



# PORT COMMISSION MEETING

## JULY 22, 2025 – AGENDA





**Tuesday, July 22, 2025**  
**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**

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**B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS**

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

**C. APPROVAL OF MINUTES**

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1. Port Commission Public Meeting - June 24, 2025

**D. STAFF REPORTS**

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1. Summary of selected financial and operational matters

**E. APPEARANCES**

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1. Public Comment

**F. EXECUTIVE**

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***Staff Report*** – Selected agenda items – Jessica Shaver, Chief Administrative Officer

***General***

1. Adopt a resolution ratifying the Port Authority's nomination of a candidate to be listed on the ballot for a position on the board of directors of the Harris Central Appraisal District, and delegating authority to the Chief Executive Officer to exercise its vote on the nomination for a position on the board of directors of the Harris Central Appraisal District.

**G. CHANNEL INFRASTRUCTURE**

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

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

1. Authorize four Memoranda of Agreement with the U.S. Army Corps of Engineers for the disposal of dredged materials to various dredged material placement areas, in a total amount not to exceed \$2,527,113.

2. Amend the professional services contract with HDR Engineering, Inc., to perform continued engineering, design, project coordination, and other general assistance for the Houston Ship Channel, in an amount not to exceed \$2,000,000, and extend the contract term for an additional five years.

3. Amend a professional services contract with HDR Engineering, Inc. to provide continued engineering, design, project coordination, and other general assistance for the Houston Ship Channel Expansion Improvement Project in an amount not to exceed \$600,000.

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

4. Approve the renewal of expiring Port Authority pipeline licenses for thirty-year terms for the following entities: Air Products LLC, Enterprise GC LLC, Enterprise Intrastate LLC, Enterprise Products Operating LLC, Enterprise TE Products Pipeline Company LLC, HSC Pipeline Partnership, LLC, and Shell Pipeline Company LP.

5. Issue a marine construction permit to Battleground Oil Specialty Terminal Company, LLC for shoreline stabilization in the San Jacinto River.

6. Issue a marine construction permit to ExxonMobil Corporation for repairs to an existing dolphin located in Mitchell Bay.

#### ***Leases***

7. Approve a submerged lands lease for a ten-year term and amend a marine construction permit with CenterPoint Energy Houston Electric, LLC for approximately 1.02 acres adjacent to the east side of Alexander Island along the Houston Ship Channel, at a total annual base rent of \$42,840, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

### **H. COMMERCIAL**

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

#### ***Leases***

1. Approve an amendment to the lease with Houston Terminal LLC for approximately 2,257 square feet of office space in Bayport Container Terminal Stevedore Support Buildings No. 2 and 3 to extend the term for five years, at an annual base rent of \$81,695.19, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

2. Amend the submerged land lease with Vopak Exolum Houston Holdco LLC to allow for an additional abatement period not to exceed the current maximum amount and term for certain tenant remediation, and increase the base rent in lieu of the throughput guarantee, for a cumulative increase of \$9,169,374.51 subject to annual escalation of 3%, effective no later than September 1, 2025.

3. Ratify the extended term of a month-to-month lease with QSL America Inc, commencing August 1, 2025, for approximately 0.74 acres out of Block 1 at the Southside Wharves, at an annual base rent of \$40,305.16.

4. Ratify the extended term of a month-to-month lease with QSL America Inc, commencing August 1, 2025, for approximately 2.75 acres out of Block 11 at the Turning Basin area, at an annual base rent of \$77,119.97.

## **I. FINANCE**

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**Staff Report** – Selected agenda item – Tim Finley, Chief Financial Officer

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

1. Award a professional services contract to the top-ranked proposer Forvis Mazars LLP to conduct audits of the Port Authority 2025 financial statements, retirement plans (pension and Other Post-Employment Benefits), and Promotion and Development Fund for a 3-year term in an amount not to exceed \$400,000, with options to renew for two additional one-year terms.

## **J. INFRASTRUCTURE**

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

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

1. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$500,000 for the 2025 Facility Inspection and Condition Assessment Program for marine structures, to the top-ranked proposer Green, Rubiano & Associates, Inc.

2. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$300,000 for the 2025 Facility Inspection and Condition Assessment Program for corrosion on marine assets, to the top-ranked proposer Wiss, Janney, Elstner Associates, Inc.

3. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$918,895 for the demolition of Wharf Crane 212 at Bayport Container Terminal, to the top-ranked proposer Grant Mackay Company, Inc.

4. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,730,195 for the repair of damage to Wharves 13 and 14 at Turning Basin Terminal, to the top-ranked proposer Russell Marine, LLC.

5. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$123,500 for the repair of damage to Wharf 23 at Turning Basin Terminal, to the top-ranked proposer Russell Marine, LLC.

6. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$4,687,195 for the construction of the fender system at Wharf 2 at Turning Basin Terminal, to the top-ranked proposer Orion Construction, LLC.

7. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$738,895 for the mooring dolphin construction for Wharf 2 at CARE Terminal, to the top-ranked proposer Russell Marine, LLC.

8. Amend the professional services contract with WSP USA, Inc., to perform construction phase services for Wharf 2 mooring dolphin construction at CARE Terminal, in an amount not to exceed \$37,430, and total contract amount of \$134,865.

9. Amend the professional services contract with Martinez Architects LP to perform final design services for the fire station at Barbours Cut Terminal in an amount not to exceed \$322,086.

10. Approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Container Yards 6 and 7 at Barbours Cut Terminal in an amount not to exceed \$254,216.

11. Approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead and fender repairs at Wharves 20 and 21 and final repairs for Wharf 8 at Turning Basin Terminal in an amount not to exceed \$4,485,275.

12. Approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead repairs and stabilization at Wharf 16 at Turning Basin Terminal in an amount not to exceed \$367,949.

## **K. MAINTENANCE**

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

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

1. Approve staff's ranking of vendors and issue a two-year agreement in an amount not to exceed \$2,700,000 for the lease of shuttle/transit buses at Barbours Cut Terminal and Bayport Container Terminal, with an additional two-year term extension option, to the top-ranked proposer: staff ranking – first, OnPoint Industrial Services, LLC; second, Commercial Vehicle Leasing, LLC dba D&M Leasing Commercial; and third, APT Haul Corporation dba Rent Luxury Vans.

2. Approve staff's ranking and award a two-year contract in an amount not to exceed \$500,000 to rent portable toilets for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, to the top-ranked proposer Texas Outhouse, Inc.

3. Award a three-year contract to GearTec Inc. for the purchase of machinery components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$600,000.

4. Award a two-year contract to Parts Authority, LLC for the purchase of batteries for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$350,000.

5. Award a two-year professional services contract to Port Technical Services dba Port Technical Training Institute, LLC for onsite technical training at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$250,000.

6. Award a contract to Konecranes, Inc., the sole source provider, for the replacement of the festoon system on one wharf crane at Barbours Cut Terminal and two wharf cranes at Bayport Container Terminal in an amount not to exceed \$3,100,000.

7. Award a contract to Konecranes, Inc., the sole source provider, for the purchase and installation of gantry collision prevention systems on twenty-seven rubber-tired gantry cranes at Barbours Cut Terminal and twelve rubber-tired gantry cranes at Bayport Container Terminal in an amount not to exceed \$1,600,000.

8. Award a contract to Kalmar Pte Ltd d/b/a Bromma, the sole source provider, for the purchase of six Bromma telescopic spreader bars for Bayport Container Terminal in an amount not to exceed \$1,400,000.

## **L. OPERATIONS**

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

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

1. Award a professional services contract to Kalmar USA Inc., the sole source provider, for position detection system equipment and installation services for sixteen rubber-tire gantry cranes in an amount not to exceed \$570,000.

2. Amend the agreement with Navis LLC for annual maintenance services for the marine terminal management software system for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal for an additional one year beginning July 1, 2025, and increase funding in an amount not to exceed \$931,606.

## **M. PEOPLE**

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**Staff Report** – Selected agenda items – Carlecia Wright, Chief People Officer

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

1. Amend the professional services contract with Nurseify, LLC d/b/a Culture Advisors for human resources and culture engagement services in an amount to not exceed \$363,950.

2. Amend the professional services contract with Avison Young to perform organizational change management advisory services to support the relocation of employees to the new Port Authority Administration Building, in an amount not to exceed \$75,700.

## **N. SECURITY AND EMERGENCY OPERATIONS**

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

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

1. Award a purchase order to Ares Security, the sole source provider, for migration of the existing on-premises AVERT C2 situational awareness software system to a fully hosted and managed solution, in an amount not to exceed \$235,000.

2. Authorize the Port Authority's participation in the Harris County Multi-Jurisdictional Hazard Mitigation Plan and submission of a Letter of Intent to Harris County Office of Emergency Management.

## **O. STRATEGY**

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**Staff Report** – Selected agenda item – Candice Armenoff, Chief Strategy Officer

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

1. Amend the services agreement to City and Sea Group LLC dba CAS Group LLC to increase the contract amount to complete services for plan development in an amount not to exceed \$124,965.



## **P. TECHNOLOGY**

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

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

1. Issue a purchase order to Tanches Global Management, Inc. for the purchase of networking equipment to support the new Port Authority Administration Building using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$1,200,000.
2. Award a five-year service agreement to Strada US Professional Services, LLC to provide automated supplier invoice processing services in support the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project in an amount not to exceed \$200,000.
3. Amend the contract with Strada US Professional Services, LLC to include additional implementation, consulting, and professional services supporting Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, in an amount not to exceed \$1,000,000.
4. Amend the contract with Durian Consultants for the purchase of additional professional advisory services in support of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, using the United States General Services Administration, an agency of the United States, in an amount not to exceed \$500,000.
5. Approve a change order with SDI Presence, LLC for additional ServiceNow subscription-based licensing and implementation of professional services in support of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$466,000 over a three-year period.
6. Approve a change order with ZK Technology LLC to perform additional work associated with implementation, consulting, and professional services in support of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, in an amount not to exceed \$8,000, for a total amount of \$104,930.

