



Tuesday, June 23, 2020
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

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

A. CALL TO ORDER

B. CHAIRMAN'S REMARKS

1. Governance, legislative, policy, and operational matters

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - May 20, 2020

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

General

1. Order Partially Exempting Certain Residential Homesteads from Ad Valorem Taxes.
2. Authorize a six-month extension to the Amended Interlocal Agreement with the Board of Pilot Commissioners for Harris County Ports regarding the performance of certain governmental functions and services.

G. COMMERCIAL

Awards, Amendments & Change Orders

1. Authorize a one-year sponsorship agreement with Breakbulk US Opco Inc. in an amount not to exceed \$49,900.

Leases

2. Approve a three-year grazing lease with Calvin Hearne for approximately 40.88 acres at the Bulk Materials Handling Plant effective no earlier than August 1, 2020, at an annual rent of \$817.60.

3. Enter into a five-year lease agreement with Frontier Logistics LP, of approximately 0.41 acres at Block 9 located at Barbours Cut Terminal effective no earlier than July 1, 2020, at an annual base rate of \$16,933.20 subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

4. Approve a three-year lease with Texas Stevedoring Services LLC of approximately 1,652 square feet of office space in the Barbours Cut Administration Building, effective no earlier than September 1, 2020, at an annual rent of \$40,633 with a 3% annual increase.

5. Amend the lease agreement with the TPC Group, LLC to increase the acreage of its current twenty- year lease out of Sims Bayou from approximately 5.49 acres to approximately 6.959 acres, commencing no earlier than July 1, 2020 at an annual base rent of \$1,987,551 subject to annual base rent escalation based on the Consumer Price Index.

H. FINANCE

Awards, Amendments & Change Orders

1. Authorize renewal of the agreement with McGriff, Seibels, & Williams of Texas, Inc. to serve as the Port Authority's sole property and casualty insurance Broker of Record for an additional one-year period beginning July 1, 2020, for an amount not to exceed \$139,500.

I. INFRASTRUCTURE

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a professional services contract in an amount of \$395,265 to perform engineering services for the in-depth structural assessment and development of repair options (including construction cost estimation) of Wharves 20, 21, 24, 25, and 26 at Turning Basin Terminal to the top-ranked proposers: staff ranking – first, AECOM Technical Services, Inc.; second, Dannenbaum Engineering Corporation; and third, Moffatt & Nichol.

2. Approve staff's ranking of vendors and award a professional services contract in an amount of \$179,760 to perform engineering services for the design of the fender system for Wharf 1 at Turning Basin Terminal to the top-ranked proposers: staff ranking – first, Dannenbaum Engineering Corporation; second, Wiss, Janney, Elstner Associates, Inc.; and third, Lloyd Engineering, Inc.

3. Approve staff's ranking of vendors and award a professional services contract in an amount of \$84,970 to perform engineering services for the detailed structural assessment of the bridge at Spilman Island to the top-ranked proposers: staff ranking – first, Walter P Moore and Associates, Inc.; second, LJA Engineering, Inc.; and third, Wiss, Janney, Elstner Associates, Inc.

4. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$7,796,098 for land development preparation work south of Port Road at Bayport Container Terminal to the top-ranked proposer: staff ranking – first, Standard Constructors, Inc.; second, Burnside Services; and third, Triple B Services, LLP.

5. Approve staff's ranking of vendors and award a professional services contract in an amount of \$125,000 to perform construction material testing during the land development preparation south of Port Road at Bayport Container Terminal to the top-ranked proposers: staff ranking – first, All-Terra Engineering, Inc.; second, Tolunay-Wong Engineers; and third, Aviles Engineering Corp.

6. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$18,894,468 for the Port Road expansion and drainage project at Bayport Container Terminal to the top- ranked proposer: staff ranking – first, Harper Brothers Construction LLC dba Harper Brothers Construction; second, Triple B Services, LLP.; and third, McCarthy Building Companies, Inc.
7. Approve staff's ranking of vendors and award a professional services contract in an amount of \$225,000 to perform construction material testing for the Port Road expansion and drainage project at Bayport Container Terminal to the top-ranked proposers: staff ranking – first, Professional Service Industries, Inc.; second, Aviles Engineering Corporation; and third, Ninyo & Moore.
8. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$189,507 to conduct a Goods Movement Air Emission Inventory for calendar year 2019 to the top-ranked proposer: staff ranking – first, Kristiansson LLC; second, Eastern Research Group, Inc.; and third, Source Environmental Sciences, Inc.
9. Amend the professional services contract with Lockwood, Andrews & Newnam, Inc. for construction phase services associated with the trench drain repairs and Container Yard 3 additional striping at Bayport Container Terminal in an amount not to exceed \$34,445.
10. Approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Container Yard 7 at Bayport Container Terminal in an amount not to exceed \$74,691.
11. Amend the contract with Matthews Brothers Dredging, Inc., for removal of debris from the Port Authority's Jacintoport and CARE terminals in an amount not to exceed \$86,408.90.

General

12. Enter into a contributed funds and design agreement with the U.S. Army Corps of Engineers to fund the Port Authority's cost share, to support Pre-construction Engineering and Design for the Houston Ship Channel Expansion Channel Improvement Project in an amount not to exceed of \$2,280,000.
13. Enter into a memorandum of agreement to receive congressionally-appropriated Energy-Transfer Port Rebate funds from the U.S. Army Corps of Engineers in the amount of \$1,237,500, such funds to be allocated for Port Authority maintenance dredging and related expenses.

Permits/Licenses/Pipeline Easements

14. Approve the renewal of expiring Port Authority licenses for new ten-year terms: Equistar Chemicals, LP and Enterprise Products Operating LLC, Enterprise Houston Ship Channel, LP, and HSC Pipeline Partnership, LLC.
15. Issue a distribution/transmission line license to Southwestern Bell Telephone Company for one innerduct/fiber optic line under, over, and across the entrance into Sims Bayou property from Lawndale.

16. Issue a distribution/transmission line license to AT&T for one fiberoptic line over and across the roadway leading into Spilman Island and one power line from the existing power pole to the existing Harris County security tower.

17. Amend a marine construction permit to assign the permit from Georgia Gulf Chemicals & Vinyls, LLC to INEOS Phenol and to construct a 2.9 acre three-barge dock slip along the Houston Ship Channel.

18. Approve a private adjacency barge fleeting lease agreement with E Squared Properties, L.L.C. for approximately 4.72 acres of submerged lands in Old River at a monthly rental amount of \$1,416 for a ten-year term.

J. OPERATIONS

Awards, Amendments & Change Orders

1. Award a two-year contract to BIGAB Company, LC for railroad repair services at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount of \$750,000.

2. Approve staff's ranking of vendors and award a contract in the amount not to exceed \$19,141,800 for the purchase of nine electric container yard cranes for Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Konecranes Finland Corporation; and second, Shanghai Zhenhua Heavy Industries Co., Ltd.

3. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$2,328,669 for the purchase of seven empty container handling machines for Barbours Cut Terminal to the top-ranked proposers: staff ranking - first, Briggs Equipment; second, Taylor Machine Works; and third, Lonestar Lift, Inc.

4. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$150,000 for the purchase of machining services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking - first, GearTec, Inc.; second, DANA Incorporated; and third HPGR, LLC.

5. Award a two-year contract to Triple-S Steel Supply Company for the purchase of miscellaneous steel products for repairs to equipment and facilities at Barbours Cut Terminal, Bayport Container Terminal and Turning Basin Terminal in an amount not to exceed \$400,000.

