



**Notice of Meeting of the Port Commission of the
Port of Corpus Christi Authority of Nueces County, Texas, on
Tuesday, February 21, 2017, at 9:00 AM
At the Solomon P. Ortiz International Center
402 North Harbor Dr, Corpus Christi, Texas**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Sherry DuBois at 885-6174 at least 48 hours in advance so that appropriate arrangements can be made.

Si usted se dirige a la junta y cree que su inglés es limitado, habrá un intérprete inglés español en la reunión de la junta para ayudarle.

Members of the audience will be provided an opportunity to address the Port Commission. Please speak into the microphone located at the podium and state your name and address. Your presentation will be limited to three minutes.

PUBLIC NOTICE is given that the Commission may go into executive session at any time during the meeting to discuss matters listed on the agenda when authorized to do so by the provisions of Section 418.183 or Chapter 551 of the Texas Government Code. In the event the Commission elects to go into executive session regarding any agenda item, the presiding officer will publicly announce the section or sections of the Texas Government Code authorizing the executive session.

- 1. CALL TO ORDER**
- 2. SAFETY BRIEFING**
- 3. PLEDGE OF ALLEGIANCE**
- 4. INVOCATION**
- 5. RECEIVE CONFLICT OF INTEREST AFFIDAVITS**
- 6. MINUTES**
 - 6.a. Approve Minutes of the January 17 and February 3, 2017 Commission meetings.
[January 17, 2017 Minutes](#)
[February 3, 2017 Minutes](#)

7. PUBLIC COMMENT (Each speaker is limited to three minutes.)

8. PRESENTATIONS

- 8.a. Receive legislative update from Congressman Blake Farenthold.
- 8.b. Receive a progress report from Del Richardson & Associates Inc. on the Hillcrest Voluntary Real Estate Acquisition and Relocation Program.
- 8.c. Recognition by the U.S. Coast Guard of outstanding performance for those individuals involved in the incident of the A/P Revelin.
- 8.d. Receive an update on the La Quinta Terminal Upland Buffer Area project.
[LQ Buffer Area Presentation](#)
- 8.e. Introduction of PCCA New Employees and Interns.

9. Receive report from the Audit Committee.

10. Receive report from the Security Committee.

11. Receive report from the Long-Range Planning Committee.

12. OPEN AGENDA

- 12.a. Approve a Resolution of Appreciation for Ray Harrison, Harbormaster, for 38 years of service.
[Ray Harrison - Resolution](#)
- 12.b. Approve a payment of United Corpus Christi Chamber of Commerce 2016 Invoice in the amount of \$75,000 for the South Texas Military Facilities Task Force.
[South Texas Military Task Force 2016 - Memo](#)
- 12.c. Adopt Resolution Approving a Memorandum of Agreement between the Department of Commerce and the Port of Corpus Christi Authority of Nueces County, Texas, for Quality Control and Dissemination of Data From New Sensors of the Corpus Christi Physical Oceanographic Real-Time System (PORTS®).
[PORTS - Memo](#)
[PORTS - Resolution](#)

[PORTS - Agreement](#)

- 12.d. Approve 3rd and Final Year Retainer to Morehead Dotts Ryback for Community Awareness Campaign and related expenses.
[MDR Community Awareness - Memo](#)
[MDR Community Awareness - Contract](#)
[MDR Community Awareness - Budget](#)
- 12.e. Authorize Staff to Use Alternate Contract Method of Design-Build for the Congressman Solomon P. Ortiz International Center Redevelopment Project.
[Design Build - Memo](#)

13. *CONSENT AGENDA - The Port Commissioners have been furnished with supporting documentation and staff's recommendation for each of the following items. All Consent Agenda items will be approved, in accordance with the respective staff recommendations, by one vote without being discussed separately unless a Port Commissioner requests otherwise.*

- 13.a. Approve a One-Year Contract Extension with Susser Petroleum Operating Co., LLC for the purchase of bulk fuel.
[Bulk Fuel - Memo](#)
[2016 Bulk Fuel - Agreement](#)
- 13.b. Approve the Purchase of a 2017 Ford Transit-350 XL 15-Passenger van from Chastang Ford in the amount of \$34,454.00 using Government pricing from the State of Texas Buy Board Cooperative Program.
[Passenger Van - Memo](#)
[Passenger Van - Quote](#)
- 13.c. Approve additional funds for the existing contract with Unifirst Holdings, Inc. for work uniform services in an estimated amount not-to-exceed \$10,000.
[Uniforms - Memo](#)
- 13.d. Approve a Dredge Pipeline and Effluent Ditch Easement Agreement with the U.S. Army Corps of Engineers to reconfigure a portion the Suntide Dredge Material Placement Area Effluent Drainage Ditch located west of the Viola Turning Basin.
[Suntide Ditch - Memo](#)
[Suntide Ditch - Exhibit](#)
[Suntide Ditch - Easement](#)
- 13.e. Award Purchase Contracts to Shibata Fender Team (\$22,960), TEKMarine Systems LLC (\$21,325), Zalda Technology Corporation (\$18,800), and QuayQuip B.V. (\$23,938), the lowest and best bidders based on bids received on January 23, 2017, for the purchase of dock fenders and panels.
[Purchase of Fenders - Memo](#)

[Purchase of Fenders - Exhibit](#)
[Purchase of Fenders - Bid Tab](#)

- 13.f. Approve a Deductive Change Order in the amount of \$215,000.00 with Russell Marine, LLC, for the construction of Oil Dock 15 Project to remove the barge access gangway from the Contract.

[Oil Dock 15 - Memo](#)
[Oil Dock 15 - Exhibit](#)
[Oil Dock 15 - Change Order](#)

- 13.g. Approve a Deductive Change Order in the amount of \$61,850 with MAX Underground Construction LLC, for the Sam Rankin Street Improvements Project for changes to the railroad crossings.

[Sam Rankin - Memo](#)
[Sam Rankin - Exhibit](#)
[Sam Rankin - Change Order](#)

- 13.h. Approve Service Order No. 4 in the amount of \$29,275 with Platinum Environmental Solutions, LLC, for environmental consulting services related to an historical release of hydrocarbons to soils and groundwater at the PCCA La Quinta property.