## **Q. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION**

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1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding In the Matter of Port Houston et al., Federal Maritime Commission SI No. 25-01
2. Real Estate (Section 551.072, Texas Open Meeting Act), including deliberations regarding disposition of Second Ward property and Bolivar Peninsula property
3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)
4. Employment and Evaluation of Public Officers and Employees (Section 551.074, Texas Open Meetings Act), including deliberations regarding certain 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



**R. RECONVENE OPEN MEETING**

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

**S. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS**

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

**T. ADJOURN MEETING**

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1. Next Meeting Requested - September 23, 2025
2. Adjourn Port Commission Meeting



## F. EXECUTIVE

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<b>Subject</b>	<b>1. Adopt a resolution ratifying the Port Authority’s nomination of a candidate to be listed on the ballot for a position on the board of directors of the Harris Central Appraisal District, and delegating authority to the Chief Executive Officer to exercise its vote on the nomination for a position on the board of directors of the Harris Central Appraisal District.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, adopt a resolution ratifying the Port Authority’s nomination of a candidate to be listed on the ballot for a position on the board of directors of the Harris Central Appraisal District, and delegating authority to the Chief Executive Officer to exercise its vote on the nomination for a position on the board of directors of the Harris Central Appraisal District.

**Category:**  
General

**Department:**  
Executive

**Staff Contact:**  
Charlie Jenkins

**Background:**

In 2025, taxing units in the Harris County Appraisal District (HCAD) that are eligible to vote will appoint two directors to the 2026 HCAD Board of Directors for four-year terms beginning January 1, 2026. The Port Authority, as a Texas conservation and reclamation district, has the right to nominate a candidate to serve on the HCAD board, and a voting entitlement based on the voting formula described in Section 6.03(d) of the Texas Property Tax Code.

The Chief Executive Officer has previously submitted to HCAD’s Chief Appraiser the Port Authority’s nomination of Martina Lemond Dixon as such candidate, and seeks to the Port Commission’s authorization to vote on selection of the final nominee to serve on the HCAD board.

**Staff Evaluation/Justification:**

Staff recommends that the Port Commission adopt a resolution to ratify the Port Authority’s candidate nomination for the HCAD board, and authorize the Chief Executive Officer to exercise the Port Authority’s right to vote on the final nominations.

The resolution is attached.

**RESOLUTION OF THE PORT COMMISSION OF  
THE PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY, TEXAS  
(CONSERVATION AND RECLAMATION DISTRICT)**

RATIFYING NOMINATION OF A CANDIDATE  
TO BE LISTED ON THE BALLOT FOR A POSITION ON  
THE BOARD OF DIRECTORS OF THE HARRIS CENTRAL APPRAISAL DISTRICT  
AND  
DELEGATING AUTHORITY TO THE CHIEF EXECUTIVE OFFICER  
TO EXERCISE ITS VOTE ON THE NOMINATION FOR A POSITION ON  
THE BOARD OF DIRECTORS OF THE HARRIS CENTRAL APPRAISAL DISTRICT

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

WHEREAS, those eligible conservation and reclamation districts participating in the Harris Central Appraisal District have the right to nominate one person, who subject to the outcome of the vote of those conservation and reclamation districts entitled to vote, will be listed on the final ballot with other taxing units' nominees for a position on the board of directors of the Harris Central Appraisal District for a 4-year term of office commencing on January 1, 2026; and

WHEREAS, this governing body desires to ratify its nomination of a candidate who, subject to the vote of those conservation and reclamation districts entitled to vote, will be listed on the final ballot with other taxing units' nominees as a candidate for a position on said board of directors; and

WHEREAS, this governing body additionally desires to delegate its right to vote on the nomination of a candidate listed on the final ballot, with other taxing units' nominees, for a position on said board of directors.

NOW THEREFORE, be it resolved by the Port Commission of the Port of Houston Authority of Harris County, Texas:

Section 1. The facts and recitations set forth in the preamble of this resolution are hereby adopted, ratified, and confirmed.

Section 2. The Port Commission hereby ratifies the nomination by the Port of Houston Authority of Harris County, Texas, of Martina Lemond Dixon, 19 Forest Course Circle, Kingwood, TX 77339, as a potential nominee to become a candidate to become a director on the board of directors of the Harris Central Appraisal District, to be appointed by the vote of all eligible taxing units which are entitled to vote, for a 4-year term of office commencing on January 1, 2026.

Section 3. The Chief Executive Officer of the Port of Houston Authority of Harris County, Texas is hereby authorized to exercise the right, held by this governing body, to vote on the nomination of a candidate listed on the final ballot for a position on the board of directors of the Harris Central Appraisal District.

Section 4. The Port of Houston Authority of Harris County, Texas is hereby authorized and directed to deliver or cause to be delivered a certified copy of this resolution, and other documents and instruments contemplated by this resolution, to the chief appraiser of the Harris Central Appraisal District.

Section 5. The proper officers and employees of the Port of Houston Authority of Harris County, Texas is hereby authorized and empowered to take all such further action and to execute and deliver any and all such further documents or instruments, and to take any and all such further actions deemed necessary or advisable by any of such persons, in order to effectuate the purpose and intent of the foregoing resolutions.

PASSED AND APPROVED this July 22, 2025.

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

ATTEST:

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Erik Eriksson  
Secretary, Port Commission  
Port of Houston Authority of  
Harris County, Texas



## G. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>1. Authorize four Memoranda of Agreement with the U.S. Army Corps of Engineers for the disposal of dredged materials to various dredged material placement areas, in a total amount not to exceed \$2,527,113.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting authorize four Memoranda of Agreement with the U.S. Army Corps of Engineers for the disposal of dredged materials to various dredged material placement areas as set forth in Exhibit "A", in a total amount not to exceed \$2,527,113, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Channel Infrastructure Operations

**Staff Contact:**

Lori Brownell/Leiá Wilson/Amanda Hamrick/Jose Tapia

**Background:**

Section 217(b) of the Water Resources Development Act of 1996 (33 U.S.C. 2326a(b)) authorizes the Secretary of the U.S. Army to permit the use of dredged material placement facilities under the Secretary's jurisdiction by Non-Federal Interests and to impose fees to recover capital, operation, and maintenance costs associated with such use. Use of the U.S. Army Corps of Engineers (USACE) dredged material placement area under Section 217(b) would significantly reduce placement area federal fees and allow federal fees collected to be returned to the USACE for use on the Houston Ship Channel placement areas.

Barbours Cut Terminal, Bayport Container Terminal, Jacintoport, and Care Terminal maintenance dredging contracts would be executed this year, with placement of materials into Alexander, Mid Bay, and Lost Lake placement areas, respectively. Additionally, new work material from the expansion of the Care 2 berth would be placed into the Lost Lake Placement Area.

These Memoranda of Agreement (MOA) would authorize the payment of the appropriate dredged material placement areas (DMPA) fees to the USACE during the upcoming, respective dredging events. Dredged material placement agreements are forthcoming for LBC (Bayport Turning Basin) and Enterprise (Barbours Cut Turning Basin) to reimburse the fees associated with their respective dredging.

In total, placement of dredged material under the MOA would not exceed an amount of \$2,527,113.

**Staff Evaluation/Justification:**

Staff have evaluated and discussed the dredged material placement options, and using these existing sites in proximity to dredging activities is the most efficient means of dredged material placement. Staff recommends and supports the Port Commission authorization of the MOA with the USACE.



Exhibit A  
Memoranda of Agreement

1. Agreement between the U.S. Army Corps of Engineers (USACE) and the Port Authority for the disposal of 320,030 cubic yards (CY) of dredged materials from Barbours Cut Terminal in Alexander Island at a rate of \$3.02/CY, for a total of \$966,490.60
2. Agreement between the USACE and the Port Authority for the disposal of 385,000 CY of dredged materials from Bayport Terminal in Mid Bay at a rate of \$2.29/CY, for a total of \$881,650.00
3. Agreement between the USACE and the Port Authority for the disposal of 36,000 CY of dredged materials from Jacintoport and Care Terminals in Lost Lake at a rate of \$8.22/CY, for a total of \$295,920.00
4. Agreement between the USACE and the Port Authority for the disposal of 46,600 CY of dredged materials from Care Terminal Wharf 2 Expansion in Lost Lake at a rate of \$8.22/CY, for a total of \$383,052.00

## G. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>2. Amend the professional services contract with HDR Engineering, Inc., to perform continued engineering, design, project coordination, and other general assistance for the Houston Ship Channel, in an amount not to exceed \$2,000,000, and extend the contract term for an additional five years.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize amendment of the professional services contract with HDR Engineering, Inc., to perform continued engineering, design, project coordination, and other general assistance for the Houston Ship Channel, in an amount not to exceed \$2,000,000, and extend the contract term for an additional five years, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Channel Infrastructure Operations

**Staff Contact:**

Leiá Wilson

**Background:**

By Minute No. 2019-0423-24, the Port Commission awarded a professional services contract to HDR Engineering, Inc. in the amount of \$2,000,000 for general assistance for the Houston Ship Channel over a five-year term.

In September 2024, the Port Commission approved Amendment 1, which increased the contract amount by \$250,000 and added a one-year extension through December 31, 2025.

This proposed amendment would be for continued services that consist of engineering, design, project coordination, and other general services over an additional five-year term for an additional amount of \$2,000,000. This is the second amendment to this contract, for a total contract amount not to exceed \$4,250,000.

**Staff Evaluation/Justification:**

Staff has reviewed HDR Engineering, Inc.'s proposal and found it to be fair and reasonable and recommends that the Port Commission approve the above amendment.



