenda of the regular meeting to be held on October 30, 2018. The Port Commission will meet at 9:00 a.m., or thereafter, at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029, with the Executive Session convening following the adjournment of the Public Session and the Public Session reconvening following the adjournment of the Executive Session, to consider any items from the Executive Session that may require action and conduct any further business.

PORT OF HOUSTON AUTHORITY
of
HARRIS COUNTY, TEXAS



SECRETARY



Tuesday, October 30, 2018
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

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

A. CALL TO ORDER

B. CHAIRMAN'S REMARKS

1. Governance, legislative, policy, and operational matters

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - September 25, 2018

D. PORT COMMISSION COMMITTEE UPDATES

1. Procurement and Small Business Development Task Force Meeting - October 22, 2018
2. Audit Committee Meeting - October 23, 2018

E. APPEARANCES

1. Public Comment

F. STAFF REPORTS

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

G. EXECUTIVE

1. No items.

H. COMMERCIAL

Awards, Amendments & Change Orders

1. Approve a membership for 2019 in the Greater Houston Partnership at the Managing Partner level with associated membership fees in an amount not to exceed \$60,000.
2. Enter into a two-year contract with IHS Global Inc. for access to the Journal of Commerce Port Import/Export Reporting Service 2019 and 2020 databases and optional industry reports in an amount not to exceed \$222,500.

Leases

3. Amend the lease agreement with Maersk Agency U.S.A., Inc. effective December 1, 2018 for approximately 250 square feet in Stevedore Support Building #2 at Bayport Container Terminal, for an additional three-year term at an annual rental of \$7,736 subject to an annual increase of 3%.
4. Amend the lease agreement with R. Warehousing & Port Services, Inc. at Industrial Park East of 0.50 acres and an approximately 86,000 square foot building, for an additional five years, with an annual abatement of rent in the amount of \$37,165.65 resulting in an annual net rental of \$262,834, subject to an annual increase of the greater of 3% or the increase in the Consumer Price Index.
5. Consent to amendment of the sublease agreement between Contanda Greens Bayou Terminal LLC (f/k/a Contanda Wah Chang Terminal LLC) as sublessor and R. Warehousing & Port Services, Inc. as sublessee, effective November 1, 2018, for approximately 10.6 acres out of Block 4 at the Bulk Materials Handling Plant.
6. Cancel an existing lease agreement and approve a new five-year lease agreement with Gulf Winds International, Inc. for approximately 8.40 acres on the south side of Port Road, adjacent to Old Highway 146 at the Bayport Container Terminal, effective no earlier than November 1, 2018, at an annual rental of \$360,867 with an annual 3% increase.

I. FINANCE

Authority to Obtain Bids, Proposals, or Qualifications

1. Authorize advertisement and receipt of responses for eleven formal procurements.
 - (a) Request for competitive sealed bids for the maintenance contract for annual concrete, pavement, drainage, and dust control at Industrial Park East
 - (b) Request for competitive sealed bids for a two-year contract for purchase of replacement parts and air conditioning equipment for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal
 - (c) Request for competitive sealed bids for a three-year contract for purchase of machinery components at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal
 - (d) Request for competitive sealed bids for purchase of repair services for radiators, air, and fuel coolers for RTG cranes at Barbours Cut Terminal and Bayport Container Terminal
 - (e) Request for competitive sealed bids for crane rental services for maintenance of equipment and facilities at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal
 - (f) Request for competitive sealed bids for purchase of parts and repair services for truck scales at Barbours Cut Terminal and Bayport Container Terminal
 - (g) Request for competitive sealed proposals for 138kV substation security at Bayport Container Terminal

- (h) Request for proposals for graphic design and related creative services
- (i) Request for proposals for cleaning services for the Executive Building, Port Coordination Center, Sam Houston Pavilion, and nine gate houses at Turning Basin Terminal
- (j) Request for proposals for purchase of up to six empty container handling machines for Barbours Cut Terminal
- (k) Request for proposals for purchase of one loaded container handling machine for Bayport Container Terminal

Reject & Other Actions

2. Reject and re-advertise a request for proposals and receive responses for the purchase of miscellaneous safety equipment for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

General

3. Appoint a designated officer in accordance with Section 60.271, Texas Water Code, and Chapter 105, Texas Local Government Code, and authorize the designated officer to advertise and receive proposals for depository and other banking services on behalf of the Port Authority.