[Platinum Env - Memo](#)
[Platinum Env - Map](#)
[Platinum Env - Service Order](#)

14. EXECUTIVE DIRECTOR REPORT AND COMMISSIONER COMMENTS

- 14.a. Receive report from the Executive Director on upcoming community and PCCA events and activities of the following PCCA departments during the preceding month: Safety, Community Relations, Communications, Government Affairs, Business Development, Foreign Trade Zone, Ortiz Center, Human Resources, Security, Operations, Engineering Services, Finance, Real Estate, and Environmental.

[Safety Report](#)
[Government Affairs Report](#)
[Berlanga Report](#)
[Borski Associates Report](#)
[Cassidy Report](#)
[Business Development Report](#)
[Communications Report](#)
[Communications Analytics Overview](#)
[Communications Event Tracker](#)
[Hillcrest Report](#)
[Community Relations](#)
[Hillcrest Relocation TXDOT Spreadsheet](#)

Security Report
Operations Report
Environmental Report
Engineering Services Report

- 14.b. Receive comments from Port Commissioners on any of the agenda items for this meeting, the PCCA's activities during the preceding month, upcoming PCCA events, and suggestions for future agenda items.

15. EXECUTIVE SESSION

- 15.a. The Commission will go into executive session pursuant to §551.072 of the Texas Government Code to deliberate the purchase of certain real property in the vicinity of the Inner Basin.
- 15.b. The Commission will go into executive session pursuant to §551.072 of the Texas Government Code to deliberate the purchase of certain real property accessible to the La Quinta Channel.
- 15.c. The Commission will go into executive session pursuant to §551.072 of the Texas Government Code to deliberate the purchase of certain real property on the La Quinta Channel.
- 15.d. The Commission will go into executive session pursuant to §551.072 of the Texas Government Code to deliberate the purchase and value of certain lots on the south side of the Inner Harbor. The Commission may authorize the purchase of these lots in open session.
- 15.e. The Commission will go into executive session pursuant to §551.087 of the Texas Government Code (1) to discuss commercial information that PCCA has received from a business prospect that the PCCA is encouraging to locate in San Patricio County and with which PCCA is conducting economic development negotiations, and (2) to deliberate the offer of a financial or other incentive to this business prospect.
- 15.f. The Commission will go into executive session pursuant to §551.071 of the Texas Government Code to receive legal advice from PCCA's counsel regarding requested changes to PCCA's Public Oil Dock No. 14 Dock Use Agreement with Gravity Midstream Corpus Christi, LLC. The Commission may also take action on this agenda item in open session.

16. ADJOURN

**OFFICIAL MINUTES OF PORT COMMISSION MEETING
JANUARY 17, 2017**

The Port Commissioners of the Port of Corpus Christi Authority convened at the Solomon P. Ortiz International Center, 402 Harbor Drive, Corpus Christi, Texas, on Tuesday, January 17, 2017 at 9:00 a.m., for the regular monthly meeting of the Port Commission.

Present: Mr. Charles Zahn
Mr. Wayne Squires
Ms. Barbara Canales
Mr. David P. Engel
Mr. Richard Valls
Mr. Richard L. Bowers
Mr. Wes Hoskins

Present: Mr. John P. LaRue
Mr. Sean Strawbridge
Mr. Jarl Pedersen
Mr. Darrin Aldrich
Ms. Rosie Collin
Mr. Dennis DeVries
Mr. Tyler Fuhrken
Ms. Sarah Garza
Mr. David Krams
Mr. Ruben Medina
Ms. Sandra Terrell-Davis
Ms. Nelda Olivo
Mr. Tom Mylett
Ms. Lynn Angerstein
Mr. Eric Battersby
Ms. Audre Debler
Ms. Sherry DuBois
Mr. Sam Esquivel
Mr. Brett Flint
Ms. Donna James-Spruce
Mr. John Slubar
Mr. Dan Koesema
Ms. Angela Leyva
Ms. Sonya Lopez
Mr. Dave Michaelson
Ms. Tara Perry
Ms. Maggie Turner
Mr. Eddie Martinez
Mr. Bennie Benavides
Ms. Natasha Fudge

Ms. Jennifer Powell
Mr. Jesse Samu
Ms. Pamela Mota
Ms. Danielle Converse

Others Present:

Mr. Leo J. Welder, Jr.
Mr. Dane Bruun

Others Present:

Ms. Nancy Zuniga
MDR
Mr. Rob Tully
Exxon Mobil
Mr. J. Scarborough
Mr. Scott Harris
LAN
Mr. William Goldston
ALEX
Ms. Elva Lopez
Mr. Ronald Berglund
Robstown Area Development Corp.
Mr. Greg Pesek
CH2M Hill
Mr. Scott Walker
Ms. Lillian Helms
Turner Industries
Mr. Kipp Knuteson
Mr. Carlton Wood
Repcon
Mr. David Cave
CITGO
Ms. Darcy Schroeder
Capt. Joe Harrington
Valero
Capt. Jay Rivera
Aransas-CC Pilots
Ms. Cary Campbell
Carter Douglas Co.
Mr. Matt Richard
Maverick Labs
Mr. Chris Ramirez
Caller-Times
Mr. Gasper D'Anna
John Bludworth Shipyard
Mr. Dionisio Marquez
DRH

Mr. Bob Paulison
Port Industries
Mr. Bill McCord
WKMC
Mr. Brent Reagan
Cass Real Estate – Portland
Mr. Parrish Jones
Mr. Mauro Finiglio
M&G Resins
Mr. Terry Arnold
Consultant
Mr. Richard Duting
SSW
Capt. Mike Kershaw
Consultant
Mr. Michael Cunningham
US Coast Guard
Mr. Greg Harner
Russell Marine
Mr. Foster Edwards
San Patricio EDC
Mr. Joe Guzman
South Texas Military Facilities Task Force
Ms. Sue Zimmerman
Zimmerman Consulting
Mr. Westin Jantrans
Mayor Zambrano
City of Gregory
Mr. Jimmy Ross
STxR
Mr. Charlie Morris
Mirage Industrial Construction
Mr. Oliver Jones
Russell Marine
Mr. David Fields
Gulf Compress
Mr. Xavier F. Valverde
G&H Towing Co.
Mr. Bradley Lenz
AEP Texas
Mr. Tom Moore
Consultant
Mr. Leslie Burch
Occucare Intl.