## G. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>3. Amend a professional services contract with HDR Engineering, Inc. to provide continued engineering, design, project coordination, and other general assistance for the Houston Ship Channel Expansion Improvement Project in an amount not to exceed \$600,000.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize the amendment of the professional services contract with HDR Engineering, Inc. to provide continued engineering, design, project coordination, and other general assistance for the Houston Ship Channel Expansion Improvement Project in an amount not to exceed \$600,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Channel Infrastructure Operations

**Staff Contact:**

Lori Brownell/Leiá Wilson

**Background:**

The Port Authority is currently carrying out the Houston Ship Channel Improvement Project (Project 11), the eleventh major Houston Ship Channel (HSC) improvement project and referred to as the Houston Ship Channel Expansion Channel Improvement Project (HSC-ECIP), which includes widening and deepening the HSC, Bayport Container Terminal, aids to navigation (ATON) relocation, and other general improvements. The work of the HSC-ECIP is divided into segments, and procurement of the pre-construction, engineering, design, construction, and other general services required for each segment is divided into packages.

Five of the HSC-ECIP segments and eight associated packages with which HDR Engineering, Inc. (HDR) is associated are outlined below:

1. Segment 2, LBC ATON Relocation;
2. Segment 3, Package 7, Barbours Cut Channel;
3. Segment 4, Package 2, Beltway 8 site clearing and grubbing;
4. Segment 4, Package 8b, Beltway 8 site preparation
5. Segment 4, Package 8a, East 2 Clinton;
6. Segment 4, Package 9, Boggy Bayou to Sims Bayou;
7. Segment 5, Packages 10/11, Sims Bayou to IH 610; and
8. Segment 6, Packages 11/12, IH 610 to Turning Basin.

HDR is the Engineer of Record for HSC-ECIP Project 11 Segments 2 through 4 and assisting the Port Authority in reviewing the U.S. Army Corps of Engineers design and construction work for Segments 5 and 6. By Minute Nos. 2021-0427-25, 2022-1027-27, 2023-0523-10, 2024-0521-26, and 2024-0924-05, the Port Commission awarded HDR a contract and thereafter approved amendments to provide additional construction management and engineering services.

**Staff Evaluation/Justification:**

In the judgement of Port Authority staff, HDR, as the design Engineer of Record for these aforementioned segments, is the most highly qualified firm to provide construction phase and related support services to continue work on these segments.

Staff recommends that the Port Commission authorize an amendment to the professional services contract with HDR as described above.

## G. CHANNEL INFRASTRUCTURE

<b>Subject</b>	<b>4. Approve the renewal of expiring Port Authority pipeline licenses for thirty-year terms for the following entities: Air Products LLC, Enterprise GC LLC, Enterprise Intrastate LLC, Enterprise Products Operating LLC, Enterprise TE Products Pipeline Company LLC, HSC Pipeline Partnership, LLC, and Shell Pipeline Company LP.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize the Port Authority to renew expiring Port Authority pipeline licenses for thirty-year terms for the following entities: Air Products LLC, Enterprise GC LLC, Enterprise Intrastate LLC, Enterprise Products Operating LLC, Enterprise TE Products Pipeline Company LLC, HSC Pipeline Partnership, LLC, and Shell Pipeline Company LP, and further authorize the Chief Executive Officer 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/Chris Gossett/Mollie Powell

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

### 30-Year Term

<b>Company</b>	<b>File No.</b>	<b>License Fee*</b>
Air Products LLC	2012-0342	\$4,772
Enterprise GC LLC	2005-0340	\$31,465
Enterprise Intrastate LLC	1995-0146	\$5,727
Enterprise Products Operating LLC	1995-0151	\$4,772
Enterprise Products Operating LLC	2015-0063	\$17,525
Enterprise Products Operating LLC	2015-0189	\$5,727
Enterprise TE Products Pipeline Company LLC	2015-0005	\$103,285
Enterprise TE Products Pipeline Company LLC	2015-0006	\$94,231
Enterprise TE Products Pipeline Company LLC	2015-0007	\$23,382
HSC Pipeline Partnership, LLC	1985-0131	\$4,772
HSC Pipeline Partnership, LLC	1995-0141	\$9,544
HSC Pipeline Partnership, LLC	2005-0177	\$17,390
HSC Pipeline Partnership, LLC	2008-0371	\$319,099
Shell Pipeline Company LP	2003-0189	\$4,772
<b>Total</b>		<b>\$646,463</b>

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

**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.

Staff recommends approval.



## G. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>5. Issue a marine construction permit to Battleground Oil Specialty Terminal Company, LLC for shoreline stabilization in the San Jacinto River.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize the Port Authority to issue a marine construction permit to Battleground Oil Specialty Terminal Company, LLC for shoreline stabilization in the San Jacinto River, and further authorize the Chief Executive Officer 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/Mollie Powell

**Background:**

Battleground Oil Specialty Terminal Company, LLC, Port Authority File No. 2025-0169, has applied for a marine construction permit for shoreline stabilization in the San Jacinto River, in the Arthur McCormick Survey, A-46.

The purpose of the project is to add shoreline protection to prevent ongoing erosion and ensure the integrity of the existing facility infrastructure. The project would place approximately 1,048 linear feet of geotextile fabric and rip-rap along the shoreline, including the placement of approximately 1,530 cubic yards of clean rip-rap material.

Approximately 0.13 acres of existing estuarine intertidal emergent wetlands would be impacted. The applicant would purchase mitigation credit from the Gulf Coastal Plains Wetland Mitigation Bank to offset impacts to these tidal fringe wetlands, pending credit availability and U.S. Army Corps of Engineers approval.

**Staff Evaluation/Justification:**

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.



## G. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>6. Issue a marine construction permit to ExxonMobil Corporation for repairs to an existing dolphin located in Mitchell Bay.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize the Port Authority to issue a marine construction permit to ExxonMobil Corporation for repairs to an existing dolphin located in Mitchell Bay, and further authorize the Chief Executive Officer 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/Mollie Powell

**Background:**

ExxonMobil Corporation, Port Authority File No. 2025-0205, has applied for a marine construction permit for repairs to an existing dolphin located in Mitchell Bay, adjacent to the William Scott Survey, A-66. The existing improvements are inadequate due to age and condition; the modifications would restore functionality and berth capacity. Portions of the existing dolphin structure, located at the end of Dock 7, would be removed, and two new monopiles would be constructed.

**Staff Evaluation/Justification:**

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.



## G. CHANNEL INFRASTRUCTURE

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Subject	<b>7. Approve a submerged lands lease for a ten-year term and amend a marine construction permit with CenterPoint Energy Houston Electric, LLC for approximately 1.02 acres adjacent to the east side of Alexander Island along the Houston Ship Channel, at a total annual base rent of \$42,840, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve a submerged lands lease for a ten-year term and amend a marine construction permit with CenterPoint Energy Houston Electric, LLC for approximately 1.02 acres adjacent to the east side of Alexander Island along the Houston Ship Channel, at a total annual base rent of \$42,840, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, and further authorize the Chief Executive Officer 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/Chris Gossett

**Background:**

CenterPoint Energy Houston Electric, LLC, Port Authority File No. 2024-0359, has requested that the Port Authority lease it approximately 1.02 acres of submerged lands adjacent to the east side of Alexander Island along the Houston Ship Channel for a ten-year term to provide additional shore protection around an existing tower.

CenterPoint Energy Houston Electric, LLC, Port Authority File No. 2012-0126, has also requested to amend a marine construction permit to authorize additional tower protection adjacent to the east side of Alexander Island along the Houston Ship Channel.

**Staff Evaluation/Justification:**

Staff recommends that the Port Commission approve the proposed lease and marine construction permit amendment with CenterPoint Energy Houston Electric, LLC, under the terms described above.



## H. COMMERCIAL

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Subject	<b>1. Approve an amendment to the lease with Houston Terminal LLC for approximately 2,257 square feet of office space in Bayport Container Terminal Stevedore Support Buildings No. 2 and 3 to extend the term for five years, at an annual base rent of \$81,695.19, subject to annual base rent escalation of the greater of 3%, or the increase in the Consumer Price Index.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve an amendment to the lease with Houston Terminal LLC for approximately 2,257 square feet of office space in Bayport Container Terminal Stevedore Support Buildings No. 2 and 3 to extend the term for five years, at an annual base rent of \$81,695.19, subject to annual base rent escalation of the greater of 3%, or the increase in the Consumer Price Index, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Leases

**Department:**

Real Estate

**Staff Contact:**

Isaac W. Kyle/Diana Sechler

**Background:**

By Minute No. 2020-0730-08, the Port Commission approved a five-year lease with Houston Terminal LLC for approximately 2,007 square feet of office space in Bayport Container Terminal Stevedore Support Buildings No. 2 and 3. The spaces are used for general office purposes.

By Minute No. 2022-0321-13, the Port Commission approved an amendment to the lease with Houston Terminal LLC to add approximately 250 square feet of office space in the Bayport Container Terminal Stevedore Support Building No. 2, increasing the total square footage of the leased premises to approximately 2,257 square feet.

Houston Terminal LLC has requested that the Port Authority extend the lease term for an additional five years and intends to continue to use both properties for the purpose described above.

**Staff Evaluation/Justification:**

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





## H. COMMERCIAL

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Subject	<b>2. Amend the submerged land lease with Vopak Exolum Houston Holdco LLC to allow for an additional abatement period not to exceed the current maximum amount and term for certain tenant remediation, and increase the base rent in lieu of the throughput guarantee, for a cumulative increase of \$9,169,374.51 subject to annual escalation of 3%, effective no later than September 1, 2025.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve an amendment to the submerged land lease with Vopak Exolum Houston Holdco LLC to allow for an additional abatement period not to exceed the current maximum amount and term for certain tenant remediation, and increase the base rent in lieu of the throughput guarantee, for a cumulative increase of \$9,169,374.51 subject to annual escalation of 3%, effective no later than September 1, 2025, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CHANGE Enhance Enterprise Agility</a> <a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>
<b>Category:</b> Leases	
<b>Department:</b> Real Estate	
<b>Staff Contact:</b> Isaac W. Kyle/Jared Atabuatsi	
<b>Background:</b> Vopak Moda Houston Holdco LLC (Tenant) was the initial named tenant under a Lease Agreement dated September 1, 2019, under Port Authority File No. 2019-0278 for approximately fifty acres of submerged and filled submerged lands in the George M. Patrick and George Ross Surveys and the Houston Ship Channel.  By Minute No. 2023-1212-13, the Port Commission approved a change of control of the Tenant, now named Vopak Exolum Houston Holdco LLC.  The change of control has resulted in a strategic shift in the tenant's business model from crude oil to alternative energies, with a particular focus on ammonia and hydrogen. The Tenant is currently retooling its operations to support increased production, although this ramp-up would not be realized until the 2031-2032 lease year. Consequently, the Tenant has informed staff that it expects it would be unable to meet its throughput guarantee during the interim period.  Accordingly, the Tenant has requested that the Port Authority approve this amendment of its throughput guarantee, citing these changes in operation strategy and time to ramp up production.	

