



PORT COMMISSION MEETING

JUNE 25, 2024 – AGENDA



Tuesday, June 25, 2024
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

9:15 a.m.
111 East Loop North
Houston, TX 77029
Fourth Floor Boardroom
And Via WebEx

A. CALL TO ORDER

B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS

1. Governance, legislative, policy, operational, and community matters

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - May 21, 2024

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

Staff Report – Selected agenda items – Tom Heidt, Chief Operating Officer

Awards, Amendments & Change Orders

1. Award a one-year professional services contract to Pendulum Strategies, LLC for federal governmental policy consulting and support in an amount not to exceed \$120,000.
2. Award a one-year professional services contract to Cassidy and Associates for federal governmental policy consulting and support in an amount not to exceed \$260,000.
3. Order Partially Exempting Certain Residential Homesteads from Ad Valorem Taxes.

G. BUSINESS EQUITY

1. No items.

H. CHANNEL INFRASTRUCTURE

Staff Report – Selected agenda items – Lori Brownell, Chief Channel Infrastructure Officer

Leases

1. Approve a private adjacency barge fleeting lease agreement with, and amend a marine construction permit issued to, Holtmar Land LLC, for approximately 3.71 acres of submerged lands in the San Jacinto River for an initial monthly base rent of \$1,113 and a minimum amount of \$153,112 for a ten-year term, and a Port Authority adjacency barge fleeting lease agreement for approximately 2.54 acres of submerged lands in the San Jacinto River for an initial monthly base rent of \$8,890 and a minimum amount of \$1,222,967 for a ten-year term, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
2. Amend a Port Authority adjacency barge fleeting lease agreement with Pelican Marine Services, LLC for approximately 18.37 acres of submerged lands in Buffalo Bayou and the Houston Ship Channel to extend the term for an additional two years and increase the monthly base rent to \$64,295, for a minimum amount of \$1,566,226 for the additional two years, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

Permits/Licenses/Pipeline Easements

3. Approve the renewal of expiring Port Authority pipeline and transmission line licenses for new thirty-year terms for the following entities: Enterprise Crude Pipeline LLC, Enterprise Intrastate LLC, Enterprise Products Operating LLC, Equistar Chemicals, LP, HFOTCO LLC, Houston Pipe Line Company L.P., and HSC Pipeline Partnership, LLC; and approve the renewal of expiring Port Authority pipeline and transmission line license for new ten-year term for the following entity: Enercoast Midstream LLC.
4. Issue a pipeline license to SESCO Cement Corporation for two 10-inch and two 16-inch gray and white cement pipelines on a pipe rack across Harbor Drive.

I. COMMERCIAL

Staff Report – Selected agenda items – John Moseley, Chief Commercial Officer

Leases

1. Approve an amendment to the lease with Texas Stevedoring Services LLC for approximately 1,276 square feet of office space in the Barbours Cut Administrative Building to extend the term for one year at an annual base rent of \$27,882.91, subject to annual base rent escalation of 3% or the increase in the Consumer Price Index.
2. Approve a lease for a ten-year term with Enstructure Richardson I LLC for approximately 97.52 acres consisting of multiple tracts of land throughout the Turning Basin Terminal and Industrial Park East, at a total annual base rent of \$3,723,656.88, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

General

3. Approve an amendment to the services agreement with Kinne International, Inc. to extend the term of the Agreement through July 31, 2024 and increase the Contract Amount by \$300,000.

J. FINANCE

1. No items.

K. INFRASTRUCTURE

Staff Report – Selected agenda items – Rich Byrnes, Chief Infrastructure Officer

Awards, Amendments & Change Orders

1. Amend the professional services contract with AECOM Technical Services, Inc. to perform additional work expanding the Barbours Cut Terminal mini-master plan to include the west end utility development and existing utility mapping at Barbours Cut Terminal in an amount not to exceed \$616,723.
2. Amend the professional services contract with RDLR Architects, Inc. to perform final design, proposal, and construction phase services for the Maintenance Annex Building at Bayport Container Terminal in an amount not to exceed \$1,462,293.
3. Approve a change order with R&T Ellis Excavating, Inc. for maintenance of the storm water drainage system in the southern portion of the Bayport Container Terminal in an amount not to exceed \$684,407.
4. Approve a change order with Prestique, Inc. dba Ranger Roofing and Construction to perform additional work associated with the rehabilitation of transit shed roof at CARE Terminal and Transit Sheds 21-22 at Turning Basin Terminal in an amount not to exceed \$145,800.
5. Approve a change order with David E. Harvey Builders, Inc. to perform additional work associated with construction of the maintenance and repair building at Barbours Cut Terminal in an amount not to exceed \$150,996.

L. MAINTENANCE

Staff Report – Selected agenda items – Paulo Soares, Chief Port Maintenance Officer

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$1,500,000 for repair or replacement of motors, generators, and alternators for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Northstar Industries; second, Integrated Power Services; and third, Sulzer Electro Mechanical Services.
2. Approve staff's ranking of vendors and award a three-year contract in an amount not to exceed \$400,000 for the purchase of hydraulic components and repair services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Sapphire Hydraulics Inc.; and second, Coastal Associates LLC dba Coastal Hydraulics.
3. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$5,050,000 for the purchase of thirteen empty container handling machines for Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Briggs Industrial Solutions, Inc.; second, Equipment Depot Texas, Inc.; and third, Taylor Machine Works, Inc.
4. Award a three-year contract to Trantex Transportation Products of Texas, Inc. for the purchase of traffic paint for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$350,000.

5. Award a three-year contract to Home Depot U.S.A., Inc. for the purchase of miscellaneous hardware and construction supplies for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Omnia Partners, a cooperative purchase program contract, in an amount not to exceed \$450,000.

6. Issue a purchase order to Global Rental Company, Inc. for the purchase of an articulating telescopic 40-G aerial device (bucket truck) for the Information Technology department, using Sourcewell, a cooperative purchase program contract, in an amount not to exceed \$165,000.

M. OPERATIONS

Staff Report – Selected agenda items – Ryan Mariacher, Chief Port Operations Officer

Awards, Amendments & Change Orders

1. Issue a purchase order to Office Furniture Connection for the purchase and installation of workspaces for the Bayport Administration Building, using the Purchasing Cooperative of America, a cooperative purchase program, in an amount not to exceed \$173,735.

2. Authorize payment to Navis LLC for annual maintenance services for the marine terminal management software system for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$864,549.

3. Authorize payment to Smart-Tecs LLC, the sole source provider, for annual maintenance services for the marine terminal gate operating software system for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$471,712.