1. Chairman Zahn called the meeting to order.
2. The Commission and audience received a safety briefing.
3. The Pledge of Allegiance was recited.
4. The invocation was given.
5. Chairman Zahn asked for Conflict of Interest Affidavits. Mr. Hoskins submitted an affidavit for agenda item 15e, stating he would abstain from considering or voting on this item because his daughter-in-law is employed by Freese & Nichols, Inc.
6. **MINUTES**
 - 6.a. On motion made by Mr. Valls and seconded by Ms. Canales, the Commission approved the minutes of the December 13, 2016 Commission meeting, in the form presented to the meeting.
 - 6.b. On motion made by Mr. Valls and seconded by Mr. Squires, the Commission approved the Amended and Restated Official minutes of the September 29, 2016 Commission meeting, in the form presented to the meeting.
7. Nueces County Judge Loyd Neal administered the Oath of Office to Port Commissioners Barbara Canales and David Engel.
8. Mr. Bowers moved that Charlie Zahn be elected Chair; Wayne Squires be elected Vice Chair; and Barbara Canales be elected Secretary of the Commission for 2017. Mr. Engel seconded the motion. There being no other nominations, Charlie Zahn was elected Chair, Wayne Squires was elected Vice Chair, and Barbara Canales was elected Secretary of the Commission for 2017 by acclamation.
9. Mr. Zahn announced that he was establishing the Ortiz Center Repurpose Committee as a special committee of the Commission as permitted under Section 4 of the Commission's Operating Rules. Mr. Zahn then appointed the Chairpersons and Members of each of the following standing and special Port Commission Committees:

Audit Committee (a standing committee)

David Engel – Chair
Barbara Canales
Wes Hoskins

Security Committee (a standing committee):

Rick Valls – Chair
Dick Bowers
Wayne Squires

Long Range Planning Committee (a standing committee):

Wayne Squires – Chair
Dick Bowers
Rick Valls

Ortiz Center Repurpose Committee (a special committee):

Mr. Dick Bowers
Mr. Rick Valls

Corpus Christi United Chamber of Commerce

Ms. Barbara Canales

Corpus Christi Regional Economic Development Commission

Mr. Rick Valls
Mr. Wayne Squires

San Patricio County Economic Development Commission

Mr. Wes Hoskins

Coastal Bend Bays and Estuaries Program

Mr. Dick Bowers

10. The Chair asked for comments from the public. Mr. Jeff Howard, a resident of Portland, voiced his concerns over the noise issue with voestalpine. Mr. Ronald Berglund, Robstown Area Development Corp. introduced Ms. Elva Lopez as the new Executive Director. Mr. Celacino Zambrano, Mayor of Gregory, expressed the City of Gregory's desire to partner with the Port of Corpus Christi for economic development.
11. The Chairman of the Security Committee reported that the Committee had not met since the last regular Commission meeting.
12. The Commission received a report from the Audit Committee.
13. The Commission received a report from the Long-Range Planning Committee.
14. **PRESENTATIONS:**
 - 14a. The Commission received a presentation from Gulf Coast Growth Ventures.
 - 14b. The Commission received a progress report from M&G Resins.

14c. The Commission received a progress report from PCCA staff on the Nueces River Rail Yard Phase II Project.

15. OPEN SESSION AGENDA:

15a. On motion made by Ms. Canales and seconded by Mr. Engel, the Commission approved, in the form presented to the meeting, a Development Services Agreement with each of the following organizations for 2017 in the amount specified after the organization's name:

A. United Corpus Christi Chamber of Commerce - \$45,000

B. Robstown Improvement Development Corporation - \$35,000

15b. Staff requested that consideration of the following agenda item be postponed until the next regular Commission meeting: Approve a Development Services Agreement with South Texas Military Facilities Task Force for the year 2016.

15c. On motion made by Ms. Canales and seconded by Mr. Valls, the Commission approved, in the form presented to the meeting, a Professional Services Agreement with the following organization for 2017 in the amount specified after the organization's name:

A. EAI, Inc. - \$50,000

15d. On motion made by Mr. Valls and seconded by Mr. Hoskins, the Commission approved the PCCA's assessment for PCCA's share of the Refinery Terminal Fire Company's 2017 Operating and Capital Budget in the amount of \$202,282 to be paid in quarterly installments.

15e. On motion made by Mr. Engel and seconded by Mr. Valls, the Commission approved an amendment to Service Order No. 7 with Freese and Nichols, Inc., under Professional Services Master Agreement No. 13-02, in the amount of \$84,292, for engineering services associated with the planning and design of the La Quinta Terminal Upland Buffer Area project, including acoustic studies and noise control measures. Mr. Hoskins abstained from voting on this item.

15f. On motion made by Mr. Bowers and seconded by Mr. Hoskins, the Commission approved a second amendment to Service Order No. 9 with CH2M Hill Engineers, Inc., under Professional Services Master Agreement No. 13-05, at a cost-not-to-exceed \$250,000, for additional engineering services associated with the new Oil Dock 15.

15g. On motion made by Mr. Valls and seconded by Mr. Squires, the Commission approved a Lease Extension Agreement with the City of Port Aransas to extend

the term of the Charlie's Pasture Fishing Pier Lease until June 30, 2017, to give the City of Port Aransas additional time to select the best location for a replacement pier and to design and secure funding for the replacement pier.

16. **CONSENT AGENDA:** Consent Agenda Items 16c and 16j were considered separately at the request of individual Commissioners. Then, Mr. Engel moved the approval of the remaining Consent Agenda Items by one vote (the "Consent Agenda Motion"), in accordance with the respective staff recommendations and agreements furnished to the Commission at the meeting. Mr. Hoskins seconded the motion and the motion passed without objection.