General

6. Approve an assignment of lease from Coastal Cargo of Texas, Inc. to Gulf Stream Marine, Inc., (2) approve an amendment of the lease extending the term 14 years and establishing a new base rent, and (3) approve an assignment of freight handling agreement from Coastal Cargo of Texas, Inc. to Gulf Stream Marine, Inc. and 14-year extension of the freight handling agreement.

7. Amend Port Authority Tariff Nos. 8, 14, and 15 covering the Turning Basin Terminals, Barbours Cut Terminal, and Bayport Container Terminal, all effective on July 1, 2020.

8. Amend the following COVID—19 relief measures to continue them until the earlier of August 31, 2020 or individual dates to take effect ten days after announced by the Executive Director: (i) extension of the interest-free deferred payment period by an additional 30 days for Users under Port of Houston Authority tariffs; (ii) deferral of the past-due interest-accrual date by 30 days for regular rental payments under Port Authority leases; and (iii) extension of free time by three days for loaded import containers under Port of Houston Authority Tariff Nos. 14 (Barbours Cut) and 15 (Bayport).

K. PEOPLE

1. No items.

L. PORT SECURITY AND EMERGENCY OPERATIONS

1. No items.

M. TECHNOLOGY

Awards, Amendments & Change Orders

1. Issue a purchase order to Solid Border, Inc. for purchase of select updated firewalls along with software, subscriptions, and maintenance, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$210,000.

2. Issue a purchase order to Netsync Network Solutions for purchase of Veeam licensing and software renewal, using United States General Services Administration, an agency of the United States, in an amount not to exceed \$75,000.

3. Issue a purchase order to Set Solutions, Inc. for renewal of Infoblox maintenance to provide network-related functionality for Port Authority network devices, using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$62,000.

N. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (i) claims of the Port Authority against Richardson Steel Yard, Inc. and (ii) proposed amendments to the agreements for legal services with (a) Baker Botts LLP, (b) Bracewell LLP, (c) Boyar Miller, (d) Hill Rivkins LLP, and (e) W. Allyn Hoaglund

2. Real Estate (Section 551.072, Texas Open Meetings Act), including disposition of Barbours Cut Terminal, Bayport Terminal, Beltway 8, and Turning Basin Terminal vicinity properties

3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)

4. Employment and Evaluation of Public Employees (Section 551.074, Texas Open Meetings Act)

5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)

6. Adjourn Executive Session

O. RECONVENE OPEN MEETING

1. Announce any items from Executive Session requiring Port Commission action
2. Regular Code of Ethics training and review

P. ADJOURN MEETING

1. Next Meeting Requested - July 30, 2020
2. Adjourn Port Commission Meeting

F. EXECUTIVE

Subject	1. Order Partially Exempting Certain Residential Homesteads from Ad Valorem Taxes.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, approve and adopt the attached "Order Approving Amounts of Appraised Values of Certain Residential Homesteads Exempt from Ad Valorem Taxes for Tax Year 2020 and all Future Years, Unless Revised", and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
General

Department:
Executive

Staff Contact:
Erik Eriksson

Background:

Pursuant to the Texas Tax Code §11.13, taxing units, including the Port Authority, must adopt the amount of their tax exemptions for the 2020 tax year before July 1, 2020. Tax Code §§11.13(d)(1) and (e) also authorizes the Port Commission to exempt from property taxation no less than \$3,000 of the appraised value of the residence homestead of an individual who is disabled or is 65 years old or older.

Staff Evaluation/Justification:

Port Authority staff recommends that the Port Commission adopt an order in the form attached as Exhibit "A," whereby it will exercise its authority to exempt from property taxes portions of the appraised value of certain residence homesteads for the Tax Year 2020 and thereafter, as follows:

\$5,000 or 20% of the appraised value, whichever is greater, of an adult's residence homestead;
and
\$229,000 of the appraised value of residence homestead of an individual who is disabled; or
\$229,000 of the appraised value of residence homestead of an individual who is 65 years old or older.

As in the past, including as taken by Port Commission action at its June 23, 2019 meeting, these exemptions will be in accord with Harris County practice, which was most recently amended at its May 19, 2020 meeting.

**ORDER APPROVING AMOUNTS OF APPRAISED VALUES
OF CERTAIN RESIDENTIAL HOMESTEADS EXEMPT
FROM AD VALOREM TAXES FOR TAX YEAR 2020
AND ALL FUTURE YEARS, UNLESS REVISED**

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

Texas Tax Code §11.13(d)(1) and (e) authorizes the Port Commission of the Port of Houston Authority of Harris County, Texas, to exempt from property taxation no less than \$3,000 of the appraised value of the residence homestead of an individual who is disabled or is 65 or older.

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

ORDER

Pursuant to Texas Tax Code §11.13(d)(1) and (e), as amended, the Port Commission of the Port of Houston Authority of Harris County, Texas exempts from ad valorem taxation for tax year 2020 and all future years, unless revised, the following amounts of the appraised value of a residence homestead:

- a. \$5,000 or 20% of the appraised value, whichever is greater, of an adult's residence homestead; and
- b. \$229,000 of the appraised value of the residence homestead of an individual who is disabled; or
- c. \$229,000 of the appraised value of the residence homestead of an individual who is 65 years old or older.

PASSED AND APPROVED this June 23, 2020.

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

ATTEST:

Erik Eriksson
Secretary

F. EXECUTIVE

Subject **2. Authorize a six-month extension to the Amended Interlocal Agreement with the Board of Pilot Commissioners for Harris County Ports regarding the performance of certain governmental functions and services.**

Meeting Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its June 23, 2019 meeting, authorize a six-month extension to the Amended Interlocal Agreement with the Board of Pilot Commissioners for Harris County Ports (Pilot Board) for the performance of certain governmental functions and services, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

General

Department:

Legal

Staff Contact:

Erik Eriksson

Background:

Beginning in 1923, the regulation of pilot services by the Pilot Board was an adjunct to the Port Authority's state-mandated exercise of control over the channels and waterways within Port Authority limits. The cooperation between the Port Authority and the Pilot Board in performing their respective functions has been beneficial to both the Port Authority and the Pilot Board and improved the efficiency and effectiveness of the Pilot Board's regulatory efforts. Since that time, Port Commissioners served as Pilot Board members as well.

In order to formalize the cooperation of the two entities, interlocal agreements have been adopted between them, providing for the use of Port Authority staff time and resources to assist the Pilot Board in carrying out its duties. Both parties are authorized under the Texas Government Code Section 791 (the Interlocal Cooperation Act) to enter into interlocal contracts for such services.

As a result of a new appointment process provided in S.B. 1915 enacted by the 86th Legislature in 2019, following the resignation of Port Commissioners from the Pilot Board, separately-appointed Pilot Board members succeeded to its governance. However, Chairman Campo has remained as Pilot Board chairman pending appointment of a successor.

Staff Evaluation/Justification:

An Amended Interlocal Agreement was adopted on December 11, 2019 by both entities, to continue the existing cooperative arrangements and permit the newly-seated Pilot Board members to implement new procedures for carrying out the Pilot Board's statutory duties, prior to termination of the agreement in March 31, 2020. The agreement gave the Pilot Board the option to extend this period through June 30, 2020, which it exercised.

At this time the transition process has not been completed, and at its June 19 meeting the Pilot Board acted to request that the Port Commission approve an additional six-month extension to the agreement, and which it also authorized on its behalf.

Legal Division staff recommends that the Port Commission enter into an extension through September 30, 2020 of the Amended Interlocal Agreement with the Pilot Board for the performance of governmental

functions and services by the Port Authority to assist the Pilot Board, including use of Port Authority staff, time, and resources, and for the funding of certain expenses of the Pilot Board.

