

June 22, 2018

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

In accordance with the official practice of the Port Commission of the Port of Houston Authority, there is attached hereto a copy of the Agenda of the regular meeting to be held on June 26, 2018. The Port Commission will meet at 9:00 a.m., or thereafter, at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029, with the Executive Session convening following the adjournment of the Public Session and the Public Session reconvening following the adjournment of the Executive Session, to consider any items from the Executive Session that may require action and conduct any further business.

PORT OF HOUSTON AUTHORITY
of
HARRIS COUNTY, TEXAS



SECRETARY



Tuesday, June 26, 2018
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

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

A. CALL TO ORDER

B. CHAIRMAN'S REMARKS

1. Governance, legislative, policy, and operational matters

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - May 17, 2018

D. PORT COMMISSION COMMITTEE UPDATES

1. No items.

E. APPEARANCES

1. Total Cost of Risk presentation - Bruce Birdwell, Director of Risk Management
2. Public Comment

F. STAFF REPORTS

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

G. EXECUTIVE

1. No items.

H. COMMERCIAL

Awards, Amendments & Change Orders

1. Award a professional services contract to John C. Martin Associates, LLC for the development of an economic impact study for the Port Authority in an amount not to exceed \$103,500.

Leases

2. Approve a three-year lease agreement with Covey Transport, Inc. for approximately 3.66 acres in the Northside Turning Basin Terminal effective no earlier than July 1, 2018 at an annual rental of \$75,190, with an annual increase of the greater of 3% or the increase in the Consumer Price Index.

3. Approve a one-year lease agreement with Hansen-Mueller Company for an approximately 17.03 acre site including Houston Public Grain Elevator No. 1 at the Northside Turning Basin, effective no earlier than July 1, 2018 at an annual rental of \$536,337.

4. Amend the lease agreement with Houston Terminal LLC effective August 1, 2018 for approximately 575 square feet in the Stevedore Support Building #2 at Bayport Container Terminal, for a two-year and one- month term at an annual rental of \$17,275 subject to an annual increase of 3%.

I. FINANCE

Authority to Obtain Bids, Proposals, or Qualifications

1. Authorize advertisement and receipt of responses for seven formal procurements.
 - (a) Request for competitive sealed bids for the purchase of replacement spare parts for Ottawa Yard Tractors at Barbours Cut Terminal and Bayport Container Terminal
 - (b) Request for competitive sealed bids for the purchase of electrical repair service to high mast poles at Bayport Container Terminal
 - (c) Request for competitive sealed bids for potable water and sewer systems replacement at Woodhouse Terminal
 - (d) Request for competitive sealed bids for the purchase of materials, contract services, and equipment rentals to resurface laydown area for NYK Line at Barbours Cut Terminal to support heavy cargo loads
 - (e) Request for competitive sealed bids for the purchase of a terminal bus for Bayport Container Terminal
 - (f) Request for competitive sealed proposal for repair services to rail tracks at Turning Basin Terminal
 - (g) Request for proposals for the purchase of BATS (Broadband Antenna Tracking System) and installation at Turning Basin Terminal

J. PORT SECURITY AND EMERGENCY OPERATIONS

1. No Items.

K. INFRASTRUCTURE

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$4,835,052 for the renovation of the Executive Office Building at Turning Basin Terminal to the top-ranked proposer: staff ranking – first, Turner Construction Company; second, Gadberry Construction Company, Inc.; third, Christensen Building Group, LLC; and fourth, Gonzalez Group, LP.

2. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$53,250 for sediment sampling services at Bayport Container Terminal and Barbours Cut Terminal to the top-ranked proposer: staff ranking – first, Benchmark Ecological Services, Inc.; second, Chris Ransome & Associates, Inc. dba CRA, Inc.; and third, Terracon Consultants, Inc.
3. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$5,876,800 for partial demolition of the former Lighter Aboard Ship (Lash) Dock at Barbours Cut Terminal, to the top-ranked proposer: staff ranking – first, Shoreline Foundation, Inc.; second, GSD Trading USA, Inc.; and third, Taylor Marine Construction.
4. Rescind the prior award, and award a construction contract to Convergent Technologies, LLC for the 12.47 kV electrical switchyard security at Barbours Cut Terminal, using the National Joint Powers Alliance, a cooperative purchase program, in an amount not to exceed \$56,980.
5. Rescind the prior award, and award a construction contract to Electra Link Inc. for Wharf 3 telecommunications pre-outage facilities at Barbours Cut Terminal, using the Texas Department of Information Resources, a cooperative purchase program, in an amount not to exceed \$110,734.
6. Amend the professional services contract with Lockwood, Andrews & Newnam, Inc. to perform additional services for Port Road parcel supplemental site detention analysis at Bayport Container Terminal in an amount not to exceed \$41,168.
7. Amend the professional services contract with Dannenbaum Engineering Corporation to perform additional services for the Wharf 11, 12, and 13 repair design in an amount not to exceed \$5,440.