16a. By approval of the Consent Agenda Motion, the Commission approved the following Resolution Supporting the Continued Implementation of the National Incident Management System (NIMS) by the Port of Corpus Christi Authority:

WHEREAS, the President of the United States issued Homeland Security Presidential Directive 5 (HSPD-5) which directed the Department of Homeland Security, in cooperation with representatives of federal, state, and local government, to develop a National Incident Management System (NIMS) to provide a consistent approach to the effective management of situations involving natural disasters, man-made disasters or terrorist attacks; and

WHEREAS, the NIMS provides a consistent nationwide framework and approach to enable government at all levels, the private sector, and nongovernmental organizations to work together to prepare for, prevent, respond to, recover from, and mitigate the effects of incidents regardless of the incident's cause, size, location, or complexity; and,

WHEREAS, the HSPD-5 requires that state and local governments adopt the NIMS as a pre-condition to the receipt of federal grants, contract and activities related to the management and preparedness for certain disaster and hazard situations; and

WHEREAS, the Governor of the State of Texas declared NIMS as the standard for incident management in Texas; and

WHEREAS, the Counties and Cities having jurisdiction within the Port of Corpus Christi Authority's Area of Responsibility have adopted and implemented the NIMS; and

WHEREAS, the Port of Corpus Christi Authority adopted the NIMS on September 13, 2005, and desires to ensure a coordinated incident response and to maintain compliance with applicable local, state and federal requirements;

NOW THEREFORE BE IT RESOLVED BY THE PORT COMMISSION OF THE PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS, THAT:

Section 1. The Port Commission hereby supports the full institutionalization of the National Incident Management System throughout all applicable organizational processes and encourages continued implementation from our private sector partners.

Section 2. This Resolution is hereby adopted by the Port Commission on January 17, 2017.

16b. By approval of the Consent Agenda Motion, the Commission approved a Professional Engineering Services Contract, in the amount of \$26,840, with Professional Services Industries, Inc. for construction testing associated with the Nueces River Rail Yard – Phase II project.

16c. By separate motion duly made and seconded, the Commission approved, in the form presented to the meeting, (1) a change to the definition of “User” in Tariff 100-A, Item 100, and (2) changes to Tariff 100-A, Item 615 “Liability for Damage to Port Authority Property.” Copies of the definition of “User” and Item 615, as revised, are attached to these minutes as Attachment A. Mr. Valls requested that any proposed amendments to PCCA’s Tariffs in the future be placed on the Open Agenda.

16d. By approval of the Consent Agenda Motion, the Commission approved a Temporary Easement and Right-of-Way Agreement with AEP Texas, Inc. for electrical service to the Flatiron/Dragados, LLC 1.46-Acre Lease Premises on the north side of the Inner Harbor to serve the north side construction crane for the construction of the new Harbor Bridge.

16e. By approval of the Consent Agenda Motion, the Commission approved a Temporary Easement and Right of Way Agreement with AEP Texas, Inc. for electrical service to the Flatiron/Dragados, LLC 1.30-Acre Lease Premises on the south side of the Inner Harbor to serve the south side construction crane for the construction of the new Harbor Bridge.

16f. By approval of the Consent Agenda Motion, the Commission approved an Easement Agreement with AEP Texas, Inc. for the relocation of existing utilities located within the new Harbor Bridge Right-of-Way on the south side of the Inner Harbor.

16g. By approval of the Consent Agenda Motion, the Commission approved an Easement Agreement with AEP Texas, Inc. for the relocation of existing utilities located within the new Harbor Bridge Right-of-Way on the north side of the Inner Harbor.

16h. By approval of the Consent Agenda Motion, the Commission approved a Pipeline Easement with DCP Sand Hills Pipeline, LLC for a 10-3/4 inch steel natural gas liquids pipeline on properties south of the Suntide Dredge Material Placement Area.

16i. By approval of the Consent Agenda Motion, the Commission approved a Second Amendment of Lease with AccuTrans, Inc. for relocation of a 1.340 square foot office trailer and barge fleeting area located on the south side of the Corpus Christi Turning Basin to accommodate construction of the new Harbor Bridge.

16j. By separate motion duly made and seconded, the Commission approved a Professional Engineering Services Contract with Lloyd Engineering, Inc. in the amount of \$82,950 for engineering services associated with U.S. Army Corps of Engineers permitting for New Public Oil Docks 20 & 21.

17. EXECUTIVE DIRECTOR REPORT AND COMMISSIONER COMMENTS:

17a. The Executive Director submitted his report on upcoming community events, PCCA events and activities of the following PCCA departments during the preceding month – Safety, Community Relations, Communications, Government Affairs, Business Development, Foreign Trade Zone, Ortiz Center, Human Resources, Security, Operations, Engineering Services, Finance, Real Estate, and Environmental.

17b. Mr. Zahn asked for comments from Port Commissioners.

18. EXECUTIVE SESSION: At 11:13 a.m., Mr. Zahn announced the Commission would go into executive session pursuant to §551.071, §551.072, and §551.087 of the Texas Government Code to deliberate agenda items 18a, 18b, 18c, 18d, 18e, 18f, 18g, and 18h, which were described in the agenda of the meeting as follows:

18a. The Commission will go into executive session pursuant to §551.087 and §551.072 of the Texas Government Code to deliberate offering financial or other incentives to a business prospect that PCCA is encouraging to locate in San Patricio County and with which PCCA is conducting economic development negotiations.

18b. The Commission will go into executive session pursuant to §551.087 of the Texas Government Code to deliberate offering financial or other incentives to a business prospect that PCCA is encouraging to locate in the vicinity of the Inner Basin and with which PCCA is conducting economic development negotiations.

18c. The Commission will go into executive session pursuant to §551.071 of the Texas Government Code to receive legal advice from PCCA's counsel regarding the Hillcrest Voluntary Real Estate Acquisition and Relocation Program.