G. COMMERCIAL

Subject **1. Authorize a one-year sponsorship agreement with Breakbulk US Opco Inc. in an amount not to exceed \$49,900.**

Meeting Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its June 23, 2020 meeting, authorize a one-year sponsorship agreement with Breakbulk US Opco Inc. in an amount not to exceed \$49,900, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)

Category:

Awards, Amendments & Change Orders

Department:

Commercial

Staff Contact:

Christine Abbruscato

Background:

This proposed agreement is part of the Trade Development and Marketing group's business-to-business development and promotion strategy. Attendance at the Breakbulk Americas conference targets beneficial cargo owners, carriers, third party logistics providers, and various other noncontainerized freight service providers.

Staff Evaluation/Justification:

Staff recommends that the Port Commission authorize a sponsorship agreement for participation in the Breakbulk Americas 2020 conference to be held in Houston later this year.

G. COMMERCIAL

Subject	2. Approve a three-year grazing lease with Calvin Hearne for approximately 40.88 acres at the Bulk Materials Handling Plant effective no earlier than August 1, 2020, at an annual rent of \$817.60.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, approve a three-year grazing lease with Calvin Hearne for approximately 40.88 acres at the Bulk Materials Handling Plant effective no earlier than August 1, 2020, at an annual rent of \$817.60, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships) STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)

Category:
Leases

Department:
Real Estate

Staff Contact:
R. D. Tanner

Background:

By Minute No. 2013-0423-32, the Port Commission authorized a two-year lease with Calvin Hearne of approximately 56.77 acres out of Block 6 of the Bulk Materials Handling Plant ending June 30, 2015. The property has been used for grazing of cattle.

By Minute No. 2014-0826-52, the Port Commission authorized the Port Authority to amend the lease to reduce the acreage by approximately 15.89 acres for a total of approximately 40.88 acres and extend the term by an additional three years.

On April 30, 2017, the lease with the Port Authority and Calvin Hearne was terminated.

Calvin Hearne now would like to enter into a new three-year grazing lease at the same site, with a provision allowing earlier termination upon 90-day notice by either party. Grazing leases provide the Port Authority the benefits of a tenant in possession of the premises, decreasing the risk of activities such as illegal dumping and trespassing, and providing other helpful management of these lands.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve this proposed lease agreement.

G. COMMERCIAL

Subject	3. Enter into a five-year lease agreement with Frontier Logistics LP, of approximately 0.41 acres at Block 9 located at Barbours Cut Terminal effective no earlier than July 1, 2020, at an annual base rate of \$16,933.20 subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 26, 2020 meeting, approve a five-year lease agreement with Frontier Logistics LP, of approximately 0.41 acres at Block 9 located at Barbours Cut Terminal effective no earlier than July 1, 2020 at an annual base rate of \$16,933.20 subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region) STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)

Category:

Leases

Department:

Real Estate

Staff Contact:

R. D. Tanner

Background:

By Minute No. 2015-0623-13, the Port Commission approved a five-year lease agreement with Frontier Logistics LP. (Frontier) to lease the approximately 0.41-acre tract for an additional five-years at Barbours Cut Terminal in close proximity of George Altivator Boulevard, for the permitted use of a roadway and right-of-way for vehicular and truck traffic. No cargo is stored on the premises.

Frontier has now proposed a new five-year lease term.

Staff Evaluation/Justification:

Staff reviewed the request by Frontier and recommends approval of a new five-year lease.

G. COMMERCIAL

Subject	4. Approve a three-year lease with Texas Stevedoring Services LLC of approximately 1,652 square feet of office space in the Barbours Cut Administration Building, effective no earlier than September 1, 2020, at an annual rent of \$40,633 with a 3% annual increase.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, approve a three-year lease with Texas Stevedoring Services LLC of approximately 1,652 square feet of office space in the Barbours Cut Administration Building, effective no earlier than September 1, 2020, at an annual rent of \$40,633 with a 3% annual increase, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region) STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)

Category:

Leases

Department:

Real Estate

Staff Contact:

R. D. Tanner

Background:

By Minute No. 2018-0517-09, the Port Commission authorized an Assignment, Assumption and Consent Agreement by and between Ceres Gulf, Inc. as assignor and Texas Stevedoring Services LLC as assignee for an approximately 1,098 square feet of office space in the Barbours Cut Terminal Administration Building. Texas Stevedoring Services desires to enter into a new three-year lease and expand the total premises by adding two additional office areas totaling approximately 554 square feet, for a total leased area of approximately 1,652 square feet.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve this proposed lease agreement.

G. COMMERCIAL

Subject	5. Amend the lease agreement with the TPC Group, LLC to increase the acreage of its current twenty-year lease out of Sims Bayou from approximately 5.49 acres to approximately 6.959 acres, commencing no earlier than July 1, 2020 at an annual base rent of \$1,987,551 subject to annual base rent escalation based on the Consumer Price Index.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, approve an amendment to the lease agreement with the TPC Group, LLC to increase the acreage of its current twenty-year lease out of Sims Bayou from approximately 5.49 acres to approximately 6.959 acres, commencing no earlier than July 1, 2020 at an annual base rent of \$1,987,551 subject to annual base rent escalation based on the Consumer Price Index, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective 1a. - Retain, engage, develop, and attract talent STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)

Category:
Leases

Department:
Real Estate

Staff Contact:
R. D. Tanner

Background:

On December 10, 2013, the Port Commission approved a Lease Agreement with the TPC Group, LLC (TPC) for approximately 5.49 acres of upland property, along with preferential berthing at Public Docks A and B at Sims Bayou, effective January 1, 2014 for a twenty-year term.

One of these docks was significantly damaged in a vessel allision. As a result, TPC has decided to rebuild and relocate the dock 80 ft. southeast of its present location. This new pilot-required location would encroach onto LyondellBasell (Lyondell) property, and the Port Authority intends to enter into a land exchange with Lyondell to permit the extension of TPC's new bulkhead. The amendment of the TPC lease will permit TPC to use the acquired Lyondell property for its bulkhead construction and operations.

Staff Evaluation/Justification:

Staff recommends approval of this amendment of the current TPC lease on the terms described above.

H. FINANCE

Subject	1. Authorize renewal of the agreement with McGriff, Seibels, & Williams of Texas, Inc. to serve as the Port Authority's sole property and casualty insurance Broker of Record for an additional one-year period beginning July 1, 2020, for an amount not to exceed \$139,500.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, authorize the renewal of the agreement with McGriff, Seibels, & Williams of Texas, Inc. to serve as the Port Authority's sole property and casualty insurance Broker of Record for an additional and final one-year period beginning July 1, 2020, for an amount not to exceed \$139,500, and further authorize the Executive Director to do any all things in his opinion reasonable and necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)

Category:

Awards/Amendments/Change Orders

Department:

Risk Management

Staff Contact:

Norma C. Essary

Background:

By Minute 2014-0624-23, the Port Commission awarded a contract to McGriff, Seibels, & Williams of Texas, Inc. (McGriff) to serve as the Port Authority's Insurance Broker of Record (BOR) in the procurement of property and casualty liability insurance coverage. As the Port Authority's BOR, McGriff participates in the development of insurance specifications, submission of same to select insurance companies, evaluation of submitted proposals, and formulation of recommendations for placement of coverage.

The initial term of the current contract with McGriff was for a five-year period, beginning July 1, 2014. It provided for two one-year renewals, at the option of the Port Authority, subject to the same terms, conditions, and price. The Port Commission authorized the first one-year renewal by Minute 2019-0226-14. This will be the second and final extension after which Staff will issue a solicitation to the market for proposals from potential service providers. From the inception of McGriff's services as the Port Authority's BOR, the Port Authority's insurance program has undergone dramatic changes, the most notable of which has been the establishment of its self-insurance programs. At the same time, the Port Authority has developed and maintained the appropriate level of insurance coverage at the best price available.