The amendment request incorporates a forbearance factor methodology. This methodology evaluates the remaining throughput rent balance after applying scheduled dredging abatements. A future value is then applied to the balance, utilizing the current weighted average cost of capital. The forbearance balance is prorated over the remaining term of the lease. Lastly, the prorated forbearance amount added to the base monthly rent is subject only to an escalation of 3% (the remainder of the base rent would remain subject to an escalation of 3% or the greater of the Consumer Price Index).

The tenant would also be granted an extended right to abate rent, equal to the actual provable cost (to be determined) for removal and disposal of dredge material requiring special handling, provided that the total cumulative abatement does not exceed the current maximum allowed amount of \$8 million by August 31, 2032. All abatement activities and approvals would be subject to review and approval.

**Staff Evaluation/Justification:**

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

## H. COMMERCIAL

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<b>Subject</b>	<b>3. Ratify the extended term of a month-to-month lease with QSL America Inc, commencing August 1, 2025, for approximately 0.74 acres out of Block 1 at the Southside Wharves, at an annual base rent of \$40,305.16.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, ratify the extended term of a month-to-month lease with QSL America Inc, commencing August 1, 2025, for approximately 0.74 acres out of Block 1 at the Southside Wharves, at an annual base rent of \$40,305.16, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Leases

**Department:**

Real Estate

**Staff Contact:**

Isaac W. Kylie/Jarka Vochyan

**Background:**

The Port Authority currently has a month-to-month lease with QSL America Inc. for approximately 0.74 acres out of Block 1 at the Southside Wharves that will have been in effect for one year on August 1, 2025. QSL America Inc.'s current annual base rent is approximately \$40,305.16 and is based upon the current premium rate for a month-to-month lease agreement. The tenant is a stevedore company that imports and exports steel products and general cargo across the landlord's wharves, and has three leases with the landlord, including this lease.

An amendment to the Texas Water Code adopted in the 2011 State of Texas legislative session requires that the Port Commission authorize month-to-month lease agreements in effect for more than one year.

**Staff Evaluation/Justification:**

Staff recommends that the Port Commission ratify the extended term of a month-to-month lease with QSL America Inc. under the terms described above.



## H. COMMERCIAL

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<b>Subject</b>	<b>4. Ratify the extended term of a month-to-month lease with QSL America Inc, commencing August 1, 2025, for approximately 2.75 acres out of Block 11 at the Turning Basin area, at an annual base rent of \$77,119.97.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, ratify the extended term of a month-to-month lease with QSL America Inc, commencing August 1, 2025, for approximately 2.75 acres out of Block 11 at the Turning Basin area, at an annual base rent of \$77,119.97, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Leases

**Department:**

Real Estate

**Staff Contact:**

Isaac W. Kyle/Jarka Vochyan

**Background:**

The Port Authority currently has a month-to-month lease with QSL America Inc. for approximately 2.75 acres out of Block 11 at the Turning Basin area that will have been in effect for one year on August 1, 2025. QSL America Inc.'s current annual base rent is approximately \$77,119.97 and is based upon the current premium rate for a month-to-month lease agreement. Tenant is a stevedore company that imports and exports steel products and general cargo across the landlord's wharves, and has three leases with the landlord, including this lease.

An amendment to the Texas Water Code adopted in the 2011 State of Texas legislative session requires that the Port Commission authorize month-to-month lease agreements in effect for more than one year.

**Staff Evaluation/Justification:**

Staff recommends that the Port Commission ratify the extended term of a month-to-month lease with QSL America Inc. under the terms described above.





## I. FINANCE

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Subject	<b>1. Award a professional services contract to the top-ranked proposer Forvis Mazars LLP to conduct audits of the Port Authority 2025 financial statements, retirement plans (pension and Other Post-Employment Benefits), and Promotion and Development Fund for a 3-year term in an amount not to exceed \$400,000, with options to renew for two additional one-year terms.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, award a professional services contract to the top-ranked proposer Forvis Mazars LLP to conduct audits of the Port Authority 2025 financial statements, retirement plans (pension and Other Post-Employment Benefits), and Promotion and Development Fund for a 3-year term in an amount not to exceed \$400,000, with options to renew for two additional one-year terms, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.</a> <a href="#">Strategic Objective PARTNERSHIPS - CONNECTION Drive Regional Impact Projects</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Controller

**Staff Contact:**

Curtis Duncan

**Background:**

The Port Authority is seeking an audit firm to perform professional auditing services for a three-year term beginning with fiscal year 2025, with options to renew for two additional one-year terms. The work would consist of the following auditing services in support of the Port Authority's external financial reporting responsibilities:

- Port Authority financial statements and Annual Comprehensive Financial Report;
- Port Authority (Restated) Retirement Plan, i.e., the defined benefit Pension Plan, and other post-employment benefits (OPEB Trust);
- Single Audit of state and federal grant expenditures in accordance with the Uniform Guidance; and
- Port Authority Promotion and Development Fund.

The Texas Water Code and bond covenants associated with Port Authority debt instruments require the Port Authority to secure an annual audit by a certified public accountant or a public accountant holding a license from the Texas State Board of Public Accountancy; respondents met that requirement. In addition, to federal government and Government Finance Officers Association best practices, governmental entities should enter into multi-year agreements of at least five years in duration when

obtaining the services of independent auditors. Finally, best practices include an audit procurement process that is structured so that the principal factor in the selection of an independent auditor is the auditor's ability to perform a quality audit.

The Port Authority notified vendors regarding its request for proposals (RFPs) using the Port Authority's Buyspeed E-procurement System, and the project was advertised on the Port Authority's website and in a local newspaper. Seven vendors downloaded the project materials from Buyspeed.

**Staff Evaluation/Justification:**

On June 24, 2020, seven RFP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP. Staff identified Forvis Mazars LLP as most qualified to provide the required analysis and design services.

Following staff Executive Committee review and presentation to the Audit Committee, staff recommends that the Port Commission award a contract to Forvis Mazars LLP, in an amount not to exceed \$400,000 for professional auditing services for the fiscal year ending 2025 for three years, with options to renew for two additional one-year terms.

## J. INFRASTRUCTURE

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Subject	<b>1. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$500,000 for the 2025 Facility Inspection and Condition Assessment Program for marine structures, to the top-ranked proposer Green, Rubiano &amp; Associates, Inc.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve staff's ranking of vendor and award a professional services contract in an amount not to exceed \$500,000 for the 2025 Facility Inspection and Condition Assessment Program for marine structures to the top-ranked proposer Green, Rubiano & Associates, Inc., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

The ongoing Facility Inspection and Condition Assessment Program (FICAP) includes performing visual inspections and condition ratings to support the Port Authority's asset management program. This project includes the inspection and assessment of marine structures at various terminals, specifically:

- Data collection and documentation: recording the condition of structures through written descriptions, photographs, and testing as needed, using the forms from the FICAP Marine Structures manual;
- Asset condition rating (ACR) development: determining the structural condition of inspected asset classes, organized by hierarchy and in accordance with procedures described in the manual;
- Maintenance and repair assessment: identifying conditions requiring maintenance, repair, or replacement to maintain or extend the useful service life of the assets; and
- Data entry and integration: entering new FICAP inspection data, ACR calculations, and computer-aided drawing (CAD) plan-view drawings into the interim FICAP database for later integration into the Port Authority's Asset Registry Database and Geographic Information System (GIS) Model Geodatabase.

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

**Staff Evaluation/Justification:**

On May 21, 2025, nine RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract for the 2025 Facility Inspection and Condition Assessment Program for marine structures to the most highly qualified provider, Green, Rubiano & Associates, Inc., and act as otherwise described above.

## J. INFRASTRUCTURE

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Subject	<b>2. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$300,000 for the 2025 Facility Inspection and Condition Assessment Program for corrosion on marine assets, to the top-ranked proposer Wiss, Janney, Elstner Associates, Inc.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve staff's ranking of vendor and award a professional services contract in an amount not to exceed \$300,000 for the 2025 Facility Inspection and Condition Assessment Program for corrosion on marine assets to the top-ranked proposer Wiss, Janney, Elstner Associates, Inc., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

The ongoing Facility Inspection and Condition Assessment Program (FICAP) involves visual inspections and condition ratings to support the Port Authority's asset management program. This project includes the inspection and assessment of marine structures at various terminals, specifically:

- Performing baseline and routine inspections above and below the water line to assess corrosion on marine assets;
- Developing engineering drawings that document corrosion elements;
- Converting engineering drawings into a geographic information system database information;
- Delivering reports and final data for inspected assets; and
- Performing functionality checks of corrosion protection systems.

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

**Staff Evaluation/Justification:**

On May 21, 2025, five RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract for the 2025 Facility Inspection and Condition Assessment Program for corrosion on marine assets to the most highly qualified provider, Wiss, Janney, Elstner Associates, Inc., and act as otherwise described above.



## J. INFRASTRUCTURE

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<b>Subject</b>	<b>3. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$918,895 for the demolition of Wharf Crane 212 at Bayport Container Terminal, to the top-ranked proposer Grant Mackay Company, Inc.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$918,895 for the demolition of Wharf Crane 212 at Bayport Container Terminal, to the top-ranked proposer Grant Mackay Company, Inc., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

This project includes the demolition and removal of ship-to-shore (STS) Wharf Crane 212 at Bayport Container Terminal. Crane 212 would be replaced with a larger lifting height crane currently being procured.