18d. The Commission will go into executive session pursuant to §551.071 of the Texas Government Code to receive legal advice from PCCA's counsel regarding title to certain real property on Harbor Island.

18e. The Commission will go into executive session pursuant to §551.071 and of the Texas Government Code to receive legal advice from PCCA's counsel in Re: Sherwin Alumina Company, LLC, et al., Debtors.

18f. The Commission will go into executive session pursuant to §551.072 of the Texas Government Code to deliberate the purchase of certain real property in the vicinity of the La Quinta Channel.

18g. The Commission will go into executive session pursuant to §551.072 and §551.087 of the Texas Government Code to deliberate (i) leasing certain PCCA real property on the north side of the Inner Harbor, and (ii) offering financial or other incentives to a business prospect that PCCA is encouraging to locate on the north side of the Inner Harbor and with which PCCA is conducting economic development negotiations.

18h. The Commission will go into Executive Session pursuant to §551.071 of the Texas Government Code to receive legal advice from PCCA's counsel regarding a settlement offer from AccuTrans, Inc., for damage to the Tule Lake Bridge South Fender Wall.

19. RESUME OPEN SESSION: The Chairman reconvened the meeting in open session at 12: 34 p.m.

19a. On motion made by Mr. Bowers and seconded by Mr. Valls, the Commission approved the Release, Settlement and Indemnity Agreement recommended by PCCA's counsel in settlement of PCCA's claim against AccuTrans, Inc., for damage to the Tule Lake Bridge South Fender Wall, and authorized the Executive Director to execute the Agreement in the form approved by PCCA's counsel.

20. There being no further business, the meeting adjourned at 12:35 p.m.

ATTACHMENT “A”

USER - Any person or entity using Terminal Facilities or Waterways, or to whom or for whom any service, work or labor is furnished, performed, done or made available by the Port Authority, or any person or entity owning or having custody of cargo moving over such facilities or waterways. **(C) Eff. 1-1-2017**

ITEM 615 (C) Eff. 1-1-2017

LIABILITY FOR DAMAGE TO PORT AUTHORITY PROPERTY

When damage is caused to any of the property or any of the facilities of the Port Authority, the Users causing such damage (including, without limitation, said Users’ agents, servants, representatives, and employees as defined in Item 100) shall be held jointly and severally responsible for the cost of repairs, and they shall be billed thereto, and all shall be jointly and severally responsible for payment thereof. One or more invoices may be rendered to Users as costs are incurred, and said costs may include invoices from third parties as well as direct costs (including, without limitation, labor) of the Port Authority. All invoices shall include an override of 20% for Port Authority overhead. All invoices shall be paid within 30 days. When the damage is caused by a Vessel, the Port Authority shall be able to detain the Vessel until it has received a satisfactory guarantee for either the amount of the damage or for a reasonable estimate thereof.

In the event any of the invoices referred to above are not paid within 30 days, then the User (including, without limitation, Vessel owner or operator or any agent thereof), shall be liable for all legal costs and expenses of collection, including reasonable attorneys’ fees, and including the costs of arresting and proceeding in rem against a Vessel.

If damage is caused to any Terminal Facility or other property of the Port Authority, the User to whom such Terminal Facility or other property has been assigned must make a written report of the occurrence to the Authority’s Executive Director, including the date and time the damage occurred, a description thereof, the names, addresses and business connections of such User, and the parties, or persons causing such damage, as well as the names, addresses, and business connections of witnesses to the occurrence, and all other available pertinent facts and information with respect thereto. Such report shall be made within 48-hours following the occurrence that causes the damage; however, a verbal report shall be made immediately to the Harbormaster.

OFFICIAL MINUTES OF PORT COMMISSION MEETING
February 3, 2017

The Port Commissioners of the Port of Corpus Christi Authority convened at the Ruben Bonilla Center for Global Trade, located at 222 Power Street,, Corpus Christi, Texas, on Friday, February 3, 2017, at 9:00 a.m., for a special called meeting of the Port Commission.

Present: Mr. Charles Zahn
Mr. Wayne Squires
Ms. Barbara Canales
Mr. Richard Valls
Mr. Richard L. Bowers
Mr. Wes Hoskins

Absent: Mr. David Engel

Present: Mr. John P. LaRue
Mr. Sean Strawbridge
Mr. Jarl Pedersen
Mr. Darrin Aldrich
Ms. Rosie Collin
Mr. Dennis DeVries
Ms. Sherry DuBois
Ms. Jennifer Powell

Others Present: Mr. Leo J. Welder, Jr.
Mr. Dane Bruun
Mr. Bruce Hawn

Others Present: Capt. Jay Rivera
Aransas/CC Pilots Assn.

1. Chairman Zahn called the meeting to order.
2. The Commission and audience received a safety briefing.
3. The Pledge of Allegiance was recited.
4. The invocation was given.
5. Chairman Zahn asked for Conflict of Interest Affidavits. None were submitted.
6. **EXECUTIVE SESSION**

At 9:03 a.m., Mr. Zahn announced that the Commission would go into executive session pursuant to §551.072 of the Texas Government Code to deliberate agenda item 6a. which was described in the agenda of the meeting as follows:

6a. The Commission will go into executive session pursuant to §551.072 of the Texas Government Code to deliberate the purchase of certain real property in San Patricio County.

At 9:15 a.m. the Commission reconvened in open session and took the following action:

6a. On motion made by Mr. Hoskins and seconded by Mr. Bowers, the Commission authorized staff to negotiate and make offers to purchase the land in San Patricio County, Texas, discussed in the executive session of this meeting to aid in the industrial development of PCCA's property on the La Quinta Channel, and authorized the Executive Director to execute a Contract for the purchase of the property and to take any and all other steps as may be necessary to consummate the purchase of this property.

7. There being no further business, the meeting adjourned at 9:16 a.m.

La Quinta Gateway Terminal Buffer Area

February 21, 2017

David L. Krams, P.E.

