

**RESOLUTIONS & BACKUP INFORMATION  
FOR PUBLIC MEETING OF  
MARCH 23, 2016**

**ITEM A**

**Consider Approval of a Resolution Awarding a Contract to Crown Architectural Metal Co., LLC, for Roof Improvements at the Facility Services' Buildings on Coffee Drive (Ms. Dunn).** This contract in the amount of \$128,556 to Crown Architectural Metal Co., LLC, the lowest of three responsive bidders, is for all labor, materials, and equipment for the installation of new metal roofs over the existing roofs for two Facility Services buildings located at 5353 and 5355 Coffee Drive, New Orleans, Louisiana. Funds are budgeted in the Board's FY 2016 Capital Improvement Program.

**BACKGROUND INFORMATION**

**FUNDING SOURCE:** Board's FY 2016 Capital Improvement Program

**PRE BID ESTIMATE:** \$100,000 - \$140,000

**BID SUMMARY**

<b><u>BIDDERS</u></b>	<b><u>BASE BID</u></b>	<b><u>ADDITIVE ALTERNATE #1</u></b>	<b><u>TOTAL BID</u></b>
Crown Architectural Metal Co., LLC Kenner, Louisiana	\$107,784	\$20,772	\$128,556
Ray Brothers, Inc. New Orleans, Louisiana	\$102,117	\$28,360	\$130,477
ACME Roofing & Sheet Metal Co., Inc. Dothan, Alabama	\$149,800	\$33,000	\$182,800

**CONTRACT TIME:** 60 consecutive calendar days

**BID DISCREPANCIES:** None

**RECOMMENDED ACTION:** Award the contract in the amount of \$128,556 to Crown Architectural Metal Co., LLC.

**PROJECT MANAGER:** Mallory Rodrigue

## **ITEM B**

**Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into an Amendment to the Agreement with the State of Louisiana Department of Transportation and Development under the Louisiana Port Construction and Development Priority Program for Assistance in the Implementation of a Port Improvement Project for the Poland Avenue Cruise Terminal (Ms. Dunn)**

### **RESOLUTION & BACKGROUND INFORMATION**

#### **RESOLUTION AUTHORIZING AN AMENDMENT TO AN AGREEMENT AND DESIGNATION OF PERSON AUTHORIZED TO SIGN**

**PORT IMPROVEMENTS  
POLAND AVENUE CRUISE TERMINAL  
STATE PROJECT NO. H.010938  
PARISH OF ORLEANS**

### **RESOLUTION**

#### **BOARD OF COMMISSIONERS PORT OF NEW ORLEANS**

A Resolution authorizing the Board of Commissioners Port of New Orleans (Board) to enter into an amendment to an agreement with the State of Louisiana, Department of Transportation and Development under the Louisiana Port Construction and Development Priority Program for assistance in the implementation of a port improvement project; providing for the necessary documentation of the need for the port improvement and providing for other matters in connection therewith.

**WHEREAS**, the Board has a need for port improvements; and

**WHEREAS**, the Board has reviewed the application for Poland Avenue Cruise Terminal and agrees with said agreement and amendment; and

**WHEREAS**, the Board has applied for State matching funds pursuant to Chapter 47 of Title 34 of the Louisiana Revised Statutes of 1950, as amended (Statute), to implement a project to improve its port operation and Board is fully aware of its obligations under said Statute; and

**WHEREAS**, the Board is a political body duly organized and existing under the laws of the State of Louisiana and is eligible to apply for funds under said Statute; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board as follows:

Section 1. That the Board acknowledges that an application was submitted to the Louisiana Port Construction and Development Priority Program.

Section 2. That the Board acknowledges that an agreement with the Louisiana Department of Transportation and Development has been executed.

Section 3. That at the appropriate time the Board agrees to execute an amendment to said Project Agreement and a Statement of Sponsorship pursuant to the Statute and hereby authorizes and empowers Gary P. LaGrange, its President and Chief Executive Officer, to enter into and execute said amendment to the agreement with the Louisiana Department of Transportation and Development.

Section 4. That Gary P. LaGrange, its President and Chief Executive Officer, be, and he is, hereby designated as the Authorized Representative for the Board to represent the port with regard to the receipt of funds from the Louisiana Port Construction and Development Priority Program for a port improvement project.