4. Adopt a revised Investment Policy for Port Authority funds, including operating, construction, debt service, and bond reserve funds, and approve the Port Authority's revised Internal Controls for Investments.

J. INFRASTRUCTURE

Reject & Other Actions

1. Reject all qualification submittals received for professional services to support master planning studies and investigations of market and industry trends for general cargo facilities.

Awards, Amendments & Change Orders

2. Rescind the award and re-advertise for competitive sealed proposals for the demolition of the Lighter Aboard Ship Vessel Dock at Barbours Cut Terminal, together with the rehabilitation of Wharf 3 and the construction of electrical and communications infrastructure at Container Yards 4, 5, and 6 at Barbours Cut Terminal.

3. Approve staff's ranking of vendors and award a contract, in an amount not to exceed \$500,000, for a market demand study and business case analysis for reduction of emissions through intermodal opportunities and incentives, to the top-ranked proposers: staff ranking – first, AECOM Technical Services, Inc.; second, HDR Engineering, Inc.; and third, Hatch Associates Consultants, Inc.

4. Approve staff's ranking of vendors and award a professional services contract in the amount not to exceed \$150,000 to perform construction material testing services during the construction of the rail spur at Bayport Container Terminal to the top-ranked proposer – first, Terracon Consultants, Inc.; second, HVJ Associates; and third, Braun Intertec.

5. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$433,128, to perform a detailed assessment of the grain storage elevator and transport facility at Woodhouse Terminal to the top-ranked proposers: staff ranking – first, Wiss, Janney, Elstner Associates, Inc.; second, CTL Group; and third, Smith Monroe Gray Engineers, Inc.
6. Award a construction contract to Thyssen-Laughlin, Inc. for the replacement of water and sewer lines at Woodhouse Terminal in an amount not to exceed \$1,381,906.
7. Award a construction contract to Forde Construction Company, Inc. for the rehabilitation of the transit shed floor at Wharf No. 46 at Turning Basin Terminal in an amount not to exceed \$1,698,554.
8. Award a construction contract to Structural Preservation Systems, LLC to repair Wharf Nos. 11 and 12 at Turning Basin Terminal (Damage Claim 1170) in an amount not to exceed \$477,777.
9. Award a contract to Southern Crushed Concrete, LLC, for the purchase of crushed concrete to resurface laydown area at Barbours Cut Terminal in an amount not to exceed \$176,625.
10. Award a two-year environmental services agreement to Miggins Interests LLC DBA Hydro Tech Utilities for public water supply operations in an amount not to exceed \$96,000.
11. Amend an agreement with McCarthy Building Companies, Inc. for the acceptance of up to 500,000 cubic yards of fill material.

General

12. Grant an amended and restated Sanitary Control Easement to the Galena Park Independent School District, as required by the Texas Commission on Environmental Quality.

Permits/Licenses/Pipeline Easements

13. Issue a distribution/transmission line license to CenterPoint Energy Houston Electric, LLC for a fiber optic line under and across Southside Mainline railroad right-of-way.
14. Issue a distribution/transmission line license to CenterPoint Energy Houston Electric, LLC for two 138kV transmission lines over and across the San Jacinto River.
15. Approve the renewal of expiring Port Authority licenses for new ten-year terms: Lone Star NGL Mont Belvieu LP, Kinder Morgan Texas Pipeline, LLC, Targa Downstream LLC, and Williams Purity Pipelines, LLC.
16. Issue a license to SESCO Cement Corporation for a conveyor across Wharf 4 and a rail across Wharf 3 on Turning Basin Area – West property.
17. Issue a pipeline license to Praxair, Inc. for one 16-inch oxygen pipeline, one 16-inch nitrogen pipeline, and one 20-foot by 50-foot valve site under and across Bayport Terminal property.
18. Issue a pipeline license to Contanda Terminals LLC for one 8-inch pipeline across Manchester Wharves 2 and 3.