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. Fourteen vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 18, 2025, five CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Grant Mackay Company, Inc., the proposer providing best value for the demolition of Wharf Crane 212 at Bayport Container Terminal, and act as otherwise described above.





## J. INFRASTRUCTURE

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Subject	<b>4. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,730,195 for the repair of damage to Wharves 13 and 14 at Turning Basin Terminal, to the top-ranked proposer Russell Marine, LLC.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,730,195 for the repair of damage to Wharves 13 and 14 at Turning Basin Terminal, to the top-ranked proposer Russell Marine, LLC, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

This project involves repairing damage at Wharves 13 and 14 at the Port Authority's Turning Basin multi-purpose facility, caused by a ship allision in May 2024. Both wharves sustained damage affecting an area approximately forty feet long and ten feet deep along the wharf face. The project scope includes removal and repair of the damaged sections of the concrete deck, shear walls, fascia, and associated substructure components.

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. Sixteen vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 18, 2025, three CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Russell Marine, LLC, the proposer providing best value for the repair and rehabilitation of Wharves 13 and 14 at Turning Basin Terminal, and act as otherwise described above.



## J. INFRASTRUCTURE

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<b>Subject</b>	<b>5. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$123,500 for the repair of damage to Wharf 23 at Turning Basin Terminal, to the top-ranked proposer Russell Marine, LLC.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$123,500 for the repair of damage to Wharf 23 at Turning Basin Terminal, to the top-ranked proposer Russell Marine, LLC, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

This project involves repairing damage at Wharf 23 at the Port Authority's Turning Basin Terminal due to a ship allision in May 2024. The wharf sustained damage across approximately twenty-four feet of the fender system. The scope of work includes the replacement or repair of timber fender elements, structural steel members, and supporting elements.

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. Thirteen vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 25th, 2025, four CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Russell Marine LLC, the proposer providing the best value for the repair of damage to Wharf 23 at Turning Basin Terminal, and act as otherwise described above.



## J. INFRASTRUCTURE

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<b>Subject</b>	<b>6. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$4,687,195 for the construction of the fender system at Wharf 2 at Turning Basin Terminal, to the top-ranked proposer Orion Construction, LLC.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$4,687,195 for the construction of the fender system at Wharf 2 at Turning Basin Terminal, to the top-ranked proposer Orion Construction, LLC, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

This project involves replacing the existing, non-functional fender system at Turning Basin Wharf 2 with a fender system that meets performance objectives and is functionally compatible with the adjacent fender system at Wharf 1.

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. Seventeen vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 11, 2025, three CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Orion Construction, LLC, the proposer providing best value for the construction of the fender system at Wharf 2 at Turning Basin Terminal, and act as otherwise described above.



## J. INFRASTRUCTURE

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<b>Subject</b>	<b>7. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$738,895 for the mooring dolphin construction for Wharf 2 at CARE Terminal, to the top-ranked proposer Russell Marine, LLC.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$738,895 for the mooring dolphin construction for Wharf 2 at CARE Terminal, to the top-ranked proposer Russell Marine, LLC, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

This project involves demolishing and removing two existing tripod mooring dolphins and installing a new monopile mooring dolphin downstream of Wharf 2 at CARE Terminal. This work would support the planned berth pocket expansion at Wharf 2, enabling two large vessels to moor simultaneously at Wharves 1 and 2.

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. Fourteen vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 23, 2025, four CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Russell Marine, LLC, the proposer providing best value for the mooring dolphin construction for Wharf 2 at CARE Terminal, and act as otherwise described above.





## J. INFRASTRUCTURE

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Subject	<b>8. Amend the professional services contract with WSP USA, Inc., to perform construction phase services for Wharf 2 mooring dolphin construction at CARE Terminal, in an amount not to exceed \$37,430, and total contract amount of \$134,865.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve an amendment to the professional services contract with WSP USA, Inc., to perform construction phase services for mooring dolphin construction at Wharf 2 at CARE Terminal, in an amount not to exceed \$37,430, and total contract amount of \$134,865, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

On January 8, 2025, the Port Authority entered into a professional services contract with WSP USA, Inc. for the global slope stability analysis and report of Wharf 2 at CARE Terminal. On March 4, 2025, the contract was amended to include the mooring analysis and design of a new mooring dolphin for Wharf 2 of CARE Terminal to support the future berth pocket expansion.

This proposed amendment would further amend the scope to include construction phase services for the mooring dolphin construction at Wharf 2 of the CARE Terminal.

This is the second amendment to this contract, which brings the total contract amount to \$134,865, requiring Port Commission approval.

**Staff Evaluation/Justification:**

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



## J. INFRASTRUCTURE

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<b>Subject</b>	<b>9. Amend the professional services contract with Martinez Architects LP to perform final design services for the fire station at Barbours Cut Terminal in an amount not to exceed \$322,086.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve an amendment to the professional services contract with Martinez Architects LP to perform final design services for the fire station at Barbours Cut Terminal in an amount not to exceed \$322,086, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

A professional services contract was awarded to Martinez Architects LP for the design of the fire station at Barbours Cut Terminal. The initial scope of work, with a not-to-exceed amount of \$26,500, covered building programming services. This included developing preliminary design options, studying existing site utilities, and proposing mechanical, electrical, plumbing, and fire protection systems, as well as preparing a budgetary project cost estimate.

This contract amendment provides for all final design services, including the following:

- Preparation of construction drawings and specifications;
- Development of cost estimates; and
- Bid and construction phase services.

**Staff Evaluation/Justification:**

Staff has reviewed the proposal from Martinez Architects LP and found it to be fair and reasonable, and recommends that the Port Commission approve the proposed amendment.



## J. INFRASTRUCTURE

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<b>Subject</b>	<b>10. Approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Container Yards 6 and 7 at Barbours Cut Terminal in an amount not to exceed \$254,216.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Container Yards 6 and 7 at Barbours Cut Terminal in an amount not to exceed \$254,216, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

By Minute No. 2024-0521-27, the Port Commission awarded a contract to McCarthy Building Companies, Inc. for the construction of Container Yards 6 and 7 at Barbours Cut Terminal.

This proposed change order includes the following:

- Waterline tie-in between phases;
- Additional demolition and modifications to accommodate conflicts with existing utilities;
- Pavement grade adjustments to align with future expansion plans;
- Installation of a curb around existing substations;
- Adjustment of manhole cover elevations;
- Installation of additional dowels not included in Change Order No. 5;
- Provision and subsequent removal of temporary electrical power cables; and
- Installation of additional conduit and wireway gutter for electrical reefer panel.

This is the sixth change order to this contract, for a total change order value to date of \$855,261.76, which represents an increase of 0.56% of the original contract value.

**Staff Evaluation/Justification:**

Staff has reviewed the proposal submitted by McCarthy Building Companies, Inc., and found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.



## J. INFRASTRUCTURE

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<b>Subject</b>	<b>11. Approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead and fender repairs at Wharves 20 and 21 and final repairs for Wharf 8 at Turning Basin Terminal in an amount not to exceed \$4,485,275.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead and fender repairs at Wharves 20 and 21 and final repairs for Wharf 8 at Turning Basin Terminal in an amount not to exceed \$4,485,275, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

By Minute No. 2024-1210-23, the Port Commission awarded a contract to Orion Construction, LLC, in the amount of \$9,281,420 for bulkhead and fender repairs at Wharves 20 and 21.

By Minute No. 2025-0325-24, the Port Commission ratified an emergency change order for repairs at Wharf 8 following a vessel allision. The initial work involved temporary repairs to restore the wharf to service while final repair designs were prepared.

The proposed additional scope of work at Wharves 20 and 21, in the amount of \$3,100,000, includes the following:

- Procurement of additional materials for the proposed tie-back system required by existing conditions;
- Expansion of the demolition limits on the existing bulkhead;
- Excavation and replacement of fill behind the bulkhead within the revised demolition limits; and
- Provisions for work accessibility and adjustments due to fluctuating water elevations.

The proposed additional scope at Wharf 8, in the amount of \$1,385,275, includes the following:

- Removal of the temporary floating fender system;
- Removal and replacement of damaged fender piles;
- Installation of a new 100-foot fender panel; and
- Removal, refurbishment, and reinstallation of a damaged 62-foot fender panel.

This is the fifth change order to this contract, for a total change order value to date of \$6,189,805.69, which is 66.7% of the total contract value.

**Staff Evaluation/Justification:**

Staff has reviewed the proposal submitted by Orion Construction, LLC, and found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.



## J. INFRASTRUCTURE

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Subject	<b>12. Approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead repairs and stabilization at Wharf 16 at Turning Basin Terminal in an amount not to exceed \$367,949.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead repairs and stabilization at Wharf 16 at Turning Basin Terminal in an amount not to exceed \$367,949, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

By Minute No. 2024-09241-22, the Port Commission awarded a contract to Orion Construction, LLC for the bulkhead repairs and stabilization at Wharf 16 at Turning Basin Terminal.

This proposed change order includes the following:

- Placement of additional lightweight concrete to backfill voids in the existing cellular structure;
- Modification of sheet pile alignment due to obstructions;
- Installation of an additional water valve; and
- Modifications to waler beam to accommodate existing conditions.

This is the fourth change order to this contract, for a total change order value to date of \$465,901.93, which is 5.5% of the original contract amount.

**Staff Evaluation/Justification:**

Staff has reviewed the proposal submitted by Orion Construction, LLC, found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.



