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

May 19, 2017

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 May 24, 2017. The Port Commission will meet at 10:00 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

ASSISTANT SECRETARY
Wednesday, May 24, 2017
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

10:00 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 - April 25, 2017

D. PORT COMMISSION COMMITTEE UPDATES
1. Audit Meeting - April 18, 2017

E. APPEARANCES
1. Public Comment

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

G. EXECUTIVE
1. No items.

H. COMMERCIAL

Leases
1. (i) declare that unimproved real property, totaling approximately 2.9123 fee acres and approximately easement 5.1054 acres out of the William P. Harris League Abstract 30 in Harris County, Texas near the Bayport Container Terminal in Pasadena, Texas, is no longer needed for use by the Port Authority in connection with the development of a navigation project and (ii) authorize the Port Authority to advertise and receive bids for the sale of such real property for the construction and operation of an electrical supply substation and electrical transmission and distribution.

2. Approve a lease renewal with Cooper/Ports America LLC, effective no earlier than June 1, 2017, for approximately 3.20 acres including Warehouse 21-A, the apron adjacent to Warehouse 21-A, an additional open area of approximately 57,210 sq. ft., and a rail spur of approximately 500 linear ft. at the Turning Basin Terminal, for a one-year term at an annual base rent of $79,819.
3. Approve the purchase of two drill site surface reservations encumbering approximately three acres of land owned by the Heirs of William E. Brock, an approximately one acre site located at The Beltway 8 property, and an approximately two acre site located at the Jadintoport Terminal, for a combined amount of $455,000, with the Port Authority paying the title insurance premium and customary closing costs.

4. Approve, effective no earlier than June 1, 2017, amending the previously approved acreage under the 50-year lease being executed with Contanda Terminals LLC to include approximately 42 acres of submerged property (for a new total of 365 acres) out of the Bulk Materials Handling Plant and Wah Chang properties at a rental rate of $18,000 per submerged acre per year upon commencement of operations with an annual Consumer Price Index escalation.

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 purchase of grease, engine, transmission, and hydraulic oils, for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal

   (b) Request for competitive sealed bids for purchase of batteries for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal

   (c) Request for competitive sealed bids for the retaining wall replacement construction adjacent to Shed 1 at Woodhouse

   (d) Request for competitive sealed proposals for maintenance and repair services for elevators at Barbours Cut Terminal, Bayport Container Terminal, and Executive Building

   (e) Request for proposals for up to two contracts to develop and implement a dredge material sampling plan for the berthing facilities of Bayport Container Terminal and Barbours Cut Terminal, in support of an upcoming U.S. Army Corps of Engineers maintenance dredging contract

   (f) Request for proposals to obtain two standby Hazardous Material Spill response contracts, one for land-based spills and one for water based spills

   (g) Request for proposals for professional services in conjunction with Port Authority master planning activities

J. HEALTH, SAFETY, SECURITY & EMERGENCY MANAGEMENT

Awards, Amendments & Change Orders

1. Award a purchase order to Motorola Solutions for purchase of two Communications on Wheels units through the Houston-Galveston Area Council Cooperative Purchasing Program, in an amount not to exceed $975,000.
K. INFRASTRUCTURE

Awards, Amendments & Change Orders

1. Award a job order construction contract to Dura Pier Facilities Services Limited for annual perimeter fence replacement for Port Authority facilities 2017, using the Local Government Purchasing Cooperative’s BuyBoard Program, in an amount not to exceed $150,000.

2. Award a construction contract to Matthews Brothers, Inc. in an amount not to exceed $550,000 for dredging to repair unforeseen damage to berthing areas at Barbours Cut Terminal Berth 1 and Berth 2.

3. Approve a change order to McCarthy Building Companies, Inc. to perform additional work associated with the construction of Container Yard 1 and East End at Barbours Cut Terminal in an amount not to exceed $74,035.

4. Approve a change order to McCarthy Building Companies, Inc. to perform additional work associated with construction of Wharf 2 at Bayport Terminal in a net credit amount not less than $61,538.36.

Permits/Licenses/Pipeline Easements

5. Amend a transmission/distribution line license to CenterPoint Energy Houston Electric, LLC to add four fiber optic lines and upgrade voltage from 69-kV to 138-kV over and across Southside Mainline railroad right-of-way in Houston.

6. Issue a transmission/distribution line license to AT&T for one fiber optic line under and across Barbours Cut Terminal in Morgan’s Point.

7. Approve the renewal of expiring Port Authority licenses for new ten-year terms: Praxair, Inc., Southwestern Bell Telephone Company, Enterprise Houston Ship Channel, L.P., and Shell Chemical LP.

8. Assign and renew a pipeline license from BP Pipelines (North America) Inc. to Blanchard Pipeline Company LLC for one 8-inch butane pipeline under and across Upper San Jacinto Bay, Alexander Island, and the Houston Ship Channel from La Porte to Baytown.