Leases

4. Authorize a lease with Enstructure Richardson I LLC for approximately 60 acres at Woodhouse Terminal, for a twenty-year term commencing July 1, 2024 (with two five-year extension options) and at an annual base rent of approximately \$3,703,814, subject to annual base rent escalation.

N. PEOPLE

1. No items.

O. SECURITY AND EMERGENCY OPERATIONS

Staff Report – Selected agenda item – Amy Seymour, Chief Port Security and Emergency Operations Officer

Awards, Amendments & Change Orders

1. Issue a purchase order to Comprehensive Communication Services for the purchase of a trailered generator, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$106,000.

P. TECHNOLOGY

Staff Report – Selected agenda items – Charles Thompson, Chief Information Officer

Awards, Amendments & Change Orders

1. Ratify the contract with Allied IT Systems, LLC for access control site upgrades, in the amount of \$592,159.12.

2. Issue a purchase order to AT&T Wireless for the purchase through December 31, 2030 of wireless voice and data (LTE) Services including FirstNet, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$600,000.
3. Issue a purchase order to Verizon Wireless for the purchase through December 31, 2030 of wireless voice and data (LTE) Services, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$600,000.
4. Issue a purchase order to One Diversified LLC for the purchase of audio, video, and installation and maintenance services for the Barbours Cut Terminal Maintenance facility, using the United States General Services Administration, an agency of the United States, in an amount not to exceed \$335,000.
5. Issue a purchase order to Trescope, Inc. for the purchase of subscription-based licensing for the IBM Maximo and IBM Tririga software-as-a-service (SaaS) platforms, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$17,200,000.
6. Issue a purchase order to Xennex LLC for the purchase of cloud storage security, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$265,000.

Q. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (i) Houston Ship Channel Expansion Channel Improvement Project and (ii) 33 U.S.C.A. §§5(b) and 2236
2. Real Estate (Section 551.072, Texas Open Meetings Act)
3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)
4. Employment and Evaluation of Public Officers and Employees (Section 551.074, Texas Open Meetings Act)
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

R. RECONVENE OPEN MEETING

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

S. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

1. Governance, legislative, policy, operational, and community matters

T. ADJOURN MEETING

1. Next Meeting Requested - Monday, July 22, 2024
2. Adjourn Port Commission Meeting

F. EXECUTIVE

Subject	1. Award a one-year professional services contract to Pendulum Strategies, LLC for federal governmental policy consulting and support in an amount not to exceed \$120,000.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, award a professional services contract to Pendulum Strategies, LLC, for federal governmental policy consulting and support in an amount not to exceed \$120,000, for a one-year term effective July 1, 2024, 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:

Government Relations

Staff Contact:

Cam Spencer/Kerrick Henry

Background:

The Port Authority currently contracts with Pendulum Strategies, LLC to consult on federal policy priorities, assist in developing strategic plans and objectives, and facilitate effective communication with government officials and their staffs.

Staff Evaluation/Justification:

Staff recommends that the Port Commission authorize a new one-year contract with Pendulum Strategies, LLC for continued federal consulting and support services.

F. EXECUTIVE

Subject	2. Award a one-year professional services contract to Cassidy and Associates for federal governmental policy consulting and support in an amount not to exceed \$260,000.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, award a one-year professional services contract to Cassidy and Associates for federal governmental policy consulting and support, for a one-year term effective July 1, 2024, in an amount not to exceed \$260,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Government Relations

Staff Contact:
Cam Spencer/Kerrick Henny

Background:
In order to advance the project to widen and deepen the Houston Ship Channel, Port Authority staff has sought additional support to assist in its work with the U.S. Army Corps of Engineers regarding the Houston Ship Channel Expansion Improvement Project (Project 11) and continuing to move forward with staff's efforts to obtain funding for Project 11. Cassidy and Associates also assists with other congressional and administration advocacy efforts.

Staff Evaluation/Justification:
Staff recommends that the Port Commission authorize a new one-year contract with Cassidy and Associates for continued federal consulting and support services.

F. EXECUTIVE

Subject	3. Order Partially Exempting Certain Residential Homesteads from Ad Valorem Taxes.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve and adopt the attached "Order Approving Amounts of Appraised Values of Certain Residential Homesteads Exempt from Ad Valorem Taxes for Tax Year 2024 and all Future Years, Unless Revised," 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:

Executive

Staff Contact:

Erik Eriksson

Background:

Pursuant to the Texas Tax Code §11.13, taxing units, including the Port Authority, must adopt the amount of their tax exemptions for the 2024 tax year before July 1, 2024. Tax Code §§11.13(d)(1) and (e) also authorizes the Port Commission to exempt from property taxation no less than \$3,000 of the appraised value of the residence homestead of an individual who is disabled or is 65 years old or older.

For eligible taxpayers, the Port Authority currently provides a homestead exemption equal to 20% of the value of a home plus a \$275,000 exemption for eligible homeowners who are age 65 or over, or disabled.

Staff is informed that by the Harris County Tax Collector's Office of Budget Management that Harris County Commissioner's Court has increased the 65 or over, and disabled homestead exemption amount, from \$275,000 up to \$320,000.

Staff Evaluation/Justification:

Port Authority staff recommends that the Port Commission adopt an order in the form attached as Exhibit "A," whereby it will exercise its authority to exempt from property taxes portions of the appraised value of certain residence homesteads for the Tax Year 2024 and thereafter, as follows:

\$5,000 or 20% of the appraised value, whichever is greater, of an adult's residence homestead; and
\$320,000 of the appraised value of residence homestead of an individual who is disabled; or
\$320,000 of the appraised value of residence homestead of an individual who is 65 years old or older.

As in the past, these exemptions will be in accord with Harris County practice.

**ORDER APPROVING AMOUNTS OF APPRAISED VALUES
OF CERTAIN RESIDENTIAL HOMESTEADS
EXEMPT FROM AD VALOREM TAXES
FOR TAX YEAR 2024 AND ALL FUTURE YEARS,
UNLESS REVISED**

THE STATE OF TEXAS §
COUNTY OF HARRIS §
PORT OF HOUSTON AUTHORITY §

Texas Tax Code §11.13(d)(1) and (e) authorizes the Port Commission of the Port of Houston Authority of Harris County, Texas, to exempt from property taxation \$3,000 of the appraised value of the residence homestead of an individual who is disabled or is 65 years old or older, unless a larger amount is specified by the Port Commission.

The Port Commission desires to approve certain larger appraised value amounts of exemptions to be granted for certain residence homesteads.