Section 5. That said Authorized Representative shall have the authority to sign and approve all documents that are necessary under the circumstances to accomplish the above project.

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**ROBERT R. BARKERDING, JR.**  
**SECRETARY**  
**BOARD OF COMMISSIONERS**  
**PORT OF NEW ORLEANS**

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**GARY P. LAGRANGE**  
**PRESIDENT & CEO**  
**BOARD OF COMMISSIONERS**  
**PORT OF NEW ORLEANS**

### **ITEM C**

**Consider Approval of a Resolution Awarding a Contract to Boh Bros. Construction Company, LLC, for the St. Claude Avenue Bridge Roadway Grating Replacement (Ms. Dunn).** This contract in the amount of \$708,000 to Boh Bros. Construction Company, LLC, the lowest of four responsive bidders is for all labor, materials, and equipment for the replacement of the roadway grating on the outbound lanes, miscellaneous steel and concrete repairs, and installation of new span-mounted navigation lights on the St. Claude Avenue Bridge. Funds are budgeted in the Board's FY 2016 Capital Improvement Program.

### **BACKGROUND INFORMATION**

**FUNDING SOURCE:** Board's FY 2016 Capital Improvement Program

**PRE BID ESTIMATE:** \$650,000 to \$850,000

#### **BID SUMMARY**

<b><u>BIDDERS</u></b>	<b><u>BASE BID</u></b>	<b><u>ADDITIVE ALTERNATE #1</u></b>	<b><u>ADDITIVE ALTERNATE #1</u></b>	<b><u>TOTAL BID</u></b>
Boh Brothers Construction Co., LLC New Orleans, LA	\$598,000	\$38,000	\$72,000	\$708,000
Double Aught Construction, LLC Belle Chasse, LA	\$757,900	\$15,000	\$65,000	\$837,900
CEC, Inc. Lafayette, LA	\$760,000	\$55,000	\$45,000	\$860,000
Coastal Bridge Company, LLC Baton Rouge, LA	\$1,125,000	\$50,000	\$60,000	\$1,235,000

**CONTRACT TIME:** 210 consecutive calendar days

**BID DISCREPANCIES:** None

**RECOMMENDED ACTION:** Award the contract in the amount of \$708,000 to Boh Brothers Construction Co., LLC

**PROJECT MANAGER:** Randy Songy

#### **ITEM D**

**Consider Approval of a Resolution Authorizing the Board's President and Chief Executive Officer to Submit an Application to the U. S. Department of Transportation 2016 TIGER Grant Program for Project Funding (Ms. Dunn)**

#### **BACKGROUND INFORMATION & RESOLUTION**

A resolution authorizing the Board of Commissioners of the Port of New Orleans (Board) to submit an application to the U. S. Department of Transportation requesting funding under FY 2016 Transportation Investment Generating Economic Recovery (TIGER) Program for assistance in the implementation of port improvements for funding for the Port NOLA Container Terminal Expansion project.

**WHEREAS**, the Board has need for port improvements; and

**WHEREAS**, the Board is a political subdivision of the state duly organized under the Constitution and laws of the State of Louisiana and is eligible to apply for funds under La. R. S. 34:3451 *et seq.*, and

**WHEREAS**, the Board has successfully completed the new intermodal terminal under previous TIGER funding, meeting all program schedules and reporting requirements of the United States Department of Transportation (DOT) and Maritime Administration (MARAD),

**NOW, THEREFORE, BE IT RESOLVED** by the Board:

**Section 1.** That the Board supports submission of an application to the United States Department of Transportation FY 2016 TIGER Discretionary Grant Program seeking funding for the Port NOLA Container Terminal Expansion, consisting of paving improvements at the Milan and Louisiana Avenue facilities and extension of rail track at the new intermodal terminal completed under previously approved TIGER grant funding, estimated to cost \$37 million with \$23 million requested from the FY 2016 TIGER program.

**Section 2.** That Gary P. LaGrange, its President and Chief Executive Officer, be, and he is, hereby designated the Authorized Representative for the Board to effect the preparation of an application to DOT for the FY 2016 TIGER Grant Discretionary Grant Program requesting the funding assistance.

**THUS DONE AND SIGNED** by me under the seal of the Board of Commissioners of the Port of New Orleans this 23<sup>rd</sup> day of March, 2016.