## K. MAINTENANCE

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Subject	<b>1. Approve staff's ranking of vendors and issue a two-year agreement in an amount not to exceed \$2,700,000 for the lease of shuttle/transit buses at Barbours Cut Terminal and Bayport Container Terminal, with an additional two-year term extension option, to the top-ranked proposer: staff ranking – first, OnPoint Industrial Services, LLC; second, Commercial Vehicle Leasing, LLC dba D&amp;M Leasing Commercial; and third, APT Haul Corporation dba Rent Luxury Vans.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	<p>The Port Commission, at its July 22, 2025 meeting:</p> <p>(a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order - first, OnPoint Industrial Services, LLC; second, Commercial Vehicle Leasing, LLC dba D&amp;M Leasing Commercial; and third, APT Haul Corporation dba Rent Luxury Vans;</p> <p>(b) issue a two-year agreement to the top-ranked proposer for the lease of shuttle/transit buses at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$2,700,000 with an additional two-year term extension option;</p> <p>(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</p> <p>(d) further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.</p>
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Mike Gignac

**Background:**

The Port Authority currently leases a total of seven shuttle buses, including one unit at Barbours Cut Terminal and six at Bayport Container Terminal, for transporting International Longshoremen's Association (ILA) workers to/from parking lots and wharves. While this arrangement has met past needs, a larger number of shuttle and transit buses is now needed to streamline transportation to work areas, enhance wharf throughput, increase vessel productivity, and promote safety at both terminals. Therefore, staff recommends consolidating the existing contracts into a single, formal two-year agreement with an additional two-year option term extension.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSP) for the lease and use of shuttle/transit buses at Barbours Cut Terminal and Bayport Container Terminal using the Port Authority's BuySpeed Eprocurement System, and the project was advertised on the Port Authority's website and in a local newspaper. Seven vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 18, 2025, five CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing best value for the required services:

- OnPoint Industrial Services, LLC
- Commercial Vehicle Leasing, LLC dba D&M Leasing Commercial
- APT Haul Corporation dba Rent Luxury Vans

Following staff Executive Committee review, staff recommends that the Port Commission award a two-year contract to OnPoint Industrial Services, LLC, the proposer providing the best value for lease of shuttle/transit buses at Barbours Cut Terminal and Bayport Container Terminal, and act as otherwise described above.

## K. MAINTENANCE

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<b>Subject</b>	<b>2. Approve staff's ranking and award a two-year contract in an amount not to exceed \$500,000 to rent portable toilets for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, to the top-ranked proposer Texas Outhouse, Inc.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve staff's ranking and award a two-year contract in an amount not to exceed \$500,000 to rent portable toilets for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, to the top-ranked proposer Texas Outhouse, Inc., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Mike Gignac

**Background:**

By Minute No. 2022-1027-39, the Port Commission awarded a two-year contract to Texas Outhouse, Inc., in the amount not to exceed \$400,000 to rent portable toilets for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Contract funds have been depleted; The increase in cargo throughput and some construction projects have resulted in higher demand for portable toilets at Port Authority facilities.

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 local newspapers. Seven vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 18, 2025, two CSP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a two-year contract to Texas Outhouse, Inc., the proposer providing best value to the Port Authority for these items, and act as otherwise described above.



## K. MAINTENANCE

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<b>Subject</b>	<b>3. Award a three-year contract to GearTec Inc. for the purchase of machinery components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$600,000.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, award a three-year contract to GearTec Inc, for the purchase of machinery components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$600,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

By Minute No. 2022-1027-41, the Port Commission awarded a three-year contract to Applied Industrial Technologies, Inc. in the amount not to exceed \$500,000 for the purchase of machinery components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Contract funds have been depleted.

The Port Authority currently owns thirty-one wharf cranes, one-hundred and forty-seven rubber-tired gantry (RTG) cranes, and numerous other vehicles and industrial equipment. Machinery components including bearings, gearing, belts, chains, sheaves and bushings, couplings and u-joints, pneumatic, and rubber products, and other items are needed to perform routine maintenance on terminal equipment at these facilities. An additional eight wharf and sixteen RTG cranes are scheduled to be delivered during the term of this proposed three-year contract, hence the proposed increase in contract amount.

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. Fourteen vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 23, 2025, five CSB responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a three-year contract to GearTec Inc, the responsible bidder submitting the lowest and best bid, for purchase of machinery components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.





## K. MAINTENANCE

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<b>Subject</b>	<b>4. Award a two-year contract to Parts Authority, LLC for the purchase of batteries for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$350,000.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, award a two-year contract to Part Authority, LLC for the purchase of batteries for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$350,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

By Minute No. 2023-0627-33, the Port Commission awarded a two-year contract to Parts Authority, LLC in the amount not to exceed \$250,000 for the purchase of batteries for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Contract funds have been depleted.

The Port Authority currently owns one hundred and forty-seven rubber-tired gantry cranes and over 700 vehicles and equipment that require one or more batteries for daily operation. In addition, some Information Technology and security hardware operate with batteries as well.

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. Twenty-five vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 23, 2025, five CSB responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a two-year contract to Parts Authority LLC, the responsible bidder submitting the lowest and best bid, for purchase of batteries for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.



## K. MAINTENANCE

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<b>Subject</b>	<b>5. Award a two-year professional services contract to Port Technical Services dba Port Technical Training Institute, LLC for onsite technical training at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$250,000.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, award a two-year professional services contract to Port Technical Services dba Port Technical Training Institute, LLC for onsite technical training at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$250,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

By Minute No. 2022-1206-37, the Port Commission awarded a two-year contract to Port Technical Services dba Port Technical Training Institute, LLC (PTS) in the amount not to exceed \$270,000 for the purchase of equipment-specific training for maintenance personnel at Barbours Cut Terminal and Bayport Container Terminal.

The Port Authority employs over 130 personnel responsible for maintaining critical container handling equipment, including thirty-one wharf and one hundred and forty-seven rubber-tired gantry (RTG) cranes at Barbours Cut Terminal and Bayport Container Terminal. In recent years, its container terminals have experienced sustained and unprecedented growth, resulting in additional employees being hired to meet operational demands, support critical infrastructure, and maintain high service levels to the maritime industry. PTS has successfully provided technical training to the Port Authority's maintenance personnel in the past and has developed customized instruction based on the specific equipment used at container terminals.

As equipment continues to evolve and the workforce expands, there is a growing need for targeted technical training to ensure employees are adequately prepared to perform their duties safely, competently, and efficiently.

**Staff Evaluation/Justification:**

Staff has reviewed PTS's proposal and found it to be fair and reasonable, has determined that the firm is the most qualified provider for this work, and recommends that the Port Commission approve the proposed contract.



## K. MAINTENANCE

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<b>Subject</b>	<b>6. Award a contract to Konecranes, Inc., the sole source provider, for the replacement of the festoon system on one wharf crane at Barbours Cut Terminal and two wharf cranes at Bayport Container Terminal in an amount not to exceed \$3,100,000.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, award a contract to Konecranes, Inc., the sole source provider, for the replacement of the festoon system on one wharf crane at Barbours Cut Terminal and two wharf cranes at Bayport Container Terminal, in an amount not to exceed \$3,100,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

By Minute No. 2024-0423-23, the Port Commission awarded a contract to Konecranes Inc. in the amount not to exceed \$1,900,000 for the replacement of the festoon system on one wharf crane at Barbours Cut Terminal and one wharf crane at Bayport Container Terminal.

The Port Authority maintains a total of nineteen wharf cranes, including ten units at Barbours Cut Terminal and nine at Bayport Container Terminal, that are equipped with large festoon systems manufactured by Conductix-Wampfler of Germany. The festoon system consists of approximately 10,000 feet of electrical cable and nineteen trolleys, which connect crane controls in the machinery house to the operator cab of each crane.

The festoon systems on three remaining wharf cranes, one at Barbours Cut Terminal and two at Bayport Container Terminal, are in need of critical replacement. These systems have reached the end of their useful life and are no longer sufficiently reliable for efficient vessel operations. Additionally, the control drives that operate these systems are obsolete, with no replacement parts or repair options available. To ensure continued safety, equipment uptime, and vessel productivity, the staff recommends that these festoon systems be replaced as a turnkey project, with materials, labor, commissioning, and warranty included.

**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 Konecranes Inc. is the sole source for the replacement of Conductix-Wampfler festoon systems in the United States.

Staff recommends that the Port Commission award a contract to Konecranes Inc. for the replacement of the festoon system on one wharf crane at Barbours Cut Terminal and two wharf cranes at Bayport Container Terminal.

## K. MAINTENANCE

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Subject	<b>7. Award a contract to Konecranes, Inc., the sole source provider, for the purchase and installation of gantry collision prevention systems on twenty-seven rubber-tired gantry cranes at Barbours Cut Terminal and twelve rubber-tired gantry cranes at Bayport Container Terminal in an amount not to exceed \$1,600,000.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, award a contract to Konecranes, Inc., the sole source provider, for the purchase and installation of gantry collision prevention systems on twenty-seven rubber-tired gantry cranes at Barbours Cut Terminal and twelve rubber-tired gantry cranes at Bayport Container Terminal in an amount not to exceed \$1,600,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO</a> <a href="#">Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

The Port Authority currently operates a total of one hundred and forty-seven rubber-tired gantry (RTG) cranes at its Barbours Cut Terminal and Bayport Container Terminal. This project seeks to mitigate operational risks by upgrading gantry collision prevention systems on thirty-nine of these units. Staff has determined that modern collision avoidance technology would contribute to a safer work environment and increased equipment uptime. The selected units would be equipped with a modern, laser-based system, which actively scans crane pathways for obstacles and automatically slows and stops the crane to help prevent impacts.

**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 have received a written statement from the manufacturer confirming that Konecranes, Inc. is the sole source provider for the selected collision avoidance technology in the U.S.

Staff recommends that the Port Commission award a contract to Konecranes, Inc. for the purchase and installation of gantry collision prevention systems on twenty-seven rubber-tired gantry cranes at Barbours Cut Terminal and twelve RTG cranes at Bayport Container Terminal.