ORDER

Pursuant to Texas Tax Code §11.13(d)(1) and (e), as amended, the Port Commission of the Port of Houston Authority of Harris County, Texas exempts from ad valorem taxation for tax year 2024 and all future years, unless revised, the following amounts of the appraised value of a residence homestead:

- a. \$5,000 or 20% of the appraised value, whichever is greater, of an adult's residence homestead; and
- b. \$320,000 of the appraised value of the residence homestead of an individual who is disabled; or
- c. \$320,000 of the appraised value of the residence homestead of an individual who is 65 years old or older.

PASSED AND APPROVED this June 25, 2024.

Ric Campo
Chairman, Port Commission
Port of Houston Authority of Harris County, Texas

ATTEST:

Erik Eriksson
Secretary

H. CHANNEL INFRASTRUCTURE

Subject	1. Approve a private adjacency barge fleeting lease agreement with, and amend a marine construction permit issued to, Holtmar Land LLC, for approximately 3.71 acres of submerged lands in the San Jacinto River for an initial monthly base rent of \$1,113 and a minimum amount of \$153,112 for a ten-year term, and a Port Authority adjacency barge fleeting lease agreement for approximately 2.54 acres of submerged lands in the San Jacinto River for an initial monthly base rent of \$8,890 and a minimum amount of \$1,222,967 for a ten-year term, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve entering into a private adjacency barge fleeting lease agreement with, and amend a marine construction permit issued to, Holtmar Land LLC, for approximately 3.71 acres of submerged lands in the San Jacinto River for an initial monthly base rent of \$1,113 and a minimum amount of \$153,112 for a ten-year term, and a Port Authority adjacency barge fleeting lease agreement for approximately 2.54 acres of submerged lands in the San Jacinto River for an initial monthly base rent of \$8,890 and a minimum amount of \$1,222,967 for a ten-year term, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, 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 Infrastructure Real Property

Staff Contact:

Garry McMahan

Background:

Holtmar Land LLC (Holtmar), Port Authority File No. 2024-0088 (private adjacency lease), Port Authority File No. 2024-0089 (Port Authority adjacency lease), and Port Authority File No. 2017-0210 (marine construction permit), submitted a proposal for a private adjacency barge fleeting lease and a Port Authority adjacency barge fleeting lease and to amend a marine construction permit for dredging and the removal of rip-rap, for the use of a total of 6.25 acres of submerged lands for barge fleeting in San Jacinto River.

Holtmar has owned upland property in this location for over seven years and has affiliates that have operated a barge/bunker company in the Gulf Coast area for decades.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department. The leases and permit are subject to the Port Authority's usual terms and conditions. The \$1,000 application fee has been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	2. Amend a Port Authority adjacency barge fleeting lease agreement with Pelican Marine Services, LLC for approximately 18.37 acres of submerged lands in Buffalo Bayou and the Houston Ship Channel to extend the term for an additional two years and increase the monthly base rent to \$64,295, for a minimum amount of \$1,566,226 for the additional two years, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action, Information
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve amending a Port Authority adjacency barge fleeting lease agreement with Pelican Marine Services, LLC for approximately 18.37 acres of submerged lands in Buffalo Bayou and the Houston Ship Channel to extend the term for an additional two years and increase the monthly base rent to \$64,295, for a minimum amount of \$1,566,226 for the additional two years, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, 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 Infrastructure Real Property

Staff Contact:

Garry McMahan

Background:

Pelican Marine Services, LLC (Pelican), Port Authority File No. 2019-0153 (lease) submitted a proposal to amend a Port Authority adjacency barge fleeting lease agreement for approximately 18.37 acres of submerged lands in Buffalo Bayou and the Houston Ship Channel, to extend the term for an additional two years. The amendment would also increase the monthly base rent to \$64,295, for a minimum amount of \$1,566,226 for the additional two years, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

By Minute No. 2019-0729-35, the Port Commission authorized Canal Barge Company, Inc. (Canal) as the barge lease tenant, and by Minute No. 2019-1022-30 Canal's subsidiary Pelican was alternatively authorized as tenant. Staff is informed that Canal is a family owned, independent marine transportation company headquartered in New Orleans, Louisiana and was founded in 1933.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department. The lease is subject to the Port Authority's usual terms and conditions. The \$1,000 application fee has been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	3. Approve the renewal of expiring Port Authority pipeline and transmission line licenses for new thirty-year terms for the following entities: Enterprise Crude Pipeline LLC, Enterprise Intrastate LLC, Enterprise Products Operating LLC, Equistar Chemicals, LP, HFOTCO LLC, Houston Pipe Line Company L.P., and HSC Pipeline Partnership, LLC; and approve the renewal of expiring Port Authority pipeline and transmission line license for new ten-year term for the following entity: Enercoast Midstream LLC.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, authorize the Port Authority to approve the renewal of the following expiring Port Authority licenses for new thirty-year terms: Enterprise Crude Pipeline LLC, Enterprise Intrastate LLC, Enterprise Products Operating LLC, Equistar Chemicals, LP, HFOTCO LLC, Houston Pipe Line Company L.P., and HSC Pipeline Partnership, LLC; approve the renewal of the following expiring Port Authority license for new ten-year term: Enercoast Midstream LLC; 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 Infrastructure Real Property

Staff Contact:

Garry McMahan

Background:

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

30-Year Term

Company	File No.	License Fee*
Enterprise Crude Pipeline LLC	2014-0156	\$7,953
Enterprise Crude Pipeline LLC	2014-0157	\$47,718
Enterprise Intrastate LLC	2004-0243	\$4,772
Enterprise Products Operating LLC	2004-0237	\$4,772
Equistar Chemicals, LP	2004-0339	\$4,772
Equistar Chemicals, LP	2004-0340	\$4,772
Equistar Chemicals, LP	2014-0273	\$52,840
HFOTCO LLC	2014-0185	\$129,312
Houston Pipe Line Company L.P.	2004-0235	\$5,727
HSC Pipeline Partnership, LLC	2014-0199	\$193,499
Total		\$456,137

*License fee is calculated for the first 10 years of the agreement for the 30-year term licenses.

10-Year Term

Company	File No.	License Fee
Enercoast Midstream LLC	2004-0332	\$22,631
Total		\$22,631

Staff Evaluation/Justification:

The applications were reviewed and approved by the Port Authority's Channel Infrastructure Real Property 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.

H. CHANNEL INFRASTRUCTURE

Subject	4. Issue a pipeline license to Sesco Cement Corporation for two 10-inch and two 16-inch gray and white cement pipelines on a pipe rack across Harbor Drive.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, authorize the Port Authority to issue a pipeline license to Sesco Cement Corporation for two 10-inch and two 16-inch gray and white cement pipelines on a pipe rack across Harbor Drive, 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 Infrastructure Real Property

Staff Contact:

Garry McMahan

Background:

Sesco Cement Corporation (Sesco), Port Authority File No. 2024-0128, has applied for a pipeline license for two 10-inch and two 16-inch gray and white cement pipelines on a pipe rack across Harbor Drive, in the John R Harris Survey, A-27, and the Samuel M Williams Survey, A-87.