19. Issue a marine construction permit to Eco Services Operations Corp. for existing facilities and repair of a bulkhead and installation of a piling adjacent to Buffalo Bayou.
20. Amend and renew a pipeline license to Williams Olefins Feedstock Pipelines, LLC for one 4-inch ammonia pipeline, one 18-inch hydrogen chloride pipeline, and a coupon test station on various Port Authority properties.
21. Amend a pipeline license to Contanda Terminals LLC to add one 8-inch pipeline across Manchester Wharf 3.
22. Amend a pipeline license to FLST dba Lavaca LST Pipeline LLC to add one 16-inch ethane gas pipeline across Cedar Bayou.

K. OPERATIONS

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a one-year contract for spotting of vessels at all Port Authority facilities in an amount not to exceed \$250,000 to the top-ranked proposer: staff ranking - first, Houston Mooring Company, Inc.; and second, Marine Tekno Services, LLC.
2. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$16,826,594 for the purchase of eight diesel electric container yard cranes for Barbours Cut Terminal to the top-ranked proposer: staff ranking - first, Konecranes Finland Corporation; second, Kalmar USA, Inc.; and third, Shanghai Zhenhua Heavy Industries Co., Ltd.
3. Approve staff's ranking of vendors and award a five-year contract in an amount not to exceed \$328,400 for Transportation Workers Identification Card reader and software application services, to include maintenance and support, to the top-ranked proposer: staff ranking - first, idSoftware Identification Management Systems, LLC; second, Port Solutions Integrators; and third, Smart-Tecs, LLC.
4. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$750,000 for railroad repair services at Turning Basin Terminal to the top-ranked proposer: staff ranking - first, RailWorks Track Systems, Inc.; second, AmeriTrac Railroad Services/TGS; and third, George Hedge Contractors, Inc.
5. Award a two-year contract to Herc Rentals, Inc. for rental of heavy equipment for Turning Basin Terminal, Barbours Cut Terminal, and Bayport Container Terminal in an amount not to exceed \$350,000.
6. Award a contract to Waste Corporation of Texas, Inc. to provide trash disposal and recycling services for the Turning Basin Terminal, Barbours Cut Terminal, Bayport Container Terminal, Turning Basin Terminal South, and Fireboat Barracks for a three-year term beginning December 1, 2018 in an amount not to exceed \$1,994,492.
7. Award a one-year contract to AssetWorks, LLC, the sole source provider, for software maintenance, support, and an extended hardware warranty for the Fleet Focus M5 Enterprise Asset Management System, and Fuel Focus software in an amount not to exceed \$52,000.

L. PEOPLE

Awards, Amendments & Change Orders

1. Approve the purchase of insurance from Aetna Life Insurance Company, in an amount not to exceed \$1,449,846, to provide stop loss coverage for calendar year 2019 for the Port Authority's self-funded group medical plan for active employees, retirees who are not Medicare-eligible, and dependents.

M. PORT SECURITY AND EMERGENCY OPERATIONS

Awards, Amendments & Change Orders

1. Award a shipyard maintenance services contract for six Port Authority vessels to National Cotton, Inc. dba Pier 77 Marine Service, for a two-year period beginning November 1, 2018, in an amount not to exceed \$635,942.
2. Authorize an agreement with the Houston Ship Channel Security District for payment of the current year (2018-2019) contribution in an amount not to exceed \$42,900.

N. TECHNOLOGY

Awards, Amendments & Change Orders

1. Issue a purchase order to Securitas Electronic Security, Inc. for purchase of video management system software maintenance, using National Intergovernmental Purchasing Alliance, through The Cooperative Purchasing Network, a cooperative purchase program, in an amount not to exceed \$70,000.

O. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding the Industrial District Agreement and Water Supply Agreement with the City of Pasadena, Texas
2. Real Estate (Section 551.072, Texas Open Meetings Act), including deliberations regarding acquisition of Bayport vicinity 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), including deliberations regarding public employees
5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)
6. Adjourn Executive Session

P. RECONVENE OPEN MEETING

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

Q. COMMERCIAL - (CONTINUED)

Leases

1. Adopt a resolution authorizing the Port Authority to acquire, through exercise of the power of eminent domain, fee and/or easement interests in eleven tracts of land directly adjacent to the existing Union Pacific Rail Road corridor between Highway 225 and Red Bluff Road, to permit the properties to be publicly used by the Port Authority for public port-related development and operations.

R. ADJOURN MEETING

1. Next Meeting Requested - November 13, 2018 Budget Workshop

2. Adjourn Port Commission Meeting