



**MEETING OF THE  
BOARD OF DIRECTORS**

**July 28, 2022 at 4:00 pm**

**Pier 40, 353 West Street, 2d Floor**  
**Zoom Call In Number: 646-558-8656**  
**Meeting ID: 816 0306 0548**  
**Passcode: 160802**

**One Tap Mobile: +16465588656,,81603060548# US (New York)**

**AGENDA**

**I. CONSENT AGENDA**

- A. Approval of Minutes and Ratification of the Actions Taken at the May 19, 2022 Meeting of the Hudson River Park Trust Board of Directors
- B. Authorization to Amend Contract with Call-A-Head Corp. for Portable/Temporary Restroom Services
- C. Ratification of Extension of Contract with Deborah Bradley Construction & Management Services, Inc. for On-Call General Contracting Services
- D. Authorization to Extend Contract with Deborah Bradley Construction & Management Services, Inc. for Pier 97 Shade Structure Fabrication and Installation
- E. Authorization to Extend Contract with Reicon Group, LLC for Pier 40 Structural Restoration Work Phase 6
- F. Authorization to Amend Contract with Gilbane Building Company for Parkwide Construction Management Services
- G. Appointment and Ratification of Corporate Officers

**II. CORPORATE ACTIONS**

- H. Authorization to Contract with Pioneer Landscaping & Asphalt Paving, Inc. for Tennis Courts Reconstruction
- I. Authorization to Amend Contract with Alpine Construction & Landscaping Corp. for Chelsea Waterside Park Phase 2 Site and Landscape Work
- J. Authorization to Contract with Joanna Pertz Landscape Architecture and Grain Collective Landscape Architecture & Urban Design for Parkwide On-Call Landscape Architecture Services

**III. PRESIDENT'S REPORT**

- Design/Construction Project Updates
- River Project and Public Programs Updates

- Financials
- PRESENTATION BY HUDSON RIVER PARK'S PARK OPERATIONS TEAM

**IV. ADVISORY COUNCIL and HUDSON RIVER PARK FRIENDS REPORTS**

**V. EXECUTIVE SESSION on Real Estate Transaction and Litigation Matters**

**VI. ADJOURN**

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions  
Taken at the May 19, 2022 Meeting of the Hudson River Park Trust Board of Directors**

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**RESOLVED**, that the Minutes of the Meeting of the Hudson River Park Trust Board of Directors held on May 19, 2022 are hereby approved by the Board of Directors, and all actions taken by the Directors present at such meeting, as set forth in the Minutes, are hereby in all respects, approved and ratified as actions of the Hudson River Park Trust, and a copy of such approved Minutes are hereby ordered filed with the records of the Hudson River Park Trust.

**For Consideration**  
**July 28, 2022**

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend the Contract with Call-A-Head Corp for  
Portable/Temporary Restroom Services

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**I. Contract Summary**

Contractor: Call-A-Head Corp.  
Proposed Work: Portable/Temporary Restroom Services  
Contract Number: G5540  
Amendment Amount: Additional \$4,000 for Total Board Authorized Amount of up to \$29,000

**II. Background**

The Hudson River Park Trust (“Trust”) has a periodic need to supplement permanent restroom facilities with temporary facilities. Pursuant to the Trust’s Procurement Guidelines for discretionary procurements, Trust staff prepared a scope of work reflecting this seasonal need for portable toilets and released a Request for Quotes in October 2020. After receiving responses from four portable toilet vendors, the Trust entered into a contract for portable/temporary restroom services with the lowest-priced respondent, Call-A-Head Corp., for a one-year contract term effective as of January 1, 2021 and a contract amount of up to \$25,000. At its December 2, 2021 meeting, the Board of Directors (“Board”) approved the extension of the contract term by one year, or through December 31, 2022, so that Trust staff could complete an assessment of the Park’s longer term needs for portable restroom facilities with the pending addition of new public restrooms at Gansevoort Peninsula, Pier 97 and Chelsea Waterside Park that are scheduled to open in late 2022 and 2023.

Subsequently, staff determined that additional portable restroom facilities were needed at Pier 76 and other locations to support the Trust’s expanded in-person events programming this year. Accordingly, Trust staff seeks Board approval to amend the contract for an additional \$4,000 for such services.

