

February 19, 2021

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

In accordance with the official practice of the Port Commission of the Port of Houston Authority, there is attached hereto a copy of the Agenda of the regular meeting to be held on Tuesday, February 23, 2021. Pursuant to Governor Abbott's action of March 16, 2020 to allow virtual and telephonic open meetings to maintain government transparency, the Port Commission will meet at 9:15 a.m. via Webex webinar, which can be accessed as provided on the following page.

PORT OF HOUSTON AUTHORITY  
of  
HARRIS COUNTY, TEXAS

Erik A. Eriksson  
Secretary



### **Formal Public Meeting Notifications.**

1. This virtual meeting is permitted by Governor Abbott's order suspending certain provisions of the Texas Open Meetings Act to minimize the impact of the coronavirus outbreak.
2. In accordance with the Port Commission's usual practice:
  - a. Members of the public may speak during the posted public comment section.
    - Please register to speak no later than an hour before the meeting by emailing to Liana Christian [lchristian@porthouston.com](mailto:lchristian@porthouston.com) or Erik Eriksson [eriksson@porthouston.com](mailto:eriksson@porthouston.com)
    - Please provide name and the organization the speaker represents, if applicable.
    - Comments are limited to three minutes.
  - b. An audio recording of the meeting is being made, as also required by the governor's order, and will be available to the public, as will written minutes after Port Commission approval.
3. To request accommodations under the Americans with Disabilities Act or language access services, please contact the Port Houston– Legal Division at least three days prior to the meeting. The Legal Division may be reached by telephone at (713) 670-2450, by email at [lchristian@porthouston.com](mailto:lchristian@porthouston.com) or Erik Eriksson [eriksson@porthouston.com](mailto:eriksson@porthouston.com), and by mail at 111 E. Loop N, Houston, Texas 77029.



Please note the following to help the meeting run smoothly:

- The meeting will begin at **9:15 a.m.**
- **Please dial in via phone for the audio portion**, and use your attendee number to merge your phone and computer presence.
- **All participants will be muted upon entry.** Please stay muted unless speaking.
- **Please turn off your video** to help the call run more smoothly.

**The Community Relations Committee will begin once the Port Commission meeting adjourns.**

**Join by meeting number**

Meeting number (access code): 187 001 2900

Meeting password: 9NPrkBkWJ68

**Tap to join from a mobile device (attendees only)**

[+1-720-650-7664](tel:+1-720-650-7664), [1870012900##](tel:+1-720-650-7664) United States Toll (Denver)

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**Join from a video system or application**

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You can also dial 173.243.2.68 and enter your meeting number.

**Join using Microsoft Lync or Microsoft Skype for Business**

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

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

**A. CALL TO ORDER**

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**B. CHAIRMAN'S REMARKS**

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1. Governance, legislative, policy, and operational matters

**C. APPROVAL OF MINUTES**

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

**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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1. No items.

**G. COMMERCIAL**

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**Leases**

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

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

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

## **H. FINANCE**

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

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

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

## **I. INFRASTRUCTURE**

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

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

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

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

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

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

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

***General***

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

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

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

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

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

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

## **1. OPERATIONS**

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

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

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

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

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

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

### ***General***

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

## **K. PEOPLE**

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

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

## **L. PORT SECURITY AND EMERGENCY OPERATIONS**

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

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

## **M. TECHNOLOGY**

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

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

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

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

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1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act)
2. Real Estate (Section 551.072, Texas Open Meeting Act), including disposition of Beltway 8 and Barbours Cut Terminal vicinity properties and Houston Ship Channel and miscellaneous properties
3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)
4. Employment and Evaluation of Public Employees (Section 551.074, Texas Open Meetings Act)
5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)
6. Adjourn Executive Session

## **O. RECONVENE OPEN MEETING**

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

## **P. ADJOURN MEETING**

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