Director of Engineering Services



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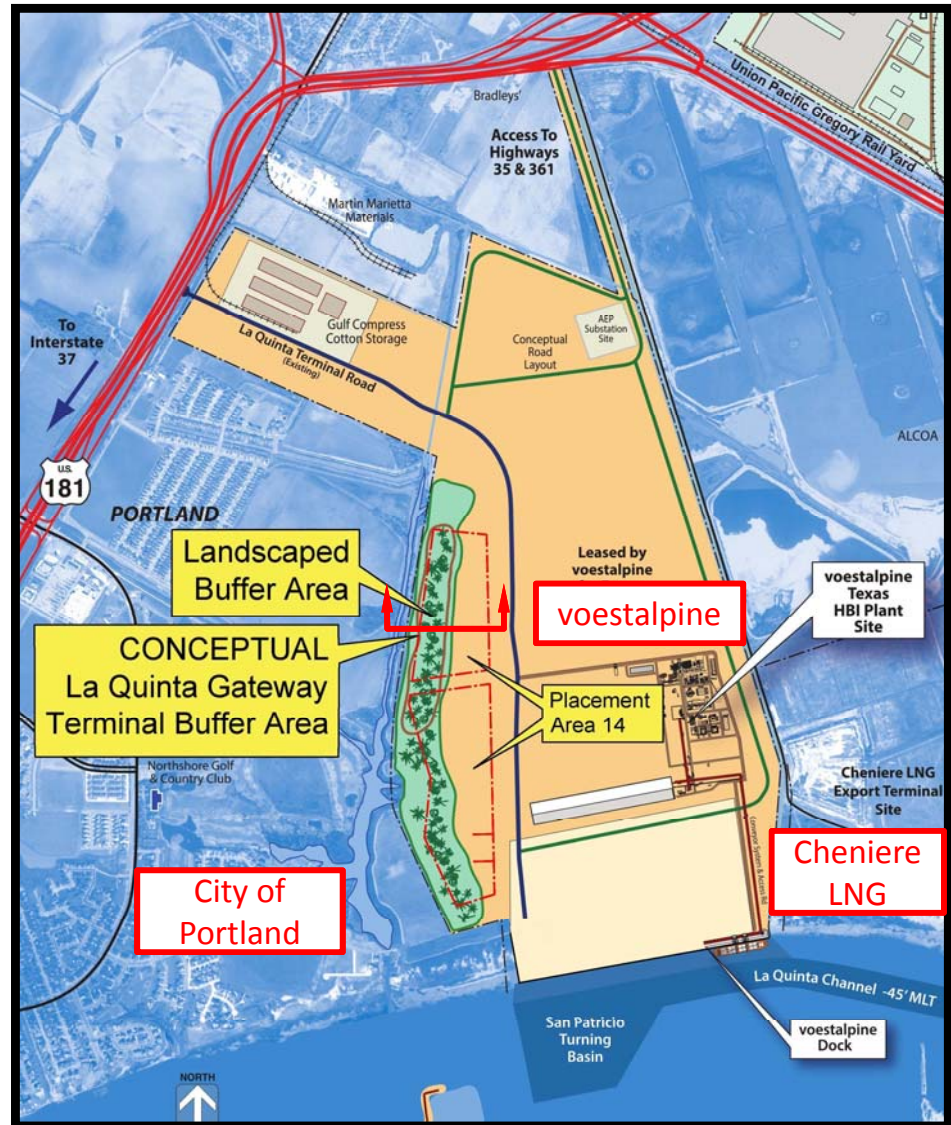
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La Quinta Gateway Terminal Buffer Area Conceptual Design



Existing Conditions





La Quinta Gateway Terminal Buffer Area Amendment to Service Order

- Amendment to Service Order No. 7 was approved in January 2017.
Amendment scope:
 - Modify design to emphasize attenuating noise, and incorporating noise abatement measures into the buffer area construction
 - Perform an acoustic study and include noise control measures in the design
 - Include noise sources from voestalpine, Cheniere, potential future activities
- Goal is to provide both short-term and long-term measures to reduce sound

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La Quinta Gateway Terminal Buffer Area SLR Noise Study Update

Task	Status
voestalpine Data	<ul style="list-style-type: none"> voestalpine data has been added to the model Measurements at voestalpine facility have been used to validate the noise model
Cheniere Data	<ul style="list-style-type: none"> Cheniere LNG data as per FERC filing has been added to the model
Existing Sound Levels	<ul style="list-style-type: none"> SLR monitored environmental sound levels from Feb 9th to Feb 12th at 5 locations. Survey periods included wind from the east and from the south with voestalpine in operation
La Quinta Terminal Data	<ul style="list-style-type: none"> Collecting sound level data Determining traffic/rail volumes Developing preliminary layout
Light Industrial / Distribution Area Design	<ul style="list-style-type: none"> Developing layout of light industrial / distribution area Estimating likely activities / traffic volumes for these areas
Buffer Area Design	<ul style="list-style-type: none"> Finalizing potential buffer area designs

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La Quinta Gateway Terminal Buffer Area Baseline Sound Level Survey



- Sound levels were measured at five locations for three days, including periods with east wind and with south wind