**III. Funding**

Funding for this amendment is available from the Trust’s approved operating budget.

**IV. Requested Action**

Trust staff requests authorization by the Board to amend the contract with Call-A-Head Corp. for Portable/Temporary Restroom Services for an additional \$4,000.

**HUDSON RIVER PARK TRUST – Authorization to Amend Contract with Call-A-Head Corp. for Portable/Temporary Restroom Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on July 28, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to amend the contract with Call-A-Head Corp. for Portable/Temporary Restroom Services to add \$4,000 to the contract amount for a Total Board Authorized Amount of up to \$29,000; and be it further

**RESOLVED**, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

**For Consideration**  
**July 28, 2022**

To: The Directors

From: Noreen Doyle

Re: Ratification of Amendment to Contract with Deborah Bradley Construction & Management Services, Inc. for On-Call General Contracting Services

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**I. Contract Summary**

Contractor: Deborah Bradley Construction & Management Services, Inc.  
Proposed Work: On-Call General Contracting Services  
Contract Number: M5099A  
Amendment: Extension of Term

**II. Background**

In 2019, the Hudson River Park Trust (“Trust”) identified a need for on-call contractors who could timely perform various repair and capital maintenance work throughout Hudson River Park. The Battery Park City Authority (“BPCA”) had competitively procured contracts with five on-call contractors qualified to perform such services. As permitted under the Trust’s Procurement Guidelines, in September 2019, the Board of Directors authorized the Trust to enter into piggyback contracts with one or more of BPCA’s contractors to provide on-call general contracting services as needed for a term of 33 months at a Total Board Authorization Amount of up to \$990,000. The Trust entered into a contract with Deborah Bradley Construction & Management Services, Inc. (“DBC”) in October 2019 for a Maximum Contract Price of \$250,000 with a term scheduled to expire on June 24, 2022 unless BPCA elected to exercise its option to extend the contract term by one additional year, in which case the Trust could also choose to do so.

Since commencing the contract, DBC has completed various projects for the Trust including miscellaneous boathouse repairs, removal of concrete barriers at Pier 40, and esplanade vault waterproofing, and the Trust has been satisfied with DBC’s services. Because BPCA recently extended its contract with DBC through June 24, 2023, staff determined that it was similarly in the Trust’s best interest to extend DBC’s term in order to complete additional scope at the boathouses and at 14<sup>th</sup> Street Park and to perform other work as needed during the contract term.

Contract M5099A has thus been amended to extend the contract until June 24, 2023, and staff now seeks ratification by the Board of Directors for this amendment. No increase in the Total Board Authorization Amount is required for this extension as there is a balance of approximately \$150,000 in Contract M5099A.

### **III. REQUESTED ACTION**

The Trust requests ratification by the Board of Directors of the amendment to the contract with Deborah Bradley Construction & Management Services, Inc. that extended the term of the contract until June 24, 2023. No additional funding is required for this amendment.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST – Ratification of Amendment to Contract with Deborah Bradley Construction & Management Services, Inc. for On-Call General Contracting Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of July 28, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies the amendment to the contract with Deborah Bradley Construction & Management Services, Inc. for On-Call General Contracting Services that extended the term through June 24, 2023; and be it further

**RESOLVED**, that the President or the President’s designee(s) be, and each of them is hereby authorized to take such actions as the President or the President’s designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

**For Consideration**  
**July 28, 2022**

To: The Directors

From: Noreen Doyle

Re: Authorization to Extend the Contract with Deborah Bradley Construction & Management Services, Inc. for Pier 97 Shade Structure Fabrication and Installation

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**I. Contract Summary**

Contractor: Deborah Bradley Construction & Management Services, Inc.  
Proposed Work: Pier 97 Shade Structure Fabrication and Installation  
Contract Number: C5400  
Amendment: Extension of Term

**II. Background**

At its March 25, 2021 meeting, the Board of Directors approved a one-year contract with Deborah Bradley Construction & Management Services, Inc for Pier 97 Shade Structure Fabrication and Installation for a Total Board Authorization Amount of up to \$1,474,440. The shade structures have been fabricated and are installed on the Pier 97 site.