Sesco leases two parcels of land from the Port Authority on both sides of Harbor Drive for a cement terminal.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department. The license is subject to the Port Authority's usual terms and conditions for 30-year licenses and at an initial fee of \$16,684 for the first ten-year term. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

I. COMMERCIAL

Subject	1. Approve an amendment to the lease with Texas Stevedoring Services LLC for approximately 1,276 square feet of office space in the Barbours Cut Administrative Building to extend the term for one year at an annual base rent of \$27,882.91, subject to annual base rent escalation of 3% or the increase in the Consumer Price Index.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve an amendment to the lease with Texas Stevedoring Services LLC for approximately 1,276 square feet of office space in the Barbours Cut Administrative Building to extend the term for one year at an annual base rent of \$27,882.91, subject to annual base rent escalation of 3% or the increase in the Consumer Price Index, 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) Strategic Objective 3a. - Cultivate key relationships to accomplish common goals STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region) Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port

Category:

Leases

Department:

Real Estate

Staff Contact:

Isaac Kyle/Diana Sechler

Background:

By Minute No. 2017-0627-06, the Port Commission approved a two-year lease with Hapag-Lloyd (America) LLC for approximately 1,276 square feet of office space in the Barbours Cut Administrative building. The property is used for general office purposes.

By Minute No. 2019-0521-11, the Port Commission approved an assignment of the lease described above from Hapag-Lloyd (America) LLC to Texas Stevedoring Services LLC (Texas Stevedoring) and an amendment to extend the term for an additional three years, to terminate July 31, 2022.

By Minute No. 2022-0628-15, the Port Commission approved an amendment to the lease to extend the term for an additional two years, to terminate July 31, 2024.

Texas Stevedoring has requested that the Port Authority extend the lease term for an additional one year and intends to continue to use the property for office purposes.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the proposed lease amendment under the terms described above.

I. COMMERCIAL

Subject	2. Approve a lease for a ten-year term with Enstructure Richardson I LLC for approximately 97.52 acres consisting of multiple tracts of land throughout the Turning Basin Terminal and Industrial Park East, at a total annual base rent of \$3,723,656.88, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve a lease for a ten-year term with Enstructure Richardson I LLC for approximately 97.52 acres consisting of multiple tracts of land throughout the Turning Basin Terminal and Industrial Park East, at an annual base rent of \$3,723,656.88, subject to annual base rent escalation of 3% or the increase in the Consumer Price Index, 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) Strategic Objective 3a. - Cultivate key relationships to accomplish common goals STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region) Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port

Category:

Leases

Department:

Real Estate

Staff Contact:

Isaac Kyle/Ben Licata

Background:

Enstructure Richardson I LLC (Enstructure) has requested that the Port Authority lease approximately 97.52 acres out of its Turning Basin and Industrial Park East complexes for a ten-year term. Enstructure and its predecessors have leased multiple properties from the Port Authority since 1969 for importing and exporting steel products and general cargo; this lease consolidates existing leases and provides for a ten year term.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the proposed lease with Enstructure Richardson I LLC under the terms described above.

I. COMMERCIAL

Subject	3. Approve an amendment to the services agreement with Kinne International, Inc. to extend the term of the Agreement through July 31, 2024 and increase the Contract Amount by \$300,000.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve an amendment to the services agreement with Kinne International, Inc. to extend the term of the Agreement through July 31, 2024 and increase the Contract Amount by \$300,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

General

Department:

Commercial

Staff Contact:

John Moseley

Background:

In March 2021, the Port Commission previously approved a services agreement with Kinne International, Inc. (Kinne) for a term of three years, to provide marketing services to develop new intermodal rail service for international waterborne containers to/from the intermodal rail facility at Barbours Cut Terminal and providing for payment to Kinne for certain brokerage and other services, as well as per unit fee payments per intermodal lift. The original Contract Amount was an amount not to exceed \$768,000.

Under this agreement Kinne assists the Port Authority to develop service with the Class I rail carriers and contract inland rail service routings through the Port Authority facilities, including developing service and pricing packages from pier pickup to the inland rail ramp and vice versa, to support international ocean carrier services calling Port Authority facilities.

Staff Evaluation/Justification:

Staff has determined that this Agreement should be amended through July 31, 2024 and funds for the Agreement should be accordingly increased.

Staff recommends the Port Commission authorize this amendment as described above.

K. INFRASTRUCTURE

Subject	1. Amend the professional services contract with AECOM Technical Services, Inc. to perform additional work expanding the Barbours Cut Terminal mini-master plan to include the west end utility development and existing utility mapping at Barbours Cut Terminal in an amount not to exceed \$616,723.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve an amendment to the professional services contract with AECOM Technical Services, Inc. to perform additional work expanding the Barbours Cut Terminal existing mini-master plan to include the west end utility development and existing utility mapping at Barbours Cut Terminal in an amount not to exceed \$616,723, 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. 2021-0525-16, the Port Commission awarded a professional services contract to AECOM Technical Services, Inc. to perform additional work associated with the planning and design for the reconstruction of 87-acres of container yards at Barbours Cut Terminal.

This proposed amendment would consist of the following activities under that contract:

- Expand the existing mini-master plan scope to include mapping of existing underground utilities, produce conceptual utility plans for future improvements, and produce a list of priority projects based on the draft mini-master plan.

Staff Evaluation/Justification:

Staff has reviewed AECOM Technical Services, Inc.'s proposal and found it to be fair and reasonable and recommends that the Port Commission approve the proposed amendment.

K. INFRASTRUCTURE

Subject	2. Amend the professional services contract with RDLR Architects, Inc. to perform final design, proposal, and construction phase services for the Maintenance Annex Building at Bayport Container Terminal in an amount not to exceed \$1,462,293.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve an amendment to the professional services contract with RDLR Architects, Inc. to perform final design, proposal, and construction phase services for the Maintenance Annex Building at Bayport Container Terminal in an amount not to exceed \$1,462,293, 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. 2023-0926-27, the Port Commission awarded a professional services contract to RDLR Architects, Inc. for programming and optional design of the Maintenance Annex Building at Bayport Container Terminal.

The project's building programming is completed, and this proposed amendment would provide for full design services, including the complete construction document package and proposal and construction phase services.

Staff Evaluation/Justification:

Staff has reviewed RDLR Architects, Inc.'s proposal and found it to be fair and reasonable and recommends that the Port Commission approve the proposed amendment.