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**Robert R. Barkerding, Jr.**  
**Secretary Treasurer**  
**Board of Commissioners**  
**Port of New Orleans**

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**Gary P. LaGrange**  
**President and CEO**  
**Board of Commissioners**  
**Port of New Orleans**

## **ITEM E**

**Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into Such Agreements and Take Such Actions as Necessary in his Discretion to Resolve Issues Arising out of the Henry Clay Refrigerated Terminal Firewater Intake and Protection System (Ms. Dunn)**

## **BACKGROUND**

New Orleans Cold Storage has brought to our attention that the current fire suppression system is not operating according to the finished design by MPJV. While we are under the warranty period, action is required to resolve this matter without all the details fully known at this time as to which party is responsible. It is, however, essential to limit exposure to potential liabilities by taking action to create a code-compliant and fully functional system. The current plan of action is to move forward on parallel tracks, one exercising our warranty rights and second being prepared to install a supplemental water supply directly to the fire pump system. If granted that flexibility, we will be able to begin the remediation process before the April Board meeting.

Our request is to authorize the President and CEO to expend up to \$250,000 to investigate the present system to determine compliance to code, warranty coverage, whether any latent design

defects are present, and then based on the preliminary findings possibly enter into a contract to construct an alternate water supply system.

## **RESOLUTION**

**IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS** that its President and Chief Executive Officer Gary P. LaGrange be, and he is, hereby authorized and empowered on behalf of this Board to take such actions as necessary in his discretion to resolve issues arising out of the Henry Clay Refrigerated Terminal firewater intake/protection system for an amount not to exceed \$250,000; and

**IT IS HEREBY FURTHER RESOLVED BY THIS BOARD** that the action taken by the said Gary P. LaGrange may include entering into multiple contracts to investigate the present firewater system to determine compliance to code, warranty coverage, whether any latent design defects are present, and to install, if necessary, an alternate water supply system for the jockey pump; and

**IT IS HEREBY FURTHER RESOLVED BY THIS BOARD** that the said Gary P. LaGrange be, and he is, hereby authorized on behalf of this Board to execute all documents and to take all further action as he in his discretion may deem necessary or required in the best interest of this Board to give full force and effect to the intentions expressed in this resolution.

## **ITEM F**

**Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Consent to a Change in Control of Alvar Industries, LLC, under its Agreement Regarding Real Estate with the Board, Involving a Corporate Reorganization so that Jensen Packaging, LLC, Replaces Jensen Transportation, LLC, as the Parent Company of Alvar Industries, LLC, and Jensen Packaging, LLC, is Added as a Guarantor under the Agreement Regarding Real Estate (Mr. Bonura)**

## **BACKGROUND INFORMATION**

**ACTION:** Consent related to the Agreement Regarding Real Estate with Alvar Industries, LLC

**PARTY:** Alvar Industries, LLC

**LOCATION:** Related to Alvar Industries' guarantees for ongoing obligations for property sold by Board to Alvar Industries at 4001 France Road Parkway, 3401 Alvar and 3601 Alvar

**BACKGROUND:** While Alvar Industries, LLC, has paid the Board in full the appraised value for the three properties mentioned above so that it can build a plastic packaging facility, the Agreement Regarding Real Estate requires Alvar to perform and guarantee that it will perform other non-financial obligations. Those obligations include developing the packaging facility and shipping all product generated by the project over Board-owned docks. Because of those ongoing

obligations, the Agreement Regarding Real Estate requires Alvar to obtain the Board's prior approval for any change in the corporate structure. In the restructuring, the equity positions of the individual stockholders of the parent company remain unchanged with the members of the Jensen family owning the same interests as they did when the Agreement Regarding Real Estate was signed. Alvar Industries, LLC's parent company would shift from Jensen Transportation, LLC, to Jensen Packaging, LLC. This change is being requested as part of the financing of the plastics packaging facility.