The Hudson River Park Trust (“Trust”) staff requests approval for a one-year term extension in order to facilitate touch up painting and to maintain the contract while the rest of the park is constructed around the installed shade structures. No additional funding is required for this contract amendment.

**III. REQUESTED ACTION**

The Trust staff requests authorization by the Board of Directors to extend the term of contract with Deborah Bradley Construction & Management Services, Inc. by one year, through May 31, 2023.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST – Authorization to Extend the Contract with Deborah Bradley Construction & Management Services, Inc. for Pier 97 Shade Structure Fabrication and Installation**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of July 28, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to extend the term of the contract with Deborah Bradley Construction & Management Services, Inc. for Pier 97 Shade Structure Fabrication and Installation by an additional one year, through May 31, 2023; and be it further

**RESOLVED**, that the President or the President’s designee(s) be, and each of them is hereby authorized to take such actions as the President or the President’s designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

**For Consideration**  
**July 28, 2022**

To: The Directors

From: Noreen Doyle

Re: Authorization to Extend the Term of Contract with Reicon Group, LLC for Pier 40 Structural Restoration Phase 6 Construction Work

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**I. Contract Summary**

Contractor: Reicon Group, LLC  
Proposed Work: Pier 40 Structural Restoration Phase 6 Construction Work  
Contract Number: C4985  
Amendment: Extension of Term

**II. Background**

At its November 20, 2019 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract with Reicon Group, LLC (“Reicon”) for the Pier 40 Structural Restoration Phase 6 construction work. The Total Board Authorized Amount was for up to \$8,938,319, including a 10% contingency, for a contract term of 18 months. The scope of work included pile repair and repair of underdeck concrete within the designated Phase 6 zone. At its October 1, 2020 meeting, following the default by the Pier 40 Structural Restoration Phase 4 contractor, the Board authorized the Trust to amend Reicon’s contract for Phase 6 to include the remaining Phase 4 scope of work. That authorization added \$6,286,384 to Reicon’s contract. Funding for the original Phase 4 contractor was reallocated to Reicon, and the Phase 4 contractor’s bonding company provided the additional funding needed for Reicon to complete the Phase 4 work.

At its September 30, 2021 meeting, the Board authorized a one-year term extension for completion of the work. Subsequently, staff determined that it would be beneficial to ask Reicon to demobilize temporarily to facilitate work on Phase 7 and avoid occupying multiple commercial berths with construction barges, disrupting one of the Trust’s rent sources. The Phase 7 contractor has now completed its work and has demobilized, and Reicon will be returning to Pier 40 to complete the remaining work on Phase 4.

The Trust now seeks to extend Reicon’s contract term by an additional six months so that Reicon can complete the Phase 4 restoration work. No additional funding is required.

**III. Requested Action**

The Trust staff requests Board authorization to extend the term of contract with Reicon Group, LLC for Pier 40 Structural Restoration Phase 6 Construction Work by an additional six months.

**HUDSON RIVER PARK TRUST – Authorization to Extend the Term of Contract with Reicon Group, LLC for Pier 40 Structural Restoration Phase 6 Construction Work**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on July 28, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Trust to extend of term of contract with Reicon Group, LLC for the Pier 40 Structural Restoration Phase 6 Construction Work by an additional six months; and be it further

**RESOLVED**, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

**For Consideration**  
**July 28, 2022**

To: The Directors  
From: Noreen Doyle  
Re: Authorization to Amend Contract with Gilbane Building Company for Parkwide Construction Management Services for Pier 40 Fire Sprinkler Restoration-Related Work

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**I. Contract Summary**

Contractor: Gilbane Building Company  
Project: Parkwide Construction Management Services  
Contract Number: A4820  
Authorized Amount: Up to an Additional \$30,000 for a Total Board Authorization Amount of \$1,231,338

**II. Background**

In 2017, the Hudson River Park Trust (“Trust”) commenced repairs and upgrades to restore Pier 40’s existing fire sprinkler system. The work is necessary to maintain safe occupancy on the pier, and to integrate the operation of the fire sprinklers with a fire pump system that was damaged and then redesigned and replaced following Hurricane Sandy.