9. Issue a pipeline license to Valero Refining – Texas, L.P. for one 6-inch oxygen pipeline under and across Manchester Lead Track railroad right-of-way in Houston.

10. Issue a pipeline license to Valero Refining – Texas, L.P. for one 6-inch propylene pipeline under and across Manchester Lead Track railroad right-of-way and Sims Bayou in Houston.

11. Issue a pipeline license to Valero Refining – Texas, L.P. for one 24-inch crude oil pipeline under and across Sims Bayou property in Houston.

12. Issue a pipeline license to Seabrook Pipeline, LLC for one 24-inch crude oil pipeline under and across the Small Boat Channel in Seabrook.

13. Issue a marine construction permit to LBC Houston, LP to construct Ship Dock 5 adjacent to the Bayport Ship Channel in Houston.
14. Issue a marine construction permit to San Jacinto River Fleet LLC for existing facilities and repair of dock, bulkhead, and pilings adjacent to the San Jacinto River in Highlands.

15. Amend a marine construction permit to TDWP Terminals 1, LLC to add two docks and 1,700 linear feet of bulkhead, dredge to -46.5 feet + 2 feet Mean Lower Low Water, and remove an additional 337,475 cubic yards of dredged material adjacent to the Houston Ship Channel in Houston.

16. Amend a marine construction permit to GB Biosciences Corporation to construct an oyster shell breakwater and to plant additional smooth cordgrass within the existing project footprint adjacent to Burnet Bay.

17. Issue a marine construction permit to HMS 850 Holdings, LLC to fleet barges to include placing spud barges and dredging to a depth of 12 feet Mean Low Tide (13.5 feet Mean Lower Low Water) located between the Houston Ship Channel and Burnet Bay in Baytown.

Leases
18. Approve a lease agreement with HMS 850 Holdings, LLC /HMS 850 Barge Fleeting, LLC for approximately 55.36 acres on Port Authority owned submerged lands adjacent to 850 South Lynchburg Road in Baytown effective June 1, 2017 for a term of up to 50 years and at a monthly operations period rental of $13,081 and with an annual Consumer Price Index increase.

1. OPERATIONS

Awards, Amendments & Change Orders
1. Approve staff's ranking of vendors and award a contract in an amount not to exceed $16,366,222 for the purchase of nine diesel electric container yard cranes for Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Konecranes Finland Corporation; second, Kalmar USA Inc.; and third, Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC).

2. Award a two-year contract to Lockridge Packaging, LLC for the purchase of commercial paper products for the Port of Houston Authority Turning Basin Terminal, Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed $275,000.

3. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed $750,000 for mowing services and landscape maintenance on an as needed basis to Port Authority property locations to the top-ranked proposer: staff ranking - first, Yellowstone Landscape; and second, Angel Lady Services.

4. Award a two-year contract to Crane Tech Solutions, the sole source provider, for purchase of spare and replacement parts for Stinis spreaders and over-height attachments for Barbours Cut Terminal and Bayport Container Terminal in the amount not to exceed $600,000.

General
5. Authorize payment to Navis LLC for annual maintenance and support services for the Marine Terminal Management Software System for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed $655,969.
6. Enter into the following Freight Handling Assignment Agreements for terminal services at the Turning Basin Terminal and Barbours Cut Terminal: Cooper/Ports America, LLC, Ceres Gulf, Inc., Richardson Stevedoring and Logistics Services, Inc., and APS Stevedoring, LLC.

M. PEOPLE
1. No items.

N. TECHNOLOGY
Awards, Amendments & Change Orders
1. Approve staff's ranking of vendors and award a three-year contract for Managed Services regarding JD Edwards Configurable Network Computing in an amount not to exceed $371,350 to the top-ranked proposer: staff ranking - first, ManageForce Corporation; second, Denovo Ventures, LLC; and third, Venture Technologies, Inc.

2. Award a contract to Mythics, LLC for Oracle Public Cloud Services and Licensing, using the Texas Cooperative Purchasing Network Cooperative Agreement, payable annually over a three-year period, in an amount not to exceed $1,080,684.

3. Award one or more purchase orders over a three-year period, to HP Inc. for personal computers and related services, using a State of Texas Department of Information Resources Cooperative Purchase program, in a total amount not to exceed $598,000.

O. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION
1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding claims of the Port Authority against the M/T GRAN COUVA, claim of Theodore Reyes, and proposed amendments to the agreements for legal services with Andrews Meyers, P.C., Vinson & Elkins LLP, and Brown & Lewis LLP

2. Real Estate (Section 551.072, Texas Open Meetings Act), including deliberations regarding Turning Basin property

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), 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 - June 27, 2017

2. Adjourn Port Commission Meeting