Staff Evaluation/Justification:

As a direct result of McGriff's relationships with the various markets and its marketing efforts, the Port Authority has been able to obtain better insurance coverage, including substantially increased limits, lower deductibles, and enhanced coverage at reasonable rates. Staff recommends that the Port Authority renew the contract with McGriff for an additional and final one-year period.

I. INFRASTRUCTURE

Subject	1. Approve staff's ranking of vendors and award a professional services contract in an amount of \$395,265 to perform engineering services for the in-depth structural assessment and development of repair options (including construction cost estimation) of Wharves 20, 21, 24, 25, and 26 at Turning Basin Terminal to the top-ranked proposers: staff ranking – first, AECOM Technical Services, Inc.; second, Dannenbaum Engineering Corporation; and third, Moffatt & Nichol.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting: (a) approve staff's ranking of vendors, based on the selection criteria, in the following order – first, AECOM Technical Services, Inc.; second, Dannenbaum Engineering Corporation; and third, Moffatt & Nichol; (b) award a professional services contract to AECOM Technical Services, Inc., the top-ranked proposer for the in-depth structural assessment and development of repair options of Wharves 20, 21, 24, 25, and 26 at Turning Basin Terminal in an amount not to exceed \$395,266; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project consists of in-depth structural assessment, and development of repair options (including construction cost estimates) for Wharves 20, 21, 24, 25, and 26. Port Authority staff expects to later request additional professional services for the final design phase and construction phase of this work.

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. Sixteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On March 18, 2020, six RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- AECOM Technical Services, Inc.
- Dannenbaum Engineering Corporation

- Moffatt & Nichol

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to AECOM Technical Services, Inc. for the in-depth structural assessment and development of repair options of Wharves 20, 21, 24, 25, and 26 at Turning Basin Terminal and act as otherwise described above.

I. INFRASTRUCTURE

Subject	2. Approve staff's ranking of vendors and award a professional services contract in an amount of \$179,760 to perform engineering services for the design of the fender system for Wharf 1 at Turning Basin Terminal to the top-ranked proposers: staff ranking – first, Dannenbaum Engineering Corporation; second, Wiss, Janney, Elstner Associates, Inc.; and third, Lloyd Engineering, Inc.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting: (a) approve staff's ranking of vendors, based on the selection criteria, in the following order – first, Dannenbaum Engineering Corporation; second, Wiss, Janney, Elstner Associates, Inc.; and third, Lloyd Engineering, Inc.; (b) award a professional services contract to Dannenbaum Engineering Corporation, the top-ranked proposer, for the design of the fender system at Wharf 1 at Turning Basin Terminal in an amount not to exceed \$179,760; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project includes the design of a new fender system for Wharf 1 at Turning Basin Terminal.

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. Sixteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On March 11, 2020, four RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- Dannenbaum Engineering Corporation
- Wiss, Janney, Elstner Associates, Inc.
- Lloyd Engineering, Inc.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Dannenbaum Engineering Corporation for the design of fender system at Wharf 1 at Turning Basin Terminal, and act as otherwise described above.

I. INFRASTRUCTURE

Subject	3. Approve staff's ranking of vendors and award a professional services contract in an amount of \$84,970 to perform engineering services for the detailed structural assessment of the bridge at Spilman Island to the top-ranked proposers: staff ranking – first, Walter P Moore and Associates, Inc.; second, LJA Engineering, Inc.; and third, Wiss, Janney, Elstner Associates, Inc.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting: (a) approve staff's ranking of vendors, based on the selection criteria, in the following order – first, Walter P Moore and Associates, Inc.; second, LJA Engineering, Inc; and third, Wiss, Janney, Elstner Associates, Inc.; (b) award a professional services contract to Walter P. Moore and Associates, Inc., the top-ranked proposer for the detailed structural assessment of the bridge at Spilman Island in an amount not to exceed \$84,970; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region) STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project consists of the detailed structural assessment of the bridge at Spilman Island, and recommendations for repair options for this bridge, including associated construction cost estimates. The Port Authority expects to later request additional professional services for the final design phase and construction phase of the work.

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. Eleven vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On February 26, 2020, four RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- Walter P Moore and Associates, Inc.
- LJA Engineering, Inc.

- Wiss, Janey, Elsstner Associates, Inc.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Walter P Moore for the detailed structural assessment of bridge at Spilman Island, and act as otherwise described above.

I. INFRASTRUCTURE

Subject **4. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$7,796,098 for land development preparation work south of Port Road at Bayport Container Terminal to the top-ranked proposer: staff ranking – first, Standard Constructors, Inc.; second, Burnside Services; and third, Triple B Services, LLP.**

Meeting Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its June 23, 2020 meeting:
(a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Standard Constructors, Inc.; second, Burnside Services; and third, Triple B Services, LLP;
(b) award a construction contract to Standard Constructors, Inc. for land development preparation work south of Port Road at Bayport Container Terminal, in an amount not to exceed \$7,796,098;
(c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and
(d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

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

Category:
Awards, Amendments & Change Orders

Department:
Project and Construction Management

Staff Contact:
Roger H. Hoh, P.E.

Background:
This project would consist of preparation of land for future development, including storm water controls, clearing, grubbing, surveying, excavating, filling, grading, installation of drainage features, and placing topsoil and vegetation. The project encompasses over 157 acres south of Port Road and east of Container Freight Station Road at Bayport Container Terminal.

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

Staff Evaluation/Justification:
On May 20, 2020, five CSPs were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- Standard Constructors, Inc.
- Burnside Services
- Triple B Services, LLP

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

I. INFRASTRUCTURE

Subject	5. Approve staff's ranking of vendors and award a professional services contract in an amount of \$125,000 to perform construction material testing during the land development preparation south of Port Road at Bayport Container Terminal to the top-ranked proposers: staff ranking – first, All-Terra Engineering, Inc.; second, Tolunay-Wong Engineers; and third, Aviles Engineering Corp.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, All-Terra Engineering, Inc.; second, Tolunay-Wong Engineers; and third, Aviles Engineering Corp.; (b) award a professional services contract to All-Terra Engineering, Inc. to perform construction material testing during the land development preparation south of Port Road at Bayport Terminal, in an amount not to exceed \$125,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This procurement includes construction material testing services during the proposed land development south of Port Road and east of Container Freight Station Road at Bayport Container Terminal. Per Section 60.463(c) of the Texas Water Code, in certain circumstances the Port Authority is required to hire a third-party inspection firm to independently test the acceptability of construction material installed by the contractor. This procurement would provide such third-party inspection services.

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

Staff Evaluation/Justification:

On May 20, 2020, sixteen RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- All-Terra Engineering, Inc.

- Tolunay-Wong Engineers
- Aviles Engineering Corp.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to All-Terra Engineering, Inc. and act as otherwise described above.

I. INFRASTRUCTURE

Subject	6. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$18,894,468 for the Port Road expansion and drainage project at Bayport Container Terminal to the top-ranked proposer: staff ranking – first, Harper Brothers Construction LLC dba Harper Brothers Construction; second, Triple B Services, LLP.; and third, McCarthy Building Companies, Inc.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Harper Brothers Construction LLC dba Harper Brothers Construction; second, Triple B Services, LLP.; and third, McCarthy Building Companies, Inc.; (b) award a construction contract to Harper Brothers Construction for the Port Road expansion and drainage project at Bayport Container Terminal, in an amount not to exceed \$18,894,468; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project would consist of widening Port Road from 4 lanes to 6 lanes between Highway 146 and the Bayport Container Terminal bridge. This project would also provide associated drainage facilities for Port Road along with drainage for a 95-acre tract of Port Authority owned property. In 2019, Port Houston was awarded \$9,675,000, through the Texas Department of Transportation (TxDOT), to receive grant funding under the Texas Mobility Fund.