At its June 8, 2017 meeting, the Trust’s Board of Directors authorized Trust staff to enter into a contract with Gilbane Building Company (“Gilbane”) for Parkwide Construction Management Services. The approved scope of work included a number of projects that have since been completed, including construction management services for the Parkwide signage, Chelsea Waterside Park playground, and LGBT Memorial, as well as oversight of the Pier 40 fire sprinkler system restoration that is still ongoing, for a Total Board Authorization Amount of \$906,338. The fire sprinkler restoration work has proven to be more complex than originally anticipated given both the scale and age of the existing infrastructure, and, at the November 20, 2019 and December 3, 2020 Board meetings, the Directors have since authorized contract amendments to extend the term and increase the aggregate contract amount by \$295,000. To date, approximately \$521,000 of Gilbane’s overall construction management services contract has been billed to the Pier 40 sprinkler system restoration work.

At this time, testing is under way related to securing FDNY certification for the completed work, and the Gilbane contract needs to be increased by an additional \$30,000 in order for this to occur. This amount will cover the additional construction management services needed to supervise the repair of breaks, additional internal testing and FDNY certification. The Trust will continue to maintain a fire watch service at Pier 40 until all final sign-offs are secured.

**III. Funding**

Funding for this contract amendment is currently available through the Trust's approved capital maintenance budget with funds provided through the sale of Pier 40 air rights.

**IV. Requested Action**

Trust staff seeks Board approval to amend the contract with Gilbane Building Company for an additional \$30,000 for a Total Board Authorization Amount of \$1,231,338.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST – Authorization to Amend Contract with Gilbane Building Company for Parkwide Construction Management Services for Pier 40 Fire Sprinkler Restoration-Related Work**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on July 28, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to amend the contract with Gilbane Building Company for Parkwide Construction Management Services by an additional \$30,000 for a Total Board Authorization Amount of \$1,231,338; and be it further

**RESOLVED**, that the President or the President's designee(s) be, and each of them is hereby, authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

**For Consideration**  
**July 28, 2022**

To: The Directors

From: Noreen Doyle

Re: Appointment and Ratification of Corporate Officers

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**I. Background**

Section 7.1(d)(vii) of the Hudson River Park Act and Article III, Section 1 of the By-Laws of the Hudson River Park Trust (“Trust”) authorize the Trust to appoint such corporate officers as it may require for the performance of its duties. Such officers serve at the pleasure of the Trust Board of Directors (“Board”). The Trust recommends the approval of the appointment of Robert Atterbury as Executive Vice President, Park Relationships and Programs and Robert Rodriguez as Executive Vice President, Park Management.

Pursuant to Article III, Section 10 of the Trust By-Laws:

Each Executive Vice President shall have such powers and perform such duties as may be prescribed from time to time by the Board or the President. In the absence or disability of the President, any Executive Vice President designated by the President or the Board may be vested with all the powers and authority to perform all the duties of the President.

Robert Atterbury joined the Trust in January 2022. As the Executive Vice President of Park Relationships and Programs, he has responsibility over programs, initiatives and external relationships that support the Park’s engagement with users, visitors and communities. Prior to joining the Trust, Mr. Atterbury was the Deputy District Director for Community Relations for Congressman Jerrold Nadler, where he was involved in a number of major projects along Manhattan’s West Side. Earlier in his career, Mr. Atterbury worked for State Senators Tom Duane and Brad Hoylman. In his personal time, he also founded and runs a community garden in Brooklyn. He holds a BA in Politics from New York University and an MPA from Baruch College.

Robert Rodriguez also joined the Trust in January 2022. As the Executive Vice President of Park Management, he has responsibility over public safety, operations, horticulture, grounds, maintenance and facilities. From 2011 through 2021, Mr. Rodriguez served as the Superintendent of Liberty State Park in Jersey City, NJ. In this role, he was responsible for all operations, administration, programs and events, public safety, maintenance, and improvements. Mr. Rodriguez previously worked at Brendan Byrne State Forest in NJ’s Pine Barrens and with NJ Department of Environmental Protection’s Green Acres Program in Trenton, NJ. He earned a BS in Environmental Policy from Rutgers University.

Both Mr. Atterbury and Mr. Rodriguez have already proven to be assets to the Trust over the past six months.