La Quinta Gateway Terminal Buffer Area Baseline Sound Level Survey

NSA 1



NSA 1B



NSA 2

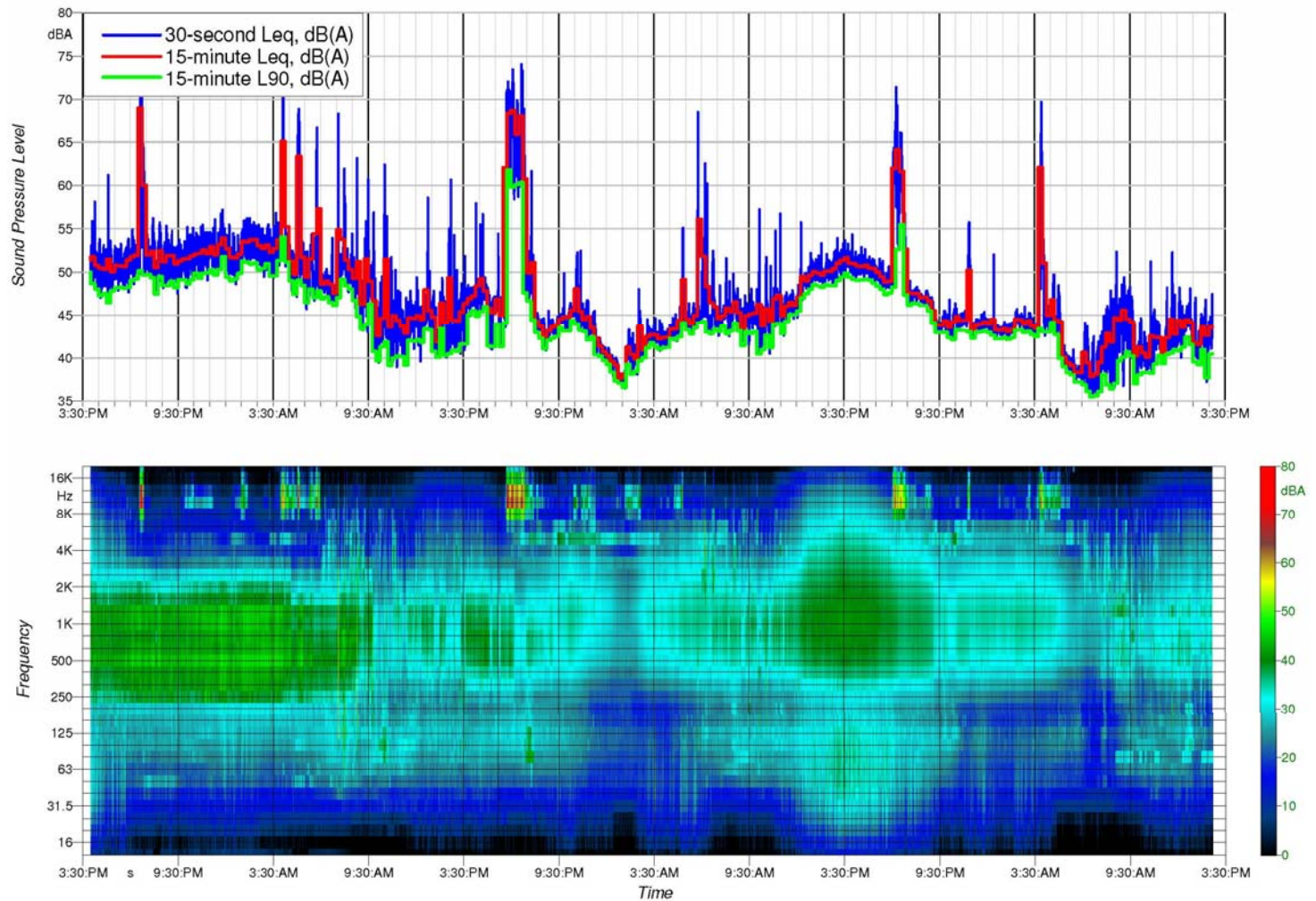


NSA 3



La Quinta Gateway Terminal Buffer Area Baseline Sound Level Survey Results

NSA 1 - Southwest



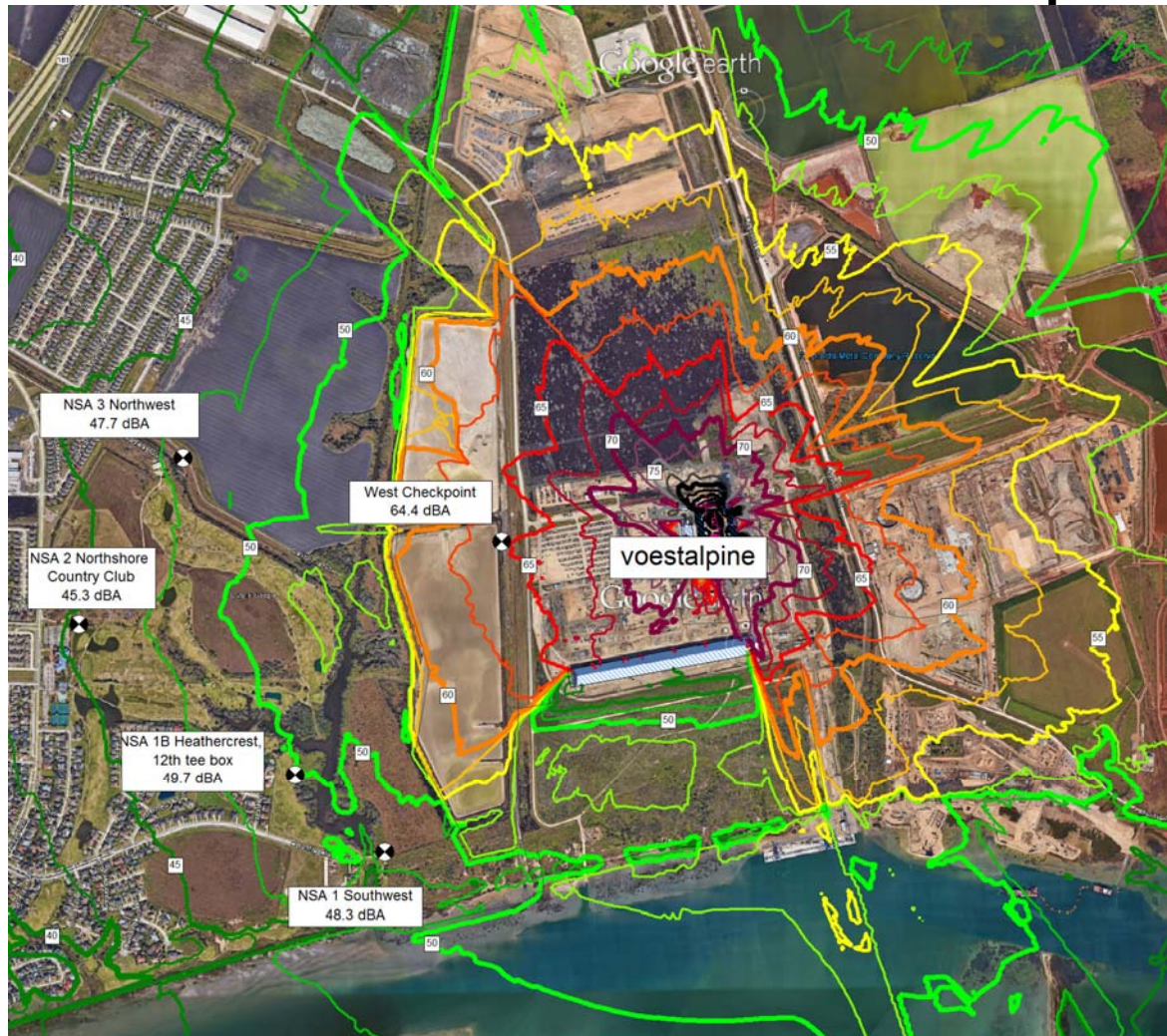
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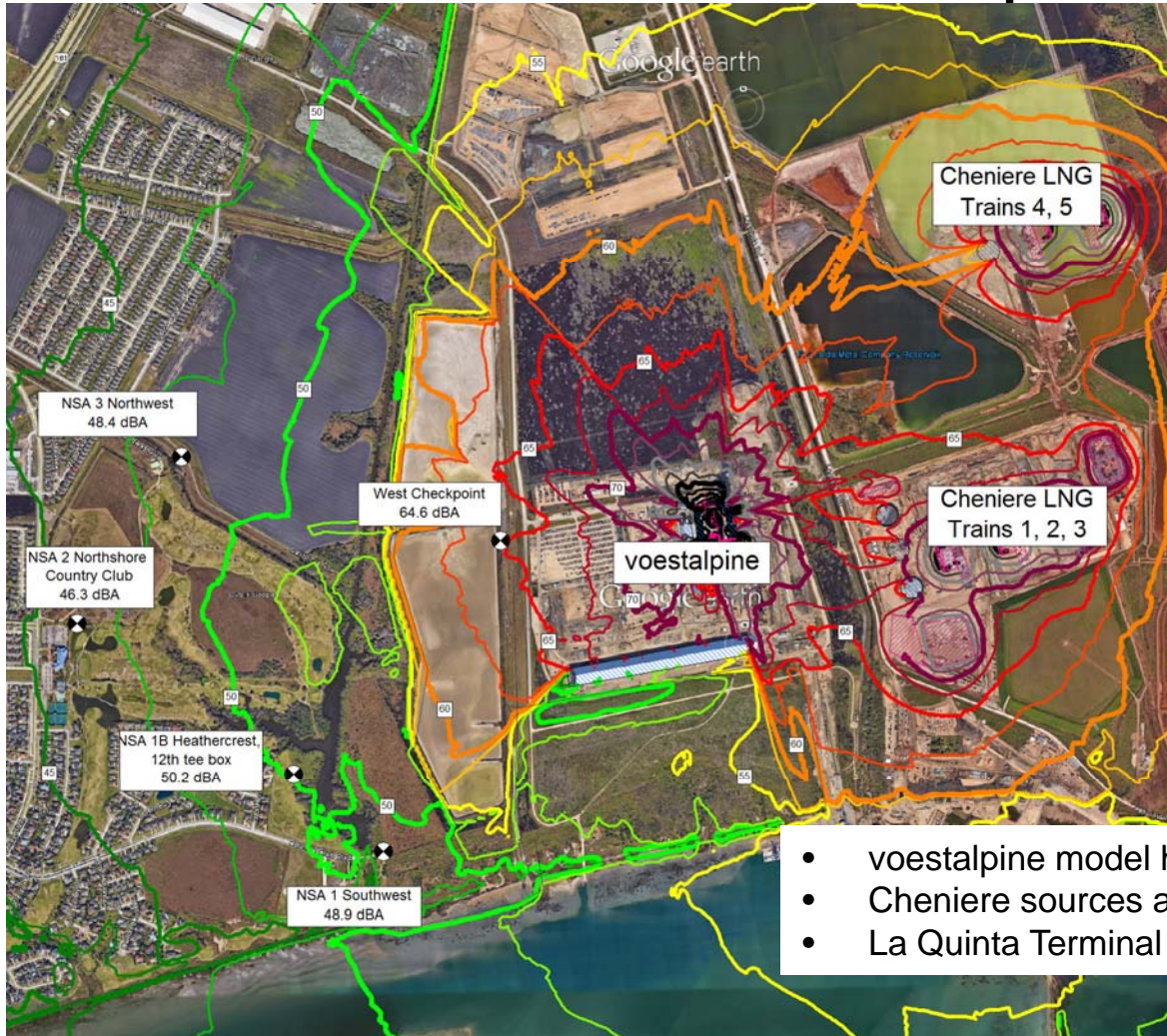
La Quinta Gateway Terminal Buffer Area Baseline Sound Level Survey Results

Data Source	Wind Conditions	Noise Sensitive Area (NSA)								West Checkpoint, West of Kay Bailey Hutchison Road	
		1		1B		2		3			
		Southwest Near East End of Country Club Blvd		Heathercrest near 12th hole tee box		Northshore Country Club		Northwest Near Bay Ridge Neighborhood			
		Day, Ld	Night, Ln	Day, Ld	Night Ln	Day, Ld	Night Ln	Day, Ld	Night Ln	Day, Ld	Night Ln
Cheniere Phase 3 FEIS, Feb 2012	Northeast Wind	48	46	--	--	53	45	48	47	50	50
Calculated voestalpine Contribution Feb 2017, SLR	East / ENE Wind	48	50	49	49	46	45	48	49	59	60
Overall measured levels - Period Average Feb 2017, SLR	Mix of East and South Wind	53	57	49	54	51	54	50	57	82	80
Overall measured levels - Background (L90) Feb 2017, SLR	Mix of East and South Wind	45	51	46	49	47	48	47	52	56	59

La Quinta Gateway Terminal Buffer Area Noise Model Status – voestalpine Validation