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

Staff Evaluation/Justification:

On May 20, 2020, six CSPs were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- Harper Brothers Construction LLC dba Harper Brothers Construction
- Triple B Services, LLP.
- McCarthy Building Companies, Inc.

Following staff Executive Committee review, staff recommends that the Port Commission award a construction contract to Harper Brothers Construction LLC dba Harper Brothers Construction and act as otherwise described above.

I. INFRASTRUCTURE

Subject	7. Approve staff's ranking of vendors and award a professional services contract in an amount of \$225,000 to perform construction material testing for the Port Road expansion and drainage project at Bayport Container Terminal to the top-ranked proposers: staff ranking – first, Professional Service Industries, Inc.; second, Aviles Engineering Corporation; and third, Ninyo & Moore.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Professional Service Industries, Inc.; second, Aviles Engineering Corporation; and third, Ninyo & Moore; (b) award a professional services contract to Professional Services Industries, Inc. to perform construction material testing for the Port Road expansion and drainage project at Bayport Terminal, in an amount not to exceed \$225,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This procurement includes construction material testing services during the Port Road expansion and drainage work at Bayport Container Terminal. Per Section 60.463(c) of the Texas Water Code, in certain circumstances the Port Authority is required to hire a third-party inspection firm to independently test the acceptability of construction material installed by the contractor. This procurement would provide such third-party inspection services.

The Port Authority notified vendors regarding its request for qualifications (RFQ) for a professional services contract 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-five vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On May 20, 2020, fourteen RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- Professional Service Industries, Inc.

- Aviles Engineering Corporation
- Ninyo & Moore

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

I. INFRASTRUCTURE

Subject	8. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$189,507 to conduct a Goods Movement Air Emission Inventory for calendar year 2019 to the top-ranked proposer: staff ranking – first, Kristiansson LLC; second, Eastern Research Group, Inc.; and third, Source Environmental Sciences, Inc.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020, meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order - first, Kristiansson LLC; second, Eastern Research Group, Inc.; and third, Source Environmental Sciences, Inc.; (b) award a professional services contract to Kristiansson LLC to develop a Goods Movement Air Emissions Inventory (GMEI) for calendar year 2019 in an amount not to exceed \$189,507; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective 4a. - Implement an innovative environmental leadership strategy Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port

Category:
General

Department:
Environmental Affairs Department

Staff Contact:
Trae Camble

Background:

The Port Authority is seeking to obtain a professional services provider to develop a Goods Movement Air Emissions Inventory for calendar year 2019. The selected firm would develop and provide an air emission inventory specifically associated with Port Authority operations from ocean-going vessels, harbor craft, rail, on-road trucks, and cargo handling equipment sources.

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

Staff Evaluation/Justification:

On May 20, 2020, three RFPs were received. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP. Staff identified the following vendors, listed in order of ranking, as providing the best values to the Port Authority:

- Kristiansson LLC
- Eastern Research Group, Inc.

- Source Environmental Sciences, Inc.

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

I. INFRASTRUCTURE

Subject **9. Amend the professional services contract with Lockwood, Andrews & Newnam, Inc. for construction phase services associated with the trench drain repairs and Container Yard 3 additional striping at Bayport Container Terminal in an amount not to exceed \$34,445.**

Meeting Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its June 23, 2020 meeting, approve an amendment to the professional services contract with Lockwood, Andrews & Newnam, Inc. to perform construction phase services associated with the trench drain repairs and Container Yard 3 additional striping at Bayport Container Terminal in an amount not to exceed \$34,445, and authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

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

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

On February 3, 2020 a professional services contract was issued to Lockwood, Andrews & Newnam, Inc. for an amount of \$40,387 for the design for the repair of approximately 540 linear feet of trench drain at Bayport Container Terminal.

This proposed amendment would consist of additional construction phase services in the amount of \$34,445 to complete the construction of the trench drain repairs. Since the original purchase order amount was \$40,387, this would result in a total contract amount of \$74,832.

Staff Evaluation/Justification:

Staff has reviewed Lockwood, Andrews & Newnam, Inc.'s proposal and found it to be fair and reasonable and recommends that the Port Commission approve amendment.

I. INFRASTRUCTURE

Subject	10. Approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Container Yard 7 at Bayport Container Terminal in an amount not to exceed \$74,691.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, approve a change order to McCarthy Building Companies, Inc. to perform additional work associated with the construction of Container Yard 7 at Bayport Container Terminal in an amount not to exceed \$74,691, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

By Minute No. 2018-0731-21, the Port Commission awarded a construction contract to McCarthy Building Companies, Inc. for the construction of Container Yard 7 at Bayport Container Terminal.

The change order proposed by the contractor includes the following items:

- Repurposing the southern portion of the yard from wheeled storage to a combination of grounded and wheeled storage, thereby increasing grounded storage capacity. Major components include electrical infrastructure for an additional camera pole, and revised quantities for pavement striping, traffic barriers, and wheel stops.

Staff Evaluation/Justification:

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

I. INFRASTRUCTURE

Subject	11. Amend the contract with Matthews Brothers Dredging, Inc., for removal of debris from the Port Authority's Jacintoport and CARE terminals in an amount not to exceed \$86.408.90.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, authorize the Port Authority to amend the contract with Matthews Brothers Dredging, Inc., for removal of debris from the Port Authority's Jacintoport and CARE terminals in an amount not to exceed \$86.408.90, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

By Minute No. 2019-0729-21, the Port Commission awarded a construction contract to Matthews Brothers Dredging, Inc. (Matthews), for berth maintenance dredging of the Port Authority's Jacintoport and CARE terminals in the total amount of \$1,080,090. \$68,591.10 remains unspent.

Staff Evaluation/Justification:

Matthews notified the Port Authority that the dredging activities pulled out an unexpectedly large quantity of debris. The additional cost to remove this debris would be \$155,000, which is \$86,409.90 more than the amount remaining under the contract.

The contract with Mathews provides for adjustments in the total contract price. The requested change order would increase the total contract amount by the amount in excess of the existing remaining funds needed to complete this work.

Staff requests that the Port Commission approve this contract amendment.

I. INFRASTRUCTURE

Subject	12. Enter into a contributed funds and design agreement with the U.S. Army Corps of Engineers to fund the Port Authority's cost share, to support Pre-construction Engineering and Design for the Houston Ship Channel Expansion Channel Improvement Project in an amount not to exceed of \$2,280,000.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, authorize the Port Authority to enter into a contributed funds and design agreement with the U.S. Army Corps of Engineers (USACE) to fund the Port Authority's cost share, to support design review and services in support of the Houston Ship Channel Expansion Channel Improvement Project in an amount not to exceed \$2,280,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
General

Department:
Channel Improvement

Staff Contact:
Lori Brownell, P.E.

Background:

By Minute No. 2019-1111-06, the Port Commission awarded two design contracts to enable acceleration of the USACE processes associated with a traditional navigation improvement project. Under this accelerated plan, dredging could begin in 2021 with the major project components completed in 2024.