The Trust also seeks ratification by the Board of the Trust's corporate officers as follows:

- Meera Joshi, Chairperson
- Basil Seggos, Vice Chairperson
- Noreen Doyle, President and Chief Executive Officer
- Kimberly Quinones, Chief Financial Officer/Treasurer and Executive Vice President
- Sikander Zuberi, Assistant Treasurer
- Christine Fazio, General Counsel and Secretary
- Nicole Cuttino, Deputy General Counsel and Assistant Secretary

## **II. Requested Action**

The Trust requests Board approval of the appointment of Robert Atterbury as Executive Vice President, Park Relationships and Programs and Robert Rodriguez as Executive Vice President, Park Management and ratification of the Trust Corporate Officers as set forth above and in accordance with the By-Laws of the Trust.

Attachment:  
Resolutions

## **HUDSON RIVER PARK TRUST – APPOINTMENT AND RATIFICATION OF CORPORATE OFFICERS**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of July 28, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the appointment of Robert Atterbury as Executive Vice President, Park Relationships and Programs and Robert Rodriguez as Executive Vice President, Park Management; and be it further

**RESOLVED**, that the Board ratifies the following corporate officers of the Trust as provided for and in accordance with the By-Laws of the Hudson River Park Trust:

- Meera Joshi, Chairperson
- Basil Seggos, Vice Chairperson
- Noreen Doyle, President and Chief Executive Officer
- Kimberly Quinones, Chief Financial Officer/Treasurer and Executive Vice President
- Sikander Zuberi, Assistant Treasurer
- Christine Fazio, General Counsel and Secretary
- Nicole Cuttino, Deputy General Counsel and Assistant Secretary;

and be it further

**RESOLVED**, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

**For Consideration**  
**July 28, 2022**

To: The Directors

From: Noreen Doyle

Re: Authorization to Enter into a Contract with Pioneer Landscaping & Asphalt Paving, Inc. for Reconstruction of Tennis Courts in Hudson River Park

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**I. Contract Summary**

Contractor: Pioneer Landscaping & Asphalt Paving, Inc.

Proposed Work: Tennis Courts Reconstruction

Contract Number: C5204

Approval Amount: Base Contract Amount of \$971,450 plus 10% contingency for a Total Board Authorization Amount of up to \$1,068,595

**II. Background**

The tennis courts at Hudson River Park have been a popular amenity since their original completion in 2004. At this time, the asphalt paving surface is in need of replacement as a result of the heavy use of the tennis courts. The restoration work involves removing the paved surface, re-grading the site, providing new tennis court surfacing and striping, and installing new concrete foundations and tennis court equipment at each of the three courts. Collectively, the improvements will ensure that the tennis courts remain hazard-free and in good repair for tennis enthusiasts from around New York City. The Hudson River Park Trust (“Trust”) staff now seeks approval for a construction contractor to perform the restoration of the tennis courts.

**III. Procurement**

In accordance with the Trust’s Procurement Guidelines, an advertisement for a Request for Proposals (“RFP”) for Tennis Courts Reconstruction was published in the New York State Contract Reporter, and the RFP was posted on the Trust’s website between the period of January 21, 2022 and February 25, 2022. The Trust received five proposals on the submission deadline.

A selection committee comprised of Trust staff reviewed the submissions and evaluated each according to the identified selection criteria in the RFP, including the proposer’s experience in providing similar services, its reputation and references; proposed subcontractors; the proposer’s diversity practices and commitment to encouraging MWBE participation; and the price proposal. After initially evaluating the proposals, the selection committee determined to interview all five proposers.

Based on the submitted proposals and follow-up interviews, Trust staff has identified Pioneer Landscaping & Asphalt Paving, Inc. (“Pioneer”) as the highest ranked proposer, which also offered the lowest fee for the scope of work at \$971,450. Pioneer is a well-established company that

specializes in landscaping and asphalt paving. It has completed projects for various agencies throughout the city and state, including New York City Department of Parks and Restoration, New York City Department of Design and Construction, and New York State Parks, Recreation & Historical Preservation.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract. Given the limited scope of work and sub-contracting opportunities, a partial MWBE waiver will be sought from the State, as the proposed utilization falls short of the advertised 30% MWBE goal. The Trust will also prepare a waiver of the 6% SDVOB subcontracting goal. The contract will have a term of up to one-year.