K. INFRASTRUCTURE

Subject	3. Approve a change order with R&T Ellis Excavating, Inc. for maintenance of the storm water drainage system in the southern portion of the Bayport Container Terminal in an amount not to exceed \$684,407.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve a change order with R&T Ellis Excavating, Inc. for maintenance of the storm water drainage system in the southern portion of the Bayport Container Terminal in an amount not to exceed \$684,407, 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. 2022-1206-21, the Port Commission awarded a construction contract to R&T Ellis Excavating, Inc. for land development of 35-acres south of Port Road at Bayport Container Terminal for future development of the terminal complex.

Due to erosion issues and storm water runoff, ponds in the southern portion of Bayport Container Terminal are in need of significant immediate maintenance. As a result of conditions of the drainage channels, slopes, and drainage culverts, the ponds are holding water above their intended normal capacity, reducing the overall retention capacity during significant storm events.

Staff believes that this proposed change order will help address potential health and safety concerns raised by these conditions. The work will restore the ponds back to the intended flow design and establish silt control measures to protect Port Authority infrastructure and the surrounding area.

This is the fourth change order to this contract, for a total change order amount, including this proposed change order, of \$12,437,919.

Staff Evaluation/Justification:

Port Authority staff has reviewed the proposal submitted by R&T Ellis Excavating, Inc. and found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.

K. INFRASTRUCTURE

Subject	4. Approve a change order with Prestique, Inc. dba Ranger Roofing and Construction to perform additional work associated with the rehabilitation of transit shed roof at CARE Terminal and Transit Sheds 21-22 at Turning Basin Terminal in an amount not to exceed \$145,800.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve a change order with Prestique, Inc. dba Ranger Roofing and Construction to perform additional work associated with the rehabilitation of transit shed roof at CARE Terminal and Transit Shed 21-22 at Turning Basin Terminal in an amount not to exceed \$145,800, 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. 2024-0123-19, the Port Commission awarded a contract to Prestique, Inc. dba Ranger Roofing and Construction to perform additional work associated with the rehabilitation of transit shed roof at CARE Terminal and Transit Shed 21-22 at Turning Basin Terminal.

This change order would increase quantities to include the replacement of eleven landside downspouts and associated gutters.

This is the first change order to this contract, for a total change order increase of to date of 3.95% of the total contract value, and the total contract following the change order of \$3,840,125.

Staff Evaluation/Justification:
Port Authority staff has reviewed the proposal submitted by Prestique, Inc. dba Ranger Roofing and Construction and found it to be fair and reasonable and recommends that the Port Commission authorize this change order.

K. INFRASTRUCTURE

Subject	5. Approve a change order with David E. Harvey Builders, Inc. to perform additional work associated with construction of the maintenance and repair building at Barbours Cut Terminal in an amount not to exceed \$150,996.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve a change order with David E. Harvey Builders, Inc. to perform additional work associated with the construction of the maintenance complex at Barbours Cut Terminal in an amount not to exceed \$150,996, 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. 2022-0927-31, the Port Commission awarded a contract to David E. Harvey Builders, Inc. to construct the maintenance complex at Barbours Cut Terminal.

This proposed change order addresses:

- Purchase and installation of clean-agent fire suppression system in the intermediate distribution frame (IDF) rooms;
- Purchase and installation of mirrors in restrooms;
- Additional programming for badge readers; and
- Installation of berm for fuel truck.

This is the fourth change order to this contract, for a total change order value to date of \$1,671,524.80, which is 4.06% of the total contract value.

Staff Evaluation/Justification:

Port Authority staff has reviewed the proposal submitted by David E. Harvey Builders, Inc. and found it to be fair and reasonable and recommends that the Port Commission authorize this change order.

L. MAINTENANCE

Subject	1. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$1,500,000 for repair or replacement of motors, generators, and alternators for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Northstar Industries; second, Integrated Power Services; and third, Sulzer Electro Mechanical Services.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, NorthStar Industries; second, Integrated Power Services and third, Sulzer Electro-Mechanical Services (US), Inc.;; (b) award a two-year contract to NorthStar Industries for repair or replacement of motors, generators, and alternators at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$1,500,000.;; (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:

Maintenance

Staff Contact:

Paulo Soares

Background:

By Minute No. 2021-0928-42, the Port Commission awarded a two-year contract to NorthStar Industries for repair of motors, generators, and alternators at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$1,500,000. This contract has expired.

The Port Authority owns more than 2,500 electric motors and generators on one hundred and thirty six rubber-tired gantry (RTG) cranes, twenty-nine wharf cranes, and various stationary and mobile generators. The Port Authority would receive additional RTG cranes and ship-to-shore cranes during this contract period. Due to routine maintenance and critical motor failures, staff has advertised for a new two-year contract. Repairs to AC/DC motors, RTG generators, standby emergency generators, and mobile generators would be covered under this contract.

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

Staff Evaluation/Justification:

On May 16, 2024, three CSP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the CSP. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- NorthStar Industries
- Integrated Power Services
- Sulzer Electro-Mechanical Services (US), Inc.

Following staff Executive Committee review, staff recommends that the Port Authority award a two-year contract to NorthStar Industries and act as otherwise described above.

L. MAINTENANCE

Subject	2. Approve staff's ranking of vendors and award a three-year contract in an amount not to exceed \$400,000 for the purchase of hydraulic components and repair services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Sapphire Hydraulics Inc.; and second, Coastal Associates LLC dba Coastal Hydraulics.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting: (a) approve staff's ranking of vendors, based on the selection criteria, in the following order - first, Sapphire Hydraulics Inc.; and second, Coastal Associates LLC dba Coastal Hydraulics; (b) award a three-year contract to the top-ranked proposer for the purchase of hydraulic components and repair services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$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 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:

By Minute No. 2022-1027-38, the Port Commission awarded a three-year contract to Sapphire Hydraulics, Inc in the amount of \$200,000 for the purchase of hydraulic components and repair services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Contract funds are nearly depleted.

The Port Authority currently owns twenty-nine wharf cranes, one-hundred and thirty-six rubber-tired gantry (RTG) cranes and numerous other vehicles and industrial equipment. Hydraulic components including pumps, hoses, fittings, clamps, manifolds, valves, and other items are needed to perform routine maintenance on this terminal equipment. Additional RTG and wharf cranes were delivered during the previous contract with more scheduled to be delivered during the term of this proposed three-year contract, hence the proposed increase in the contract amount.

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

BuySpeed with two responding.

Staff Evaluation/Justification:

On May 16, 2024, two CSP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published CSP criteria. Staff identified the following vendors, listed in order of ranking, as the most qualified to provide the required services.