## K. MAINTENANCE

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<b>Subject</b>	<b>8. Award a contract to Kalmar Pte Ltd d/b/a Bromma, the sole source provider, for the purchase of six Bromma telescopic spreader bars for Bayport Container Terminal in an amount not to exceed \$1,400,000.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, award a contract to Kalmar Pte Ltd d/b/a Bromma, the sole source provider, for the purchase of six Bromma telescopic spreader bars for Bayport Container Terminal in an amount not to exceed \$1,400,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

The Port Authority currently owns eighteen wharf cranes at Bayport Container Terminal that operate with two non-interchangeable sets of spreaders, including twenty-one spreaders for twelve wharf cranes and ten for six wharf cranes. This lack of standardization creates operational and maintenance challenges. Eight of ten spreaders have reached the end of their service life and require replacement. This project proposes purchasing six spreaders compatible with the Port Authority's newer standard.

Standardizing equipment through these replacements would improve reliability, streamline maintenance, and increase operational flexibility. These spreaders would be compatible with fifteen of the existing cranes as well as four cranes arriving in 2026, for a total of nineteen to twenty-one wharf cranes at Bayport Container Terminal that would operate with interchangeable Bromma cargo handling equipment.

**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 Kalmar Pte Ltd d/b/a Bromma is the sole authorized seller of Bromma spreaders in the United States.

Staff recommends that the Port Commission award a contract to Kalmar Pte Ltd d/b/a Bromma, for the purchase of six Bromma telescopic spreader bars for Bayport Container Terminal.



## L. OPERATIONS

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<b>Subject</b>	<b>1. Award a professional services contract to Kalmar USA Inc., the sole source provider, for position detection system equipment and installation services for sixteen rubber-tire gantry cranes in an amount not to exceed \$570,000.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, award a professional services contract to Kalmar USA Inc., the sole source provider, for position detection system (PDS) equipment for sixteen rubber-tire gantry (RTG) cranes in an amount not to exceed \$570,000, and further authorize the Chief Executive Officer 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. 2019-0924-45, the Port Commission awarded a contract to Kalmar USA Inc. (Kalmar) for position detection system (PDS) equipment. Subsequently, the Port Authority has purchased sixteen additional rubber-tire gantry (RTG) cranes, which require Kalmar equipment to be installed and additional software licensed to be compatible with the existing Kalmar PDS.

PDS provides real-time updates to container inventory locations in the container yards as units are handled by the International Longshoremen's Association (ILA) crane operators to and from trucks, as well as repositioned in the stacks, eliminating manual position updates. No manning is reduced or replaced by PDS, but greater efficiencies are realized as the container position is updated based on the location of the crane and spreader bar when the container lock/unlock action is performed. PDS provides the operator with additional capacity to devote to operating the crane, resulting in a safer work environment and improved service levels. PDS also supports safety initiatives by reducing the number of inventory errors and, therefore, reducing the need for personnel to enter safety-sensitive operating areas to resolve problems. PDS serves as a technical foundation for RTG Optimizer, which continues to drive daily efficiencies across the crane fleet.

**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 Kalmar USA Inc. is the sole authorized source of PDS equipment in the United States.

Staff recommends that the Port Commission approve awarding this contract to Kalmar USA Inc. for PDS equipment for sixteen RTG cranes.



## L. OPERATIONS

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Subject	<b>2. Amend the agreement with Navis LLC for annual maintenance services for the marine terminal management software system for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal for an additional one year beginning July 1, 2025, and increase funding in an amount not to exceed \$931,606.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, amend the agreement with Navis LLC for annual maintenance services for the marine terminal management software system for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal for an additional one year beginning July 1, 2025, and increase funding in an amount not to exceed \$931,606, and and further authorize the Chief Executive Officer 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:**

On April 19, 2001, the Port Authority entered into a contract (PHA File Number 2001-0080) with 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 customer billing at these terminals. The current annual maintenance term expired on June 30, 2025.

**Staff Evaluation/Justification:**

Staff recommends that the Port Commission approve amending the current Agreement to extend the term for one year and increase the contract amount by an amount not to exceed \$931,606.



## M. PEOPLE

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<b>Subject</b>	<b>1. Amend the professional services contract with Nurseify, LLC d/b/a Culture Advisors for human resources and culture engagement services in an amount to not exceed \$363,950.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve an amendment to the professional services contract with Nurseify, LLC d/b/a Culture Advisors for human resources and culture engagement services in an amount to not exceed \$363,950, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable and necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

People

**Staff Contact:**

Carlecia Wright

**Background:**

By Minute No. 2024-1112-08, the Port Commission approved and adopted the 2025 Strategic Plan. The Port Authority's 2025 Strategic Plan includes the objective to "Elevate the Employee Experience" and "build a dynamic and rewarding work environment by enhancing organizational capacity, capability, and engagement."

Nurseify, LLC d/b/a Culture Advisors (Culture Advisors), a professional human capital management firm, has worked with the Port Authority since 2021. By Minute No. 2022-0224-09, the Port Commission approved a professional services contract with it for a one-year term, with two one-year options, which were exercised in accordance with by Minute Nos. 2022-1206-07 and 2023-1212-08. In February 2025, the Port Authority amended the agreement for additional services focused on leadership development, compensation and performance management, and human resources analytics strategies. These services aimed to advance leadership capacity, improve performance, and provide workforce analytics in alignment with our business objectives.

The proposed amendment is intended to build upon Culture Advisors' successful support of the Port Authority's Supervisor Development Program (SDP) and Executive Development Program (EDP), and includes targeted consulting to help optimize compensation, labor planning, and performance evaluation practices.

**Staff Evaluation/Justification:**

Staff believes, based on the firm's experience with human resources and culture engagement practices and its familiarity with the Port Authority, that Culture Advisors is the firm best suited to continue to assist Port Authority with its human resources and culture engagement needs.

Staff has reviewed Culture Advisors' proposal and found it fair and reasonable and recommends that the Port Commission approve the proposed amendment.





## M. PEOPLE

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<b>Subject</b>	<b>2. Amend the professional services contract with Avison Young to perform organizational change management advisory services to support the relocation of employees to the new Port Authority Administration Building, in an amount not to exceed \$75,700.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, amend the professional services contract with Avison Young to perform organizational change management advisory services to support the relocation of employees to the new Port Authority Administration Building, in an amount not to exceed \$75,700, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Change Management

**Staff Contact:**

Caitlin Perry

**Background:**

The Port Authority is seeking organizational change expertise to assist with the relocation of more than 200 employees to the new Port Authority Administration Building. Change management services would support communication for employee awareness, execution of decluttering events in the current building, facility tours, and more. A smooth transition for employees to the new location would foster adoption of new work modes and enhance the employee experience, maximizing the Port Authority's investment in designing more collaborative workspaces in the new facility.

This is the second amendment to the Services Agreement for Analysis and Design Support for Executive Office Building Support-Step 2: Design Professional and Other Services Support (File No: 2020-0320) dated August 31, 2022. The first amendment was executed in April 2025 for \$40,000 and did not require Port Commission action. The first amendment added a limited scope for change management strategy, and this second amendment would cover the change management implementation.

Implementation would include leading monthly change management meetings with Port Authority stakeholders, compilation of communication deliverables to personnel, organized clean up days, a "Move Day" Townhall to prepare employees, assistance with "meeting go live" for conference room systems, compilation of a welcome package to distribute to employees on day one in the new building, and other duties.

**Staff Evaluation/Justification:**

Staff considers the proposal by the firm to be fair and reasonable, and recommends that the Port Commission authorize this amendment to secure organizational change management advisory services with Avison Young, based on the performance of this vendor to date and for the sake of continuity with work in progress under an existing task order.



## N. SECURITY AND EMERGENCY OPERATIONS

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<b>Subject</b>	<b>1. Award a purchase order to Ares Security, the sole source provider, for migration of the existing on-premises AVERT C2 situational awareness software system to a fully hosted and managed solution, in an amount not to exceed \$235,000.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize staff to issue a purchase order to Ares Security, the sole source provider, for migration of the existing on-premises AVERT C2 situational awareness software system, to a fully hosted and managed solution, in an amount not to exceed \$235,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Emergency Management

**Staff Contact:**

William Buck

**Background:**

The Port Security and Emergency Operations (PSEO) division utilizes the AVERT C2 (formerly CommandBridge) system as a command/control and domain awareness tool. This system brings background data (i.e., Vessel Automated Identification System, vehicle tracking, air monitoring, cameras, computer-aided dispatch, and other agency feeds) into one display picture for enhanced effectiveness and efficiency. AVERT C2 uses advanced software technology to assimilate existing and future data/sensor feeds to reduce informational clutter and provide actionable information on Port Authority-wide and facility-specific security and emergency response situations.

In 2017, the Port Commission awarded a purchase order to purchase the CommandBridge situational awareness software, integration, and associated warranties. The move to a hosted AVERT C2 solution would include the transfer of current integrations, configurations, workflows, and data to ARES Security's secure hosting environment.

Additionally, the project would integrate two new critical systems to enhance operational capabilities: Motorola Premier One, computer-aided dispatch software, and Avigilon video integration. The hosted AVERT C2 solution, combined with the current and new integrations, would help position the Port Authority to achieve greater efficiency, improved situational awareness, and enhanced security management.

**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 Ares Security is the sole authorized source of this software in the United States.

Staff has concluded that migrating the existing on-premises AVERT C2 system that currently resides on-site at the Port Authority would transition to a fully hosted and managed solution would provide improved interoperability and allow for seamless sharing of data feeds with our regional partners.

Remaining on the AVERT C2 platform while moving to a fully hosted solution provides the best value compared to a total system replacement and provides the best value to the Port Authority.

Staff recommends the Port Commission approve this purchase order to Areas Security for migration of the existing on-premises AVERT CR Situational awareness software system.

## N. SECURITY AND EMERGENCY OPERATIONS

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<b>Subject</b>	<b>2. Authorize the Port Authority’s participation in the Harris County Multi-Jurisdictional Hazard Mitigation Plan and submission of a Letter of Intent to Harris County Office of Emergency Management.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize submission of a letter of intent to the Harris County Office of Emergency Management (OEM) confirming the Port Authority’s commitment to join the Harris County Multi-Jurisdictional Hazard Mitigation Plan (HCMHMP), and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.</a>

**Category:**  
General

**Department:**  
Fire

**Staff Contact:**  
William Buck

**Background:**

The Federal Emergency Management Agency (FEMA) requires a current, approved hazard mitigation plan for jurisdictions in order to be eligible for federal funding under various mitigation assistance programs. In recent years, the Port Authority developed a draft of a standalone hazard mitigation plan that assessed natural hazard risks and documented potential projects to reduce long-term vulnerability.