#### **IV. Funding**

Funding for this contract has been identified through the capital maintenance portion of the Trust's annual operating budget, including substantial contributions from the City Council and the Manhattan Borough President.

#### **V. Requested Action**

Trust staff requests authorization by the Board of Directors to enter into a contract with Pioneer Landscaping & Asphalt Paving, Inc. for Tennis Courts Reconstruction in the amount of \$971,450 plus a 10% contingency for a Total Board Authorization Amount of up to \$1,068,595.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST - Authorization to Contract with Pioneer Landscaping & Asphalt Paving, Inc. for Tennis Courts Reconstruction for a Total Board Authorization Amount of up to \$1,068,595**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of July 28, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to contract with Pioneer Landscaping & Asphalt Paving, Inc. for Tennis Courts Reconstruction in the amount of \$971,450 plus a 10% contingency for a Total Board Authorization Amount of up to \$1,068,595; and be it further

**RESOLVED**, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

**For Consideration**  
**July 28, 2022**

To: The Directors  
From: Noreen Doyle  
Re: Authorization to Amend Contract with Alpine Construction & Landscaping Corp.  
for Chelsea Waterside Park Phase 2 General Construction

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**I. Contract Summary**

Contractor: Alpine Construction & Landscaping Corp.  
Project: Chelsea Waterside Park Phase 2 General Construction  
Contract Number: C5500  
Authorized Amount: An additional \$1,000,000 for a Total Board Authorization Amount of up to \$9,079,309

**II. Background**

At its July 29, 2021 meeting, the Board of Directors authorized the Hudson River Park Trust (“Trust”) to enter into a contract with Alpine Construction & Landscaping Corp. (“Alpine”) for the Chelsea Waterside Park Phase 2 General Construction contract for a total Board Authorization Amount of up to \$8,079,309. The scope of work generally includes: an improved and expanded dog run; a permanent picnic area; replacement and expansion of the existing athletic turf field; and improved pathways for pedestrian circulation.

During Alpine’s build out of the site, it uncovered numerous unanticipated sub-surface structures. Chelsea Waterside Park was originally constructed by the New York State Department of Transportation as part of the Route 9A project and opened to the public in 2000. The park was created by combining the then-existing Thomas F. Smith Park, a portion of West 23rd Street between Eleventh Avenue and Route 9A, and former commercial lots located between 23rd and 24th Streets. The subsurface structures recently encountered include remnants of foundation walls, drainage structures and abandoned utilities related to previous uses of the site. Alpine has had to modify installation details of several significant items to account for the sub-surface obstructions, resulting in the need for significant change orders exceeding the available contingency. In addition, fabrication of a small vending kiosk to be located within Chelsea Waterside Park has been added to Alpine’s scope of work.

The Trust staff now requests authorization to increase the Total Board Authorization Amount by \$1,000,000 in order to address the increased costs related to the unexpected subsurface field conditions and the addition of the small kiosk to the approved scope.

**III. Funding**

Funding for this contract is available from the Trust’s restricted funds from the sale of transferable development rights and from capital budget funds allocated by New York City through Council Speaker Corey Johnson.

**IV. Requested Action**

The Trust staff requests authorization by the Board of Directors to amend the contract with Alpine Construction & Landscaping Corp. for Chelsea Waterside Park Phase 2 General Construction in the amount of \$1,000,000 for a Total Board Authorized Amount of up to \$9,079,309.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with Alpine Construction & Landscaping Corp. for the Chelsea Waterside Park Phase 2 General Construction for a Total Board Authorized Amount of up to \$9,079,309**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on July 28, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to amend the contract with Alpine Construction & Landscaping Corp. for the Chelsea Waterside Park Phase 2 General Construction in the amount of \$1,000,000 for a Total Board Authorized Amount of up to \$9,079,309; and be it further

**RESOLVED**, that the President or the President’s designee(s) be, and each of them is hereby, authorized to take such actions as the President or the President’s designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

**For Consideration**  
**July 28, 2022**

To: The Directors

From: Noreen Doyle

Re: Authorization to Enter into a Contract with Joanna Pertz Landscape Architecture, P.C., and Grain Collective Landscape Architecture & Urban Design PLLC for Parkwide On-Call Landscape Architecture Services