- Sapphire Hydraulics, Inc.
- Coastal Associates, LLC dba Coastal Hydraulics

Following staff Executive Committee review, staff recommends that the Port Commission award a three-year contract to Sapphire Hydraulics, Inc. and act as otherwise described above.

L. MAINTENANCE

Subject	3. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$5,050,000 for the purchase of thirteen empty container handling machines for Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Briggs Industrial Solutions, Inc.; second, Equipment Depot Texas, Inc.; and third, Taylor Machine Works, Inc.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting: (a) approve staff's ranking of vendors, based on the selection criteria, in the following order - first, Briggs Industrial Solutions, Inc.; second, Equipment Depot Texas, Inc.; and third, Taylor Machine Works, Inc. (b) award a contract to the top-ranked proposer for the purchase of thirteen empty container handling machines for Bayport Container Terminal in an amount not to exceed \$5,050,000; (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 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 Port Authority currently owns seven empty container handling machines in operation at its Bayport Container Terminal. However, three of these machines are no longer suitable to meet daily demand since empty container yards nos. 6 and 7 were opened late last year. Since approximately, 82,000 moves for over the road trucks alone, not including moves associated with vessel operations, have been recorded at these container yards year-to-date, it is critical that additional units be procured to meet expected demand and volume growth.

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. Nineteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On May 15, 2024, five RFP responses 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 most qualified to provide the required services:

- Briggs Industrial Solutions, Inc.

- Equipment Depot Texas, Inc.
- Taylor Machine Works, Inc.

Following staff Executive Committee review, staff recommends that the Port Authority award a contract to Briggs Industrial Solutions, Inc. and act as otherwise described above.

L. MAINTENANCE

Subject	4. Award a three-year contract to Trantex Transportation Products of Texas, Inc. for the purchase of traffic paint for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$350,000.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, award a three-year contract to Trantex Transportation Products of Texas, Inc. for the purchase of traffic paint for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$350,000, 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:

By Minute No. 2021-0323-27, the Port Commission awarded a three-year contract to Ennis-Flint, Inc. for the purchase of traffic paint for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in the amount not to exceed \$244,000. This contract is currently expired.

Paint is needed for proper traffic control at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Jersey barriers, roads, wharves, parking lots, and container pads must be painted and striped to ensure safe road traffic and operation of rubber-tired gantry (RTG) cranes, as well as protect assets such as light poles, bollards, and fire hydrants.

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

Staff Evaluation/Justification:

On May 20, 2024, three CSB responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria in the CSB procurement documents.

Following staff Executive Committee review, staff recommends that the Port Authority award a three-year contract to Trantex Transportation Products of Texas, Inc., the responsible bidder submitting the lowest and best bid, for the purchase of traffic paint.

L. MAINTENANCE

Subject	5. Award a three-year contract to Home Depot U.S.A., Inc. for the purchase of miscellaneous hardware and construction supplies for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Omnia Partners, a cooperative purchase program contract, in an amount not to exceed \$450,000.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, award a three-year contract to Home Depot U.S.A., Inc. for the purchase of miscellaneous hardware and construction supplies for Barbours Cut Terminal, Bayport Container Terminal and Turning Basin Terminal, using Omnia Partners, a cooperative purchase program contract, in an amount not to exceed \$450,000, 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:

By Minute No. 2021-0525-32, the Port Commission awarded a three-year contract to Home Depot U.S.A., Inc. in the amount of \$350,000 for the purchase of miscellaneous hardware and construction supplies for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. The Port Authority operates a total of three maintenance shops that are responsible for building and facility maintenance. These shops often engage in repairs to buildings, as well as relocation and construction of office space. Supplies such as drywall, plywood, lumber, fittings, and hardware are needed to successfully complete this work.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring miscellaneous hardware and construction supplies through the Omnia Partners contract is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority. The Maintenance department has determined that the best availability, price, and contract term for the items needed are provided by Home Depot U.S.A., Inc. under the pricing schedule obtained from that vendor's contract under Omnia Partners' cooperative program and is therefore recommending this purchase.

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

L. MAINTENANCE

Subject	6. Issue a purchase order to Global Rental Company, Inc. for the purchase of an articulating telescopic 40-G aerial device (bucket truck) for the Information Technology department, using Sourcewell, a cooperative purchase program contract, in an amount not to exceed \$165,000.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to Global Rental Company, Inc. for the purchase of an articulating telescopic 40-G aerial device (bucket truck) for the Information Technology department, using Sourcewell, a cooperative purchase program contract, in an amount not to exceed \$165,000, determine that this procurement method provides the best value to the Port Authority, 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:

Award, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

The Port Authority's Information Technology (IT) department is seeking to obtain an articulating telescopic 40-G aerial device (bucket truck). The IT department is currently dependent on the Maintenance department's schedule and priorities to provide a man-lift or a scissor-lift for the installation, maintenance, or replacement of elevated hi-tech devices, and such equipment request can take up to a week or more to fulfill due to equipment availability. This Bucket Truck would eliminate such delays and expedite IT related repairs and installations.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring the bucket truck through a Sourcewell contract is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

The Maintenance department has determined that the best availability, price, and contract term for the item needed is provided by Global Rental Company, Inc. under the pricing schedule obtained from that vendor's contract with Sourcewell cooperative program and is therefore recommending this purchase.

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

M. OPERATIONS

Subject	1. Issue a purchase order to Office Furniture Connection for the purchase and installation of workspaces for the Bayport Administration Building, using the Purchasing Cooperative of America, a cooperative purchase program, in an amount not to exceed \$173,735.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to Office Furniture Connection for the purchase and installation of workspaces for the Bayport Administration Building, using Purchasing Cooperative of America, a cooperative purchase program, in an amount not to exceed \$173,735, determine that this procurement method provides the best value to the Port Authority, 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:

Operations

Staff Contact:

Candice Armenoff

Background:

The Port Authority is seeking to purchase and installation of office furniture for the Bayport Administration Building.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring the required office furniture through Purchasing Cooperative of America (PCA) is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Operations department has determined that the best availability, price, and contract term for the item needed is provided by Office Furniture Connection under the pricing schedule obtained from that vendor's contract with PCA, and is therefore recommending this purchase.

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

M. OPERATIONS

Subject	2. Authorize payment to Navis LLC for annual maintenance services for the marine terminal management software system for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$864,549.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, authorize payment to Navis LLC for annual maintenance services for the marine terminal management software system for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal pursuant to the current contract between Navis LLC and the Port Authority, for a one-year term beginning July 1, 2024 in an amount not to exceed \$864,549, 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:
Operations

Staff Contact:
Joey Purdue

Background:
By Minute No. 2001-0326-32, the Port Commission awarded a contract (Contract) to Navis LLC to provide for the implementation and maintenance of a marine terminal management software system (Management Software System) for use at Port Authority terminals. The Management Software System is currently used by the Port Operations department to manage the Port Authority’s Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, and by the Accounting department for billing at these terminals. Since expiration of the initial one-year maintenance term, the Port Commission has approved each subsequent annual maintenance renewal, and the current annual maintenance term is set to expire June 30, 2024.