## **RESOLUTION**

**IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS** that its President and Chief Executive Officer Gary P. LaGrange be, and he is, hereby authorized and empowered on behalf of this Board to consent to a change in control of Alvar Industries, LLC, under its Agreement Regarding Real Estate with the Board, involving a corporate reorganization so that Jensen Packaging, LLC, replaces Jensen Transportation, LLC, as the parent company of Alvar Industries, LLC, and Jensen Packaging, LLC, is added as a guarantor under the Agreement Regarding Real Estate on such terms and conditions as the said Gary P. LaGrange may in his discretion determine to be in the best interests of this Board and not inconsistent with the foregoing; and

**IT IS HEREBY FURTHER RESOLVED BY THIS BOARD** that the said Gary P. LaGrange be, and he is, hereby authorized to take such actions, enter into such agreements and execute such documents as are deemed necessary in his discretion to give full force and effect to the intentions expressed in this resolution.

## **ITEM G**

**Consider Approval of a Resolution Authorizing the President and Chief Executive Officer to Enter into an Agreement with New Orleans Public Belt Railroad and TCI Plastics, LLC, to Lease to TCI Plastics Some of the Railroad's Tracks and Approximately One Acre of Board Property Near 4001 France Road Parkway (Mr. Bonura)**

## **BACKGROUND INFORMATION**

**DOCUMENT:** Lease

**PARTIES:** Board as lessor of the land and NOPB as lessor of the rail improvements, TCI Plastics as lessee

**LOCATION:** A narrow strip of land between property that the Board sold to Alvar Industries, LLC, at 4001 France Road Parkway and the France Road floodwall/levee. The area includes the portion of NOPB's Alvardale Branch Track that is located north of France Road Parkway.

**PREMISES:** Approximately one acre of property with the northern-most section of the Alvardale Branch Track built on it.

**USE:** Industry track for railcar delivery, storage and operations

**RATE:** Total \$21,252 annually, with \$10,626 to be paid to the Board for the use of the land and \$10,626 to be paid to NOPB for the use of the rail.

**TERM:** Total of approximately 40 years, in five-year option increments.

**OTHER:** Board will have an option to terminate the agreement if the Board's lease at 4001 Alvar with Jensen Companies, LLC, is terminated. This termination right preserves the ability of the Board to make 4001 Alvar a rail-served property if needed for future users.

## **RESOLUTION**

**IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT OF NEW ORLEANS** that its President and Chief Executive Officer Gary P. LaGrange be, and he is, hereby authorized and empowered on behalf of this Board to enter into an agreement with the New Orleans Public Belt Railroad and TCI Plastics, LLC, to lease to TCI Plastics some of the Railroad's tracks and approximately one acre of Board property near 4001 France Road Parkway on such terms and conditions as the said Gary P. LaGrange may in his discretion determine to be in the best interests of this Board and not inconsistent with the foregoing; and

**IT IS HEREBY FURTHER RESOLVED BY THIS BOARD** that the said Gary P. LaGrange be, and he is, hereby authorized to take such actions, enter into such agreements and execute such documents as are deemed necessary in his discretion to give full force and effect to the intentions expressed in this resolution.

## **ITEM H**

**Consider of a Resolution Authorizing the President and Chief Executive Officer to Enter into an Agreement with A&H Armature Works, Inc., for Repair Services on One of the Two Main Hoist Motors for Container Crane No. 6 (Mr. Zimmermann)**

## **BACKGROUND INFORMATION**

One of the two main hoist motors for Container Crane No. 6 failed and was brought to local vendor A&H Armature Works, Inc., for a conditional analysis of the various motor components and an estimate of necessary repairs. A&H Armature Works, Inc., is a long-time, reliable service provider, with experience repairing several container crane motors.

Given the need to return this motor to service as quickly as possible and given the company's repair capabilities, it is recommended that A&H Armature Works, Inc., be authorized to undertake the necessary repairs to this container crane hoist motor in an amount not to exceed \$70,000.

## **RESOLUTION**

**IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT NEW ORLEANS** that its President and Chief Executive Officer Gary P. LaGrange be, and he is, hereby authorized and empowered on behalf of this Board to enter into an agreement with A&H Armature Works, Inc., in an amount not to exceed \$70,000 for repairs to one of the two main hoist motors for Container Crane No. 6; and

**IT IS HEREBY FURTHER RESOLVED BY THIS BOARD** that the said Gary P. LaGrange be, and he is, hereby authorized to take such actions, enter into such agreements and execute such documents as are deemed necessary in his discretion to give full effect to the intentions expressed in this resolution.