Federal policy requires that planning, engineering and designs (PED), provided by the local sponsor, be reviewed and approved by the USACE. The total requirement could not be estimated accurately at that time, so the Port Commission, at its December 11, 2019 and April 28, 2020 meetings, approved an amount not to exceed total of \$800,000 (\$400,000 per meeting) to fund and initiate the USACE reviews efforts. To date, \$403,725 has been expended for USACE Engineering Research and Development Center (ERDC) for hydrodynamic, salinity and transport modeling (\$67,000), ship simulation (\$255,000), and Ocean Dredged Material Disposal Site (ODMDS) STFate (Short-Term Fate) and CDFate (Continuous Discharge Fate) modeling (\$81,725). Thus about \$396,275 of the approved amount remains available for potential, future USACE expenditures.

Concurrently, USACE and PHA have since formulated the overall Project Management Plan (PMP), including design reviews, and consequently USACE has now informed Port Houston that approximately \$3,409,000 is required to complete such reviews. USACE received \$1,130,000 in federal funding for PED as part of the February 2020 USACE new investment decision and this funding is expected to cover a portion of USACE associated costs. Therefore, \$2,280,000 is required to cover the Port Authority's cost share and contributed funds amount.

Staff Evaluation/Justification:

This \$2,280,000 would provide Port Authority's cost share to the USACE to enable the USACE's continued performance of the required PED design review and related services. To maintain an accelerated project schedule, it is important to execute these funding agreements with the USACE as soon as possible.

Staff recommends the Port Commission authorize the Port Authority to fund the required cost-share and enter into a contributed funds and design agreement with the USACE, as described above.

I. INFRASTRUCTURE

Subject **13. Enter into a memorandum of agreement to receive congressionally-appropriated Energy-Transfer Port Rebate funds from the U.S. Army Corps of Engineers in the amount of \$1,237,500, such funds to be allocated for Port Authority maintenance dredging and related expenses.**

Meeting Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its June 23, 2020 meeting, enter into a memorandum of agreement to receive congressionally-appropriated Energy-Transfer Port Rebate funds from the U.S. Army Corps of Engineers in the amount of \$1,237,500, such funds to be allocated for Port Authority maintenance dredging and related expenses, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

General

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

The 2016 federal appropriations for water resources included an annual distribution of Harbor Maintenance Tax revenues to designated Energy Ports including the Port Authority, through the year of 2020. The U.S. Army Corps of Engineers Galveston District has received \$1,237,500 for distribution to the Port Authority in fiscal year 2020. The governing regulations require the rebated funds to be used for berth dredging, dredging-related environmental issues, or payments to importers.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve a memorandum of agreement to allocate the rebate funds for dredging of Port Authority berths. Use of funds for public expenses related to maintenance dredging of docks is consistent with regulations and best serves the public interest.

I. INFRASTRUCTURE

Subject 14. Approve the renewal of expiring Port Authority licenses for new ten-year terms: Equistar Chemicals, LP and Enterprise Products Operating LLC, Enterprise Houston Ship Channel, LP, and HSC Pipeline Partnership, LLC.

Meeting Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its June 23, 2020 meeting, authorize the Port Authority to approve the renewal of expiring licenses for new ten-year terms: Equistar Chemicals, LP and Enterprise Products Operating LLC, Enterprise Houston Ship Channel, LP, and HSC Pipeline Partnership, LLC, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

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

Company	File No.	License Fee
Equistar Chemicals, LP and Enterprise Products Operating LLC	2000-0034	\$13,323
Enterprise Houston Ship Channel, LP	2000-0138	\$44,185
HSC Pipeline Partnership, LLC	2010-0179	\$28,050
Total		\$85,558

Staff Evaluation/Justification:

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

Staff recommends approval.

I. INFRASTRUCTURE

Subject	15. Issue a distribution/transmission line license to Southwestern Bell Telephone Company for one innerduct/fiber optic line under, over, and across the entrance into Sims Bayou property from Lawndale.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, authorize the Port Authority to issue a distribution/transmission line license to Southwestern Bell Telephone Company for one innerduct/fiber optic line under, over, and across the entrance into Sims Bayou property from Lawndale, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

Southwestern Bell Telephone Company, Port Authority File No. 2020-0099, has applied for a distribution/transmission line license for one innerduct/fiber optic line under, over and across Sims Bayou property from the entrance at Lawndale, in the John Brown Survey, A-8, in Harris County, Texas.

The line provides service to Port Authority tenant Kinder Morgan Petcoke, L.P. and is associated with Port Authority File No. 2001-0077.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Operations Department. Because the line provides service to a Port Authority tenant, the license fee has been waived. The \$675 application fee and the \$2,500 as-built deposit have been paid.

Staff recommends approval.

I. INFRASTRUCTURE

Subject	16. Issue a distribution/transmission line license to AT&T for one fiberoptic line over and across the roadway leading into Spilman Island and one power line from the existing power pole to the existing Harris County security tower.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, authorize the Port Authority to issue a distribution/transmission line license to AT&T for one fiberoptic line over and across the roadway leading into Spilman Island and one power line from the existing power pole to the existing Harris County security tower, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

AT&T, Port Authority File No. 2020-0153, has applied for a distribution/transmission line license for one fiberoptic line over and across the roadway leading into Spilman Island from Highway 146 on existing wooden poles and one power line from the existing power pole to the existing Harris County security tower, in San Jacinto Bay, in Harris County. AT&T is also placing antennas on the existing Harris County security/emergency tower located at Spilman Island.

The line and power provides first responder/emergency equipment on the tower.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Operations Department. The license is subject to the Port Authority's usual terms and conditions and at a fee of \$75,605. The \$675 application fee and the \$2,500 as-built deposit have been paid.

Staff recommends approval.

I. INFRASTRUCTURE

Subject **17. Amend a marine construction permit to assign the permit from Georgia Gulf Chemicals & Vinyls, LLC to INEOS Phenol and to construct a 2.9 acre three-barge dock slip along the Houston Ship Channel.**

Meeting Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its June 23, 2020 meeting, authorize the Port Authority to amend a marine construction permit to assign the permit from Georgia Gulf Chemicals & Vinyls, LLC to INEOS Phenol and to construct a 2.9 acre three-barge dock slip along the Houston Ship Channel, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

INEOS Phenol, Port Authority File No. 2011-0447, has applied to amend a marine construction permit to assign the permit from Georgia Gulf Chemicals & Vinyls, LLC to INEOS Phenol and to construct a 2.9 acre three-barge dock slip along the Houston Ship Channel, in the Thomas Earle Survey, A-18, in Harris County, Texas.

Staff Evaluation/Justification:

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

Staff recommends approval.

I. INFRASTRUCTURE

Subject **18. Approve a private adjacency barge fleeting lease agreement with E Squared Properties, L.L.C. for approximately 4.72 acres of submerged lands in Old River at a monthly rental amount of \$1,416 for a ten-year term.**

Meeting Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its June 23, 2020 meeting, authorize the Port Authority to approve a private adjacency barge fleeting lease agreement with E Squared Properties, L.L.C. for approximately 4.72 acres of submerged lands in Old River at a monthly rental amount of \$1,416 for a ten-year term, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Leases

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

E Squared Properties, L.L.C., Port Authority File No. 2020-0152, has applied for a private adjacency submerged lands lease agreement for approximately 4.72 acres of barge fleeting in Old River, adjacent to Lakeside Drive, Channelview, in the Josiah T Harrell Survey, A-330, and the WT Carter Survey, A-1709, in Harris County, Texas.

E Squared Properties, L.L.C. purchased the uplands property adjacent to the submerged lands lease area in 2014 and has operated a barge fleeting operation in this location for approximately 6 years.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Operations department. The lease would be entered into pursuant to the Port Authority's submerged land lease terms and conditions for a rental amount of \$1,416 per month for a ten-year term. The fee schedule for private adjacency submerged land leases have been set by the Port Commission. The lease agreement is to be issued subject to the Port Authority's usual terms and conditions.

Staff recommends approval.

J. OPERATIONS

Subject	1. Award a two-year contract to BIGAB Company, LC for railroad repair services at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount of \$750,000.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, award a two-year contract to BIGAB Company, LC for railroad repair services at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$750,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Award, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

By Minute No. 2018-1030-40, the Port Commission awarded a two-year contract to Railworks Track Systems, Inc. for railroad repair services at Turning Basin Terminal in an amount not to exceed \$750,000. Due to age of tracks and increased reports of rail damage along the City Docks, and rail yards and easement areas at other Port Authority terminals, contract funds have been depleted.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSPs) for railroad repair services at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin 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. Twelve vendors downloaded the project materials from Buyspeed.

Staff Evaluation/Justification:

On May 26, 2020, four CSP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the CSP. Staff identified only one response met the selection criteria published in the CSP.

Following staff Executive Committee review, staff recommends that the Port Commission award a two-year contract to BIGAB Company, LC, the responsive and responsible proposer submitting the proposal, for railroad repair services at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

J. OPERATIONS

Subject **2. Approve staff's ranking of vendors and award a contract in the amount not to exceed \$19,141,800 for the purchase of nine electric container yard cranes for Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Konecranes Finland Corporation; and second, Shanghai Zhenhua Heavy Industries Co., Ltd.**

Meeting Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its June 23, 2020 meeting:
(a) approve staff's ranking of vendors, based on the selection criteria, in the following order – first, Konecranes Finland Corporation; and second, Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC);
(b) award a contract to the top-ranked proposer for the purchase of nine electric container yard cranes for Bayport Container Terminal in the amount not to exceed \$19,141,800;
(c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and
(d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

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

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Paulo Soares

Background:
These nine units would provide needed coverage for the expansion of Container Yard 2 South to be constructed soon. Additionally, yard cranes are needed at this facility to meet current and projected growth in export business, and maintain the highest service levels to industry, including vessel productivity and truck turn times.

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

Staff Evaluation/Justification:
On May 13, 2020, two RFP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required product:

- Konecranes Finland Corporation
- Shanghai Zhenhua Heavy Industries Co., Ltd.

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

J. OPERATIONS

Subject **3. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$2,328,669 for the purchase of seven empty container handling machines for Barbours Cut Terminal to the top-ranked proposers: staff ranking - first, Briggs Equipment; second, Taylor Machine Works; and third, Lonestar Lift, Inc.**

Meeting Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its June 23, 2020 meeting:
(a) approve staff's ranking of vendors, based on the selection criteria, in the following order – first, Briggs Equipment, Inc.; second, Taylor Machine Works; and third, Lonestar Lift, Inc.;
(b) award a contract to the top-ranked proposer for the purchase of seven empty container handling machines for Barbours Cut Terminal in an amount not to exceed \$2,328,669;
(c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and
(d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

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

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Paulo Soares

Background:
The Port Authority currently owns eighteen empty container handling machines in operation at its Barbours Cut Terminal. Eight of these need to be surplussed due to their age, the scarcity of replacement parts, and performance level. It is anticipated that the volume of empty containers at this facility will grow from 15% to 45% of total vessel lifts in the second quarter of 2021, when three empty container yards would be operational. In order to meet expected demand, staff has determined that seven empty container handling machines would need to be procured.

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

Staff Evaluation/Justification:

On May 20, 2020, six RFP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- Briggs Equipment
- Taylor Machine Works

- Lonestar Lift, Inc.

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

J. OPERATIONS

Subject	4. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$150,000 for the purchase of machining services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking – first, GearTec, Inc.; second, DANA Incorporated; and third HPGR, LLC.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order - first, GearTec, Inc.; second, DANA Incorporated; and third, HPGR, LLC; (b) award a two-year contract to the top-ranked proposer for the purchase of machining services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$150,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

By Minute No. 2019-0521-26, the Port Commission awarded a two-year contract in the amount of \$250,000 to HPGR, LLC for the purchase of machining services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Contract funds have been depleted.

The Port Authority owns ninety-eight RTGs and twenty-seven wharf cranes in operation at Barbours Cut Terminal and Bayport Container Terminal, with other large equipment located at Turning Basin Terminal. This new two-year contract for machining services would be used as needed to fabricate replacement gears and pinions, and provide heat treatment.

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

Staff Evaluation/Justification:

On May 13, 2020, four CSP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the CSP. Staff identified the following vendors, listed in ranking order, as most qualified to provide the required service:

- GearTec, Inc.
- DANA Incorporated
- HPGR, LLC

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

J. OPERATIONS

Subject	5. Award a two-year contract to Triple-S Steel Supply Company for the purchase of miscellaneous steel products for repairs to equipment and facilities at Barbours Cut Terminal, Bayport Container Terminal and Turning Basin Terminal in an amount not to exceed \$400,000.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, award a two-year contract to Triple-S Steel Supply Company for the purchase of miscellaneous steel products for repairs to equipment and facilities at Barbours Cut Terminal, Bayport Container Terminal and Turning Basin Terminal in an amount not to exceed \$400,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

Miscellaneous steel products such as angle bars, beams, channels, expanded metals, plates and pipes are used daily by staff in the maintenance of equipment and facilities. By combining smaller purchase orders into a larger one, staff believes the Port will benefit from better pricing as well as reduced administrative costs.

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

Staff Evaluation/Justification:

On May 20, 2020, one CSB was received and opened. The response was reviewed and evaluated by staff.

Following staff's Executive Committee review, staff recommends that the Port Authority award a two-year contract to Triple-S Steel Company, the responsible bidder submitting the bid, for the purchase of miscellaneous steel products for repairs to equipment and facilities at Barbours Cut Terminal, Bayport Container Terminal and Turning Basin Terminal.

J. OPERATIONS

Subject **6. Approve an assignment of lease from Coastal Cargo of Texas, Inc. to Gulf Stream Marine, Inc., (2) approve an amendment of the lease extending the term 14 years and establishing a new base rent, and (3) approve an assignment of freight handling agreement from Coastal Cargo of Texas, Inc. to Gulf Stream Marine, Inc. and 14-year extension of the freight handling agreement.**

Meeting Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its June 23, 2020 meeting, (1) approve an assignment of lease from Coastal Cargo of Texas, Inc. to Gulf Stream Marine, Inc.; (2) approve an amendment of the lease extending the term 14 years, establishing an updated base rent, and making certain other changes more particularly described therein; and (3) approve an assignment of freight handling agreement (FHA) from Coastal Cargo of Texas, Inc. to Gulf Stream Marine, Inc. and 14-year extension of the FHA, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

General

Department:

Operations

Staff Contact:

Jeff Davis

Background:

Coastal Cargo of Texas, Inc. is currently the tenant under a lease of facilities at the Care Terminal dated June 1, 2012 and FHA dated June 1, 2012. The lease and FHA each have six years remaining their terms.

Gulf Stream Marine, Inc. has approached the Port Authority to propose the following with respect to these arrangements.

The proposed actions include:

1. An assignment of the lease from Coastal Cargo of Texas, Inc. to Gulf Stream Marine, Inc.:
2. An amendment to the lease:
 1. Extending the term 14 years (to commence at the end of the existing term and to expire September 30, 2040):
 2. Establishing a new base rent of \$3,465 per acre per month, subject to annual 3% increases.
 3. Making certain other changes to the Lease as more particularly described therein.
3. Approve an assignment of the freight handling agreement to Gulf Stream Marine, Inc. and 14-year extension of the freight handling agreement.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the above on the terms described.

J. OPERATIONS

Subject 7. Amend Port Authority Tariff Nos. 8, 14, and 15 covering the Turning Basin Terminals, Barbours Cut Terminal, and Bayport Container Terminal, all effective on July 1, 2020.

Meeting Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its June 23, 2020 meeting, authorize amendment of Port Authority Tariff Nos. 8, 14, and 15, to clarify existing language regarding the limitation of the Port Authority's liability per container or per unit of cargo, all to be effective on July 1, 2020, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

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

Category:

General

Department:

Operations

Staff Contact:

Jeff Davis

Background:

The Port Authority's Tariff Nos. 8, 14, and 15 contain limitations of the Port Authority's liability with respect to damage to containers and cargo. The proposed amendments would clarify the existing language in Tariff No. 8, Subrule No. 052, Tariff No. 14, Subrule No. 059, and Tariff No. 15, Subrule No. 061, in order to avoid confusion.

Staff Evaluation/Justification:

Staff proposes that these changes become effective on July 1, 2020, and therefore recommend that the Port Commission approve this item.

J. OPERATIONS

Subject **8. Amend the following COVID—19 relief measures to continue them until the earlier of August 31, 2020 or individual dates to take effect ten days after announced by the Executive Director: (i) extension of the interest-free deferred payment period by an additional 30 days for Users under Port of Houston Authority tariffs; (ii) deferral of the past-due interest-accrual date by 30 days for regular rental payments under Port Authority leases; and (iii) extension of free time by three days for loaded import containers under Port of Houston Authority Tariff Nos. 14 (Barbours Cut) and 15 (Bayport).**

Meeting Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its June 23, 2020 meeting, amend the following COVID—19 relief measures to continue them until the earlier of August 31, 2020, or individual dates to take effect ten days after announced by the Executive Director: (i) extension of the interest-free deferred payment period (Tariff No. 8, Subrule No. 049(2)) to 60 days for Users under Port of Houston Authority tariffs; (ii) deferral of the past-due interest-accrual date by 30 days for regular rental payments by tenants under Port Authority leases; and (iii) extension of free time by three days for loaded import containers under Port of Houston Authority Tariff No. 14, Subrule No. 093 (Barbours Cut Container Terminal) and Tariff No. 15, Subrule No. 095 (Bayport Container Terminal), and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

General

Department:

Operations

Staff Contact:

Jeff Davis

Background:

As the Port Authority has continued to operate during the COVID—19 pandemic, steps to address its effects have included the following:

- Social distancing, distribution of emergency supplies, temperature screening, and telecommuting for some employees, to protect employees, customers, and stakeholders; and

Four measures approved by the Port Authority to help customers and tenants address the immediate impacts of the pandemic.

Staff Evaluation/Justification:

Staff now recommends that the Port Commission amend several of the latter measures:

1. Extended Payment Terms. Following Port Commission action in April, the Port Authority extended payment terms for customers and tenants by 30 days, before interest would be assessed against past due amounts. This past-due interest deferral was authorized for tariff amounts billed between April 29 and June 30 and regular rental payments due between May 1 and June 30.

- Staff proposes to extend the deferral to amounts billed or coming due through August 31.

2. Container Terminal Free Time. Port Authority tariffs for Barbours Cut and Bayport customarily permit loaded import containers to be stored free of charge for seven days (or 10 days for containers requiring U. S. Customs examination or U.S. Department of Agriculture inspection). Following the April Port Commission action, these periods were each extended by three days, for respective totals of 10 and 13 days, after which storage charges would be assessed.

- This measure would also be extended through August 31.

In each case the Executive Director would be provided the discretion to terminate any applicable extension period prior to August 31, upon ten days notice.

The final measure will end on June 30:

- The Port Authority's offer to amend its Marine Terminal Services Agreements to hold steady any "Carrier's Commitment Discount Level" that would otherwise decrease for the six-month period beginning July 1, 2020.

M. TECHNOLOGY

Subject	1. Issue a purchase order to Solid Border, Inc. for purchase of select updated firewalls along with software, subscriptions, and maintenance, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$210,000.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, issue a purchase order to Solid Border, Inc. for purchase of select updated firewalls along with software, subscriptions, and maintenance, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$210,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective 4b. - Prepare for disruptive events and mitigate their impact Strategic Objective 2c. - Enhance efficiency and resilience through innovative technology and other means

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Ron Farrow

Background:

The Port Authority staff is seeking approval for the purchase of select updated firewalls along with software, subscriptions, and maintenance for all Port Authority firewalls at each Port Authority location.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring these items through the Local Government Purchasing Cooperative's (LGPC) BuyBoard program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority. This cooperative is administered by the Texas Association of School Boards (TASB).

The Information Technology Department has determined that the best availability, price, and contract term for the item needed is provided by Solid Border, Inc. under the pricing schedule obtained from that vendor's contract with Local Government Purchasing Cooperative's BuyBoard, and is therefore recommending this purchase.

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

M. TECHNOLOGY

Subject	2. Issue a purchase order to Netsync Network Solutions for purchase of Veeam licensing and software renewal, using United States General Services Administration, an agency of the United States, in an amount not to exceed \$75,000.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, issue a purchase order to Netsync Network Solutions for purchase of Veeam licensing and software renewal, using United States General Services Administration (GSA), an agency of the United States, in an amount not to exceed \$75,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective 2c. - Enhance efficiency and resilience through innovative technology and other means Strategic Objective 4b. - Prepare for disruptive events and mitigate their impact

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Ron Farrow

Background:

The Port Authority staff is seeking renewal of Veeam licensing (software) currently utilized to backup the Port Authority Server and VDI (Virtual Desktop Infrastructure) at both Port Authority data centers.

Staff Evaluation/Justification:

By Minute No. 2020-0428-78, the Port Commission approved the purchase from Netsync Network Solutions of Veeam licensing and software renewal, using the State of Texas Department of Information Resources (DIR) cooperative purchasing program, in an amount not to exceed \$75,000. Netsync Network Solutions has informed the Port Authority that it does not have a cooperative contract with DIR for the services at issue, but may provide them pursuant to its GSA contract.

The Director of Procurement Services has determined that procuring the renewal of Veeam licensing (software) currently utilized to backup the Port Authority Server and VDI (Virtual Desktop Infrastructure) at both data centers through the GSA purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority. The Port Authority, as a political subdivision of the State of Texas, is authorized to use GSA for the procurement of certain items (primarily technology, security, and fire/police items).

The Information Technology Department has determined that GSA would be an acceptable order fulfiller and qualified product reseller for Netsync Network Solutions and that the best availability, price, and contract term for the items needed is provided by Netsync Network Solutions under the pricing schedule obtained from that vendor's contract with GSA, and is therefore recommending this purchase.

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

M. TECHNOLOGY

Subject	3. Issue a purchase order to Set Solutions, Inc. for renewal of Infoblox maintenance to provide network-related functionality for Port Authority network devices, using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$62,000.
Meeting	Jun 23, 2020 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 23, 2020 meeting, issue a purchase order to Set Solutions, Inc. for renewal of Infoblox maintenance to provide network-related functionality for Port Authority network devices, using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$62,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective 2c. - Enhance efficiency and resilience through innovative technology and other means

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Ron Farrow

Background:

Port Authority staff is seeking the needed approval for renewal of Infoblox maintenance which provides network related functionality required for all devices on the Port Authority's network. The Texas Department of Information Resources (DIR) is a department of the State of Texas, and has cooperative purchasing programs which may be used by the Port Authority.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring the purchase of additional data storage through the Texas Department of Information Resources' (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 Set Solutions, 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.