The Contract describes the year-to-year maintenance services that are required to be performed and sets forth the maintenance fee for each one-year maintenance term. The maintenance fee for each one-year term is based upon the combined annual through-put (TEU) at the container terminals, and tonnage for the general cargo facilities, for the immediately preceding year, plus six fixed amounts associated to additional licensed software modules. The total maintenance fee for July 1, 2024 through June 30, 2025 will be in an amount not to exceed \$864,549.

Staff Evaluation/Justification:
Staff recommends the Port Commission authorize payment to Navis LLC for annual maintenance services for the Marine Terminal Management Software System.

M. OPERATIONS

Subject	3. Authorize payment to Smart-Tecs LLC, the sole source provider, for annual maintenance services for the marine terminal gate operating software system for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$471,712.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, authorize payment to Smart-Tecs LLC, the sole source provider, for annual maintenance services for the marine terminal gate operating software system for Barbours Cut Terminal and Bayport Container Terminal pursuant to the current contract between Smart Tec's LLC and the Port Authority, for a one-year term beginning July 1, 2024 in an amount not to exceed \$471,712, 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:

Operations

Staff Contact:

Joseph Purdue

Background:

By Minute No. 2016-1025-26, the Port Commission authorized a contract (Contract) award to Smart-Tecs LLC to provide for the implementation and maintenance of marine terminal gate operating software (Software) for use at Port Authority terminals. The Software is currently used by the Port Operations department to interchange trucks and containers at Bayport Container Terminal and Barbours Cut Terminal. Additional funding is required for the maintenance and support period starting July 1, 2024 ending June 30, 2025.

The Contract describes the year-to-year maintenance services that are required to be performed and sets forth the maintenance fee for each one-year maintenance term. The services provided under this agreement are critical to the proper functioning of the container terminals gate operation. The total maintenance fee for July 1, 2024 through June 30, 2025 would be in an amount not to exceed \$471,712.

Staff Evaluation/Justification:

Section 60.412 of the Water Code provides that a purchase for an item that can be obtained only from one source is exempt from certain procurement requirements of the Water Code. Port Authority staff has received a written statement from the manufacturer confirming that Smart-Tecs LLC is the sole authorized source of the Port Authority's Software in the United States.

Staff recommends that the Port Commission authorize payment to Smart-Tecs LLC for annual maintenance services for Software for Barbours Cut Terminal and Bayport Container Terminal.

M. OPERATIONS

Subject	4. Authorize a lease with Enstructure Richardson I LLC for approximately 60 acres at Woodhouse Terminal, for a twenty-year term commencing July 1, 2024 (with two five-year extension options) and at an annual base rent of approximately \$3,703,814, subject to annual base rent escalation.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, authorize a lease with Enstructure Richardson I LLC for approximately 60 acres at Woodhouse Terminal, for a twenty-year term commencing July 1, 2024 (with two five-year extension options) and at an annual base rent of approximately \$3,703,814, subject to annual base rent escalation, 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:

Operations

Staff Contact:

Randy Stiefel

Background:

Enstructure Richardson I LLC (Enstructure) has requested that the Port Authority reissue its existing lease at Woodhouse Terminal, to extend the lease term and add additional premises totaling approximately five acres. Enstructure's current lease of the site was originally entered into in 2018 by the tenant's predecessor Richardson Steel Yard, Inc., and is now in its second five-year term ending in 2028.

The proposed lease would require that Enstructure pay "Additional Wharfage Rent" and carry out capital improvement work over its twenty-year term. It also provides that the premises be used for handling and storage of breakbulk general cargoes, including steel, and bulk and containerized products.

Enstructure has additionally requested consolidation and extension of its leases at the Turning Basin Terminal, which action is the subject of another item on this month's Port Commission agenda.

Staff Evaluation/Justification:

Staff recommends that the Port Authority approve the proposed Woodhouse lease with Enstructure as described above.

O. SECURITY AND EMERGENCY OPERATIONS

Subject	1. Issue a purchase order to Comprehensive Communication Services for the purchase of a trailered generator, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$106,000.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to Comprehensive Communication Services for the purchase of a trailered generator to support critical infrastructure in the event of a power outage or to support emergency and security operations in an amount not to exceed \$106,000, using the Texas Department of Information Resources cooperative purchase program, 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 #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Emergency Management

Staff Contact:

Colin Rizzo

Background:

The Port Authority is seeking to obtain a trailered generator to provide backup power to critical infrastructure in the event of a power outage and to support emergency and security operations.

The Texas Department of Information Resources (DIR) is a department of the State of Texas, and has cooperative purchasing programs which may be used by the Port Authority.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring Comprehensive Communication Services through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority. This vendor also has a positive history in providing services and products to the Port Authority and therefore is recommended to provide this equipment.

Staff recommends the Port Commission approve this best value determination and contract.

P. TECHNOLOGY

Subject	1. Ratify the contract with Allied IT Systems, LLC for access control site upgrades, in the amount of \$592,159.12.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, ratify the contract with Allied IT Systems, LLC for access control site upgrades in the amount of \$592,159.12, 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:

Information Technology

Staff Contact:

James O'Brian

Background:

The Port Authority maintains security access controls at its terminals. Under federal law and the Port Authority's Facility Security Plans, a person entering a secured location within Barbours Cut, Bayport, or Turning Basin terminal must either (i) present an active TWIC (Transit Worker Identification Credential) card, or (ii) be accompanied by an escort with an active TWIC card. The federal government also maintains a list of revoked TWIC cards, and the Port Authority is required to refuse access to a person with a TWIC on the federal cancelled card list (CCL).

To support these procedures, the Port Authority maintains about 323 card reader locations across these terminals.

Earlier this year, staff began the process of updating its card reader software. Among other things, the enrollment software upgrade allows the Port Authority to check its TWIC records against the CCL every 24 hours, to meet compliance requirements. This software procurement is complete, and the installation and training is in progress.

As part of this process, card reader hardware (two-thirds of which is over 10 years old) was also identified for replacement. Unfortunately, in recent weeks a very large number of these readers have failed. While support staff is in place to resolve and minimize risk, staff believes that this emergency status quo should not be prolonged.

Staff Evaluation/Justification:

Because the request for proposals for this hardware replacement and other security-related services had already been issued when this hardware failure occurred, proposals were received on May 15th, and staff identified the contractor providing best value for this work.

The Port Authority is permitted to make emergency purchases and contracts as set forth in Water Code Section 60.4035 to, among other circumstances, "repair unforeseen damage to the property of the district" and "respond to security directives.

Staff believed that this emergency justified immediately moving forward with contract award and order placement, to expedite the four-to-six week lead time and end staff's emergency measures," and Port Authority legal staff determined that the above-described circumstances applied in this

instance. Accordingly, the Executive Director timely notified the Port Commission of this proposed action on May 20, 2024 and staff awarded the contract to Allied IT Systems, LLC on June 4, 2024.

Staff respectfully requests that the Port Commission ratify the action as described above.

P. TECHNOLOGY

Subject	2. Issue a purchase order to AT&T Wireless for the purchase through December 31, 2030 of wireless voice and data (LTE) Services including FirstNet, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$600,000.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to AT&T Wireless for the purchase through December 31, 2030 of wireless voice and data (LTE) services including FirstNet, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$600,000, determine that this procurement method provides the best value to the Port Authority, 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:

Information Technology

Staff Contact:

Charles Thompson

Background:

The Port Authority is seeking to obtain approval for additional funding needed to support wireless voice and data (LTE) services from AT&T Wireless including FirstNet, in order to help provide services needed for the additional requirements at the container terminals and Port Authority-wide. Additional funding of \$60,000 for the balance of 2024 would be required as well as an estimated \$108,000 each year for the following five years.

Staff Evaluation/Justification:

The Texas Department of Information Resources (DIR) is a department of the State of Texas, and has cooperative purchasing programs which may be used by the Port Authority, and the Director of Procurement Services has determined that procuring AT&T Wireless services through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by AT&T Wireless under the pricing schedule obtained from that vendor's contract with DIR, and is therefore recommending this purchase.

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

P. TECHNOLOGY

Subject	3. Issue a purchase order to Verizon Wireless for the purchase through December 31, 2030 of wireless voice and data (LTE) Services, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$600,000.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to Verizon Wireless for the purchase through December 31, 2030 of wireless voice and data (LTE) services, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$600,000, determine that this procurement method provides the best value to the Port Authority, 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:

Information Technology

Staff Contact:

Charles Thompson

Background:

The Port Authority is seeking to obtain approval for additional funding needed to support wireless voice and data (LTE) services from Verizon Wireless, in order to help provide ongoing services for the additional requirements at the container terminals and Port Authority-wide. Additional funding of \$60,000 for the balance of 2024 would be required as well as an estimated \$108,000 each year for the following five years.

Staff Evaluation/Justification:

The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs which may be used by the Port Authority, and the Director of Procurement Services has determined that procuring Verizon Wireless services through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by Verizon Wireless under the pricing schedule obtained from that vendor's contract with DIR and is therefore recommending this purchase.

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

P. TECHNOLOGY

Subject	4. Issue a purchase order to One Diversified LLC for the purchase of audio, video, and installation and maintenance services for the Barbours Cut Terminal Maintenance facility, using the United States General Services Administration, an agency of the United States, in an amount not to exceed \$335,000.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to One Diversified LLC for the purchase of audio, video, and installation and maintenance services for the Barbours Cut Terminal Maintenance facility, using the United States General Services Administration, an agency of the United States, in an amount not to exceed \$335,000, determine that this procurement method provides the best value to the Port Authority, 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:

Information Technology

Staff Contact:

Charles Thompson

Background:

The Port Authority is seeking to obtain audio, video, and installation and maintenance services, to set minimum standards for all Port Authority's current and future collaboration and audio-visual needs for all buildings, and board, conference, and meeting rooms.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring audio visual goods and related services, through the United States General Services Administration (GSA), an agency of the United States, is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority. The Port Authority, as a political subdivision of the State of Texas, is authorized to use GSA for the procurement of certain items, as described.

The Technology department has determined that the best availability, price, and contract term for the item needed is provided by One Diversified LLC, under the pricing schedule obtained from that vendor's contract with United States General Services Administration and is therefore recommending this purchase.

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

P. TECHNOLOGY

Subject	5. Issue a purchase order to Trescope, Inc. for the purchase of subscription-based licensing for the IBM Maximo and IBM Tririga software-as-a-service (SaaS) platforms, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$17,200,000.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to Trescope, Inc. for the purchase of subscription-based licensing for the IBM Maximo and IBM Tririga software-as-a-service (SaaS) platforms, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$17,200,000, determine that this procurement method provides the best value to the Port Authority, 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:

Information Technology

Staff Contact:

Charles Thompson

Background:

The Port Authority is seeking to obtain IBM software as a service subscription-based licensing for use in the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, to replace various applications and retire other existing applications as appropriate.

The NXGEN ERP program has already completed two phases. Phase I completed requirements captures for features and functions, which were prioritized for importance by individual departments, and implementation strategies were investigated. Phase II completed AS-IS/TO-BE business process mapping, alignment of business processes to pain points, "moments that matter" and the development of demonstration scenarios.

Demonstration sessions were provided by the leading software-as-a-service (SaaS) application platform providers, which led to the selection of IBM Maximo and IBM Tririga as the selected platforms for Pillar III. This software licensing and related services is part of Phase III in the NXGEN ERP Program.

Staff Evaluation/Justification:

The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs which may be used by the Port Authority, and the Director of Procurement Services has determined that procuring IBM Maximo and IBM Tririga subscription-based licensing, training, and delivery assurance, through the Texas DIR purchasing program, is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by Trescope, Inc., under the pricing schedule obtained from that vendor's contract with DIR (DIR-CPO-5227) and is therefore recommending this purchase.

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

P. TECHNOLOGY

Subject	6. Issue a purchase order to Xennex LLC for the purchase of cloud storage security, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$265,000.
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to Xennex LLC for the purchase of cloud storage security, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$265,000, determine that this procurement method provides the best value to the Port Authority, 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:

Information Technology

Staff Contact:

Charles Thompson

Background:

The Port Authority is seeking to obtain cloud storage security services, to provide all NetApp-based storage port-wide with protection from ransomware, malware, and potential cybersecurity-related events and incidents. In case of an event or incident that could or would compromise the data or virtual services located on cloud storage, copies (i.e. snapshots) are taken to either prevent or remediate the ransom demands for the release of stored data or virtual services.

Staff Evaluation/Justification:

The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs which may be used by the Port Authority, and the Director of Procurement Services has determined that procuring cloud storage security services through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by Xennex LLC under the pricing schedule obtained from that vendor's contract with DIR and is therefore recommending this purchase.

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