Permits/Licenses/Pipeline Easements

8. Approve the renewal of an expiring Port Authority license for a new ten-year term: CenterPoint Energy Houston Electric, LLC.
9. Issue a pipeline license to CenterPoint Energy Intrastate Pipelines, LLC for one 8-inch natural gas pipeline under and across the Port Authority's Beltway 8 property in Houston.
10. Approve the renewal of an expiring Port Authority license for a new ten-year term: Enterprise TE Products Pipeline Company LLC.
11. Issue a distribution/transmission line license to Comcast Cable Communications Management, LLC for one fiber optic line across Barbours Cut Terminal property in La Porte.
12. Issue a distribution/transmission line license to AT&T for one fiber optic line and two copper cables across Southside Mainline railroad right-of-way in Pasadena.
13. Issue a pipeline license to MVP Terminalling LLC for one 36-inch refined petroleum products pipeline under and across Pasadena Cut-Off and Southside Mainline railroad right-of-ways in Pasadena.
14. Issue a pipeline license to Huntsman International, LLC for numerous pipelines and distribution/transmission lines over and across Manchester Wharves property in Houston.

15. Amend a pipeline license to INEOS Chocolate Bayou Pipeline LLC to add an 8-inch ethylene pipeline under and across Southside Mainline railroad right-of-way in La Porte.

L. OPERATIONS

Reject & Other Actions

1. Reject all proposals, re-advertise a request for proposals, and receive responses for spotting of vessels at all Port Authority facilities.

Awards, Amendments & Change Orders

2. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$300,000 for warehouse door repair services at Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Johnson Equipment Company; second, Vortex Colorado, Inc.

3. Award a contract for the purchase of one 55,000 lb. capacity Kalmar forklift for Bayport Container Terminal to Darr Equipment Company in an amount not to exceed \$379,500.

4. Award a contract to Industrial & Crane Services, Inc. for replacement of short trolley rails and Gantrex pads on six wharf cranes at Bayport Container Terminal in an amount not to exceed \$2,388,600.

5. Award a two-year contract to Home Depot U.S.A., Inc. for the purchase of miscellaneous hardware and construction supplies for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the U.S. Communities Government Purchasing Alliance, in an amount not to exceed \$300,000.

6. Award a two-year contract to EVCO Partners, LP dba Burgoon Company for the purchase of miscellaneous shop supplies for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the Texas Comptroller of Public Accounts, Texas Multiple Award Schedule, in an amount not to exceed \$300,000.

7. Award a two-year contract to Carrier Enterprise, LLC for the purchase of spare and replacement parts for Carrier heating, ventilation, and air conditioning units at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the Local Government Purchasing Cooperative's Buyboard Program, in an amount not to exceed \$150,000.

8. Issue a purchase order to Motorola Solutions for the purchase of handheld radios, base stations and related hardware for Bayport Container Terminal, using the the Houston-Galveston Area Council Cooperative Purchasing Program, in an amount not to exceed \$84,000.

9. Issue a purchase order to Graybar Electric Company, Inc. for the purchase of LED lighting for Barbours Cut Terminal and Bayport Container Terminal, using the U.S. Communities Government Purchasing Alliance, in an amount not to exceed \$1,100,000.

M. PEOPLE

Awards, Amendments & Change Orders

1. Enter into one-year contracts for the Port Houston Academy leadership development program, in a total amount not to exceed \$200,000, with: (a) Global Business Management Consultants for project leadership training; (b) Articulus, LLC for executive communications training; (c) Miller Heiman Group, Inc. for stakeholder relationship management training; and (d) Center for Strategy Implementation, Ltd. for business and financial acumen training.

N. TECHNOLOGY

1. No Items.

O. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (i) claims of CYMI Industrial, Inc.; (ii) M/V YOCHOW allision with OSG Barge 243 at Sims Bayou Tanker Dock A, adjoining premises leased to TPC Group LLC; and (iii) claims of the Port Authority against the M/V Barents (formally known as the M/V BBC Sweden)

2. Real Estate (Section 551.072, Texas Open Meetings Act), including deliberation regarding disposition of Barbours Cut Terminal property

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

4. Employment and Evaluation of Public Officers and Employees (Section 551.074, Texas Open Meetings Act), including deliberations regarding public employees

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

6. Adjourn Executive Session

P. RECONVENE OPEN MEETING

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

Q. ADJOURN MEETING

1. Next Meeting Requested - July 31, 2018

2. Adjourn Port Commission Meeting