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**I. Contract Summary**

Contractors: Joanna Pertz Landscape Architecture, P.C. (“JPLA”)  
Grain Collective Landscape Architecture & Urban Design PLLC  
 (“GCLA”)

Proposed Work: Parkwide On-Call Landscape Architecture Services

Contract Number: A5280 – JPLA  
A5281 - GCLA

Authorization Amount: Up to \$750,000 in the aggregate for the LA Contracts (as defined herein) for Total Board Authorization of up to \$750,000

**II. Background**

The Trust has identified a need to retain one or more landscape architecture firms (“LA’s”) for several potential small- and medium-scale projects requiring landscape architectural and ancillary civil engineering services as well as on-call services for identified capital maintenance and construction projects. Examples include Pier 45 wood decking reconstruction, Pier 25 safety surface improvements, and additional lighting in certain locations.

The selected consultants would be available during the proposed contract term of three years to provide professional design, construction documents, bidding and award, construction administration services, site/civil engineering services and other services as required on an on-call basis (the “Services”).

**III. Procurement**

In accordance with the Trust’s Procurement Guidelines, an advertisement for a Request for Proposals (“RFP”) for Parkwide On-Call Landscape Architecture Services directed at New York State-certified MWBE firms was published in the New York State Contract Reporter and on the Trust’s website between the period of June 10, 2022 and July 13, 2022. The Trust received two proposals, from JPLA and GCLA, on the submission deadline.

A selection committee comprised of Trust staff reviewed the submissions and evaluated each according to the identified selection criteria in the RFP, including the respondent’s experience in providing similar services, its reputation and references, the quality of the submitted proposal, and the fee and cost schedule. After evaluating proposals, the selection committee interviewed both

respondents. Pursuant to the RFP, the Trust may elect to award a contract to one or more selected Landscape Architects. Upon completion of proposal review and interviews, the selection committee determined that both JPLA and GCLA proposed favorable hourly rates for the on-call services. Trust staff determined both JPLA and GCLA offered cost proposals that were fair and reasonable and thus presented “best value” to the Trust.

The Trust seeks to enter into two on-call agreements for the LA services – one with JPLA (the “JPLA Contract”) and one with GCLA (the “GCLA Contract”), each for a three-year term. Projects would be assigned to either the JPLA Contract or the GCLA Contract (collectively the “LA Contracts”) at the discretion of the Trust. The Trust seeks a Total Board Authorization of up to \$750,000 in the aggregate for the LA Contracts to be allocated as necessary based on assigned tasks.

The Trust will complete a responsibility determination and evaluation of financial capacity for each firm prior to entering into the LA Contracts. JPLA is a NYS-Certified Woman-Owned-Business and GCLA is a NYS-Certified Minority-Owned Business. Both JPLA and GCLA will make good faith efforts to meet the 6% SDVOB participation goals for these contracts.

JPLA has extensive experience providing similar services at various locations including the NYU Langone Medical Center, New York City Housing Authority and for the Trust. GCLA has similarly completed work at various locations for the New York City Housing Authority and the School Construction Authority.

#### **IV. Funding**

Funding for the LA Contracts will be identified through the capital maintenance portion of the Trust’s annual operating budget as approved by the Board of Directors each year.

#### **V. Requested Action**

The Trust staff requests authorization by the Board of Directors to enter into the JPLA Contract and the GCLA Contract for Parkwide On-Call Landscape Architecture Services for an aggregate Total Board Authorization Amount of up to \$750,000 over a three-year period.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST - Authorization to Contract with (1) Joanna Pertz Landscape Architecture, P.C. and (2) Grain Collective Landscape Architecture & Urban Design PLLC for Parkwide On-Call Landscape Architecture Services for an Aggregate Board Authorization Amount of up to \$750,000**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of July 28, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to enter into a contract for a three-year term with (1) Joanna Pertz Landscape Architecture, P.C. and (2) Grain Collective Landscape Architecture & Urban Design PLLC for Parkwide On-Call Landscape Architecture Services for an Aggregate Board Authorization Amount of up to \$750,000; and be it further

**RESOLVED**, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.