Following internal evaluation, the Port Authority has opted to shift from a standalone plan to full participation in the Harris County Multi-Jurisdictional Hazard Mitigation Plan (HCMHMP). This regional planning model is federally encouraged and widely recognized as an effective strategy to align shared resources, reduce duplication, and address area-wide risks that span multiple jurisdictions. Currently, the Port Authority is not listed as a signatory in the Harris County plan’s jurisdiction-specific annexes.

Joining the HCMHMP would allow the Port Authority to integrate existing risk data and mitigation strategies into a collaborative framework managed by Harris County, while enhancing the Port Authority’s access to FEMA and Texas Division of Emergency Management (TDEM) grant opportunities.

Staff has confirmed with Harris County Office of Emergency Management (OEM) that the 2025 planning update is underway, and that the Port Authority is eligible to join by submitting a formal letter of intent and completing the annex process as outlined in the plan’s linkage appendix. While the Port Authority’s annex would not be formally included in the Harris County plan until the next major update in 2030, participating now allows sufficient time to work with internal departments, external partners, and the public to refine risk assessments, identify mitigation strategies, and gather meaningful stakeholder input.

**Staff Evaluation/Justification:**

Staff recommends that the Port Commission authorize submission of a letter of intent and direct staff to move forward with annex development in partnership with Harris County OEM to participate in the HCMHMP.

## O. STRATEGY

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<b>Subject</b>	<b>1. Amend the services agreement to City and Sea Group LLC dba CAS Group LLC to increase the contract amount to complete services for plan development in an amount not to exceed \$124,965.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve an amendment to the services agreement to City and Sea Group LLC dba CAS Group LLC to increase the contract amount to complete services for plan development in an amount not to exceed \$124,965, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Corporate Strategy

**Staff Contact:**

Candice Armenoff

**Background:**

By Minute No. 2024-0229-33, the Port Commission awarded a services agreement to City and Sea Group LLC dba CAS Group LLC for stakeholder engagement and document production support for Port Houston Plans in an amount not to exceed \$275,860.

Subsequently, the contract was amended as follows:

- Amendment No. 1 increased the contract by \$49,620 for the services under the agreement, for a contract amount not to exceed \$325,480;
- Amendment No. 2 extended the term of the agreement by three months, from December 31, 2024 through March 31, 2025; and
- Amendment No. 3 extended the term of the agreement by nine months, from March 31, 2025, through December 31, 2025.

The scope of services has included planning and coordination with the Port Authority, carrying out stakeholder engagement activities for both 2025 Strategic Plan and 2050 Comprehensive Long-Range Plan, design and development of both documents, and production of draft and final publications. Stakeholder engagement activities and development of the Strategic Plan have been completed. However, completion of the Comprehensive Long-Range Plan was paused due to recent organizational changes, which also require a review of the Strategic Plan to ensure continued alignment.

This Amendment No. 4 proposes an increase to the contract amount by \$124,965, for a contract amount not to exceed \$450,445, to complete the services of the contract for the development of the Comprehensive Long-Range Plan and review of the Strategic Plan.

**Staff Evaluation/Justification:**

Staff has reviewed City and Sea Group LLC dba CAS Group LLC's proposal for these services and found it fair and reasonable and recommends that the Port Commission approve the proposed amendment.





## P. TECHNOLOGY

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Subject	<b>1. Issue a purchase order to Tanches Global Management, Inc. for the purchase of networking equipment to support the new Port Authority Administration Building using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$1,200,000.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, issue a purchase order to Tanches Global Management, Inc. for the purchase of networking equipment for the new Port Authority Administration Building using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$1,200,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Chief Executive Officer 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 networking equipment to serve the new Port Authority Administration Building.

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

**Staff Evaluation/Justification:**

The Director of Procurement Services has determined that procuring network hardware 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 Tanches Global Management, Inc. 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

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Subject	<b>2. Award a five-year service agreement to Strada US Professional Services, LLC to provide automated supplier invoice processing services in support the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project in an amount not to exceed \$200,000.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, award a five-year service agreement to Strada US Professional Services, LLC to provide automated supplier invoice processing services in support the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project in an amount not to exceed \$200,000, and further authorize the Chief Executive Officer 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 currently implementing the Workday software platform as part of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) Project. To complement Workday, an Optical Character Recognition (OCR) solution is required for processing complex invoices into the system. Supplier Invoice Automation, a service offered by Strada US Professional Services, LLC, offers cognitive OCR capabilities with automated workflows that integrate directly with Workday.

**Staff Evaluation/Justification:**

Port Authority staff has reviewed the proposal submitted by Strada US Professional Services, LLC, found the proposal to be fair and reasonable, has determined that the firm is the most qualified provider, and recommends that the Port Commission award this services agreement.



## P. TECHNOLOGY

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<b>Subject</b>	<b>3. Amend the contract with Strada US Professional Services, LLC to include additional implementation, consulting, and professional services supporting Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, in an amount not to exceed \$1,000,000.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, amend the contract with Strada US Professional Services, LLC to include additional implementation, consulting, and professional services supporting Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, in an amount not to exceed \$1,000,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Information Technology

**Staff Contact:**

Charles Thompson

**Background:**

By Minute No. 2023-1212-46, the Port Commission authorized a contract in an amount not to exceed \$15,000,000 to Strada US Professional Services, LLC (formerly dba Alight Solutions) for implementation, consulting, and professional services of Workday as part of the Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) project.

This proposed amendment addresses the following:

- Impacts resulting from the Port Authority's directive to prioritize company project resources toward internal reorganization activities; and
- Additional reporting requirements.

This is the third amendment to this contract. The previous two amendments had no cost impact, and so the total value of change orders to date is \$1,000,000, which is 6.6% of the original contract amount.

**Staff Evaluation/Justification:**

Port Authority staff has reviewed the proposal submitted by Strada US Professional Services, found it to be fair and reasonable, and recommends that the Port Commission authorize this contract amendment.



## P. TECHNOLOGY

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<b>Subject</b>	<b>4. Amend the contract with Durian Consultants for the purchase of additional professional advisory services in support of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, using the United States General Services Administration, an agency of the United States, in an amount not to exceed \$500,000.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, amend the contract with Durian Consultants for the purchase of additional professional advisory services in support of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, using the United States General Services Administration, an agency of the United States, in an amount not to exceed \$500,000, determine that this method provides the best value to the Port Authority, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Information Technology

**Staff Contact:**

Charles Thompson

**Background:**

By Minute No. 2023-1212-49, the Port Commission awarded a contract for \$3,000,000 to Durian Consultants for professional advisory services for Workday Financials, Human Capital Management, Organizational Change Management, Program/Project Management, and Technology aspects, as the Port Authority's advocate during the implementation of Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) project.

This proposed amendment adds advisory services for Workday Adaptive Planning, Workday-Maximo, and Workday-Trescope integrations, as well as support around the first two Workday release cycles.

This is the first amendment to Durian Consultant's contract, for a total amendment value to date of \$500,000, which is 16.7% of the original contract value.

**Staff Evaluation/Justification:**

The Port Authority, as a political subdivision of the State of Texas, is authorized to use the United States General Services Administration for the procurement of certain items (primarily technology, security, and fire/police items).

Port Authority staff has reviewed the proposal submitted by Durian Consultants, found it to be fair and reasonable, and recommends that the Port Commission authorize this contract amendment and act as otherwise set forth above.





## P. TECHNOLOGY

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Subject	<b>5. Approve a change order with SDI Presence, LLC for additional ServiceNow subscription-based licensing and implementation of professional services in support of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$466,000 over a three-year period.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve a change order with SDI Presence, LLC for additional ServiceNow subscription-based licensing and implementation of professional services in support of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$466,000 over a three-year period, determine that this method provides the best value to the Port Authority, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Information Technology

**Staff Contact:**

Charles Thompson

**Background:**

By Minute No. 2024-1210-47, the Port Commission approved a purchase order with SDI Presence, LLC for subscription-based licensing and implementation professional services for ServiceNow.

ServiceNow is a cloud-based platform that streamlines digital operations, empowers users through self-service and knowledge management, optimizes workflows, and integrates with core systems. Efficient processes for incident, change, and asset management help solve IT issues and manage changes while minimizing risk, which is critical to the Port Authority's technology operations. Implementing ServiceNow supported these objectives.

The proposed change order provides for the integration between Workday and ServiceNow to enable workflow automation and business process optimization as part of the Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) project.

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

**Staff Evaluation/Justification:**

Port Authority staff has reviewed the proposal submitted by SDI Presence, LLC for these items, found it to be fair and reasonable, and recommends that the Port Commission authorize this change order and act as otherwise set forth above.



## P. TECHNOLOGY

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<b>Subject</b>	<b>6. Approve a change order with ZK Technology LLC to perform additional work associated with implementation, consulting, and professional services in support of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, in an amount not to exceed \$8,000, for a total amount of \$104,930.</b>
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve a change order with ZK Technology LLC to perform additional work associated with implementation, consulting, and professional services in support of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, in an amount not to exceed \$8,000, for a total amount of \$104,930, and further authorize the Chief Executive Officer 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:**

During an informal procurement process, Purchase Order No. 212814 was issued on February 11, 2025, in the amount of \$96,930 to ZK Technology LLC for professional services for the implementation and configuration of time clocks associated with Scope 1A for the Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) project.

This proposed change order enhances the software to meet time entry requirements for the Fire department employees.

This is the first change order to this contract which is 8% of the original contract value. The total value of expenditures under this agreement exceeds the \$100,000 threshold requiring Port Commission approval.

**Staff Evaluation/Justification:**

Port Authority staff has reviewed the proposal submitted by ZK Technology LLC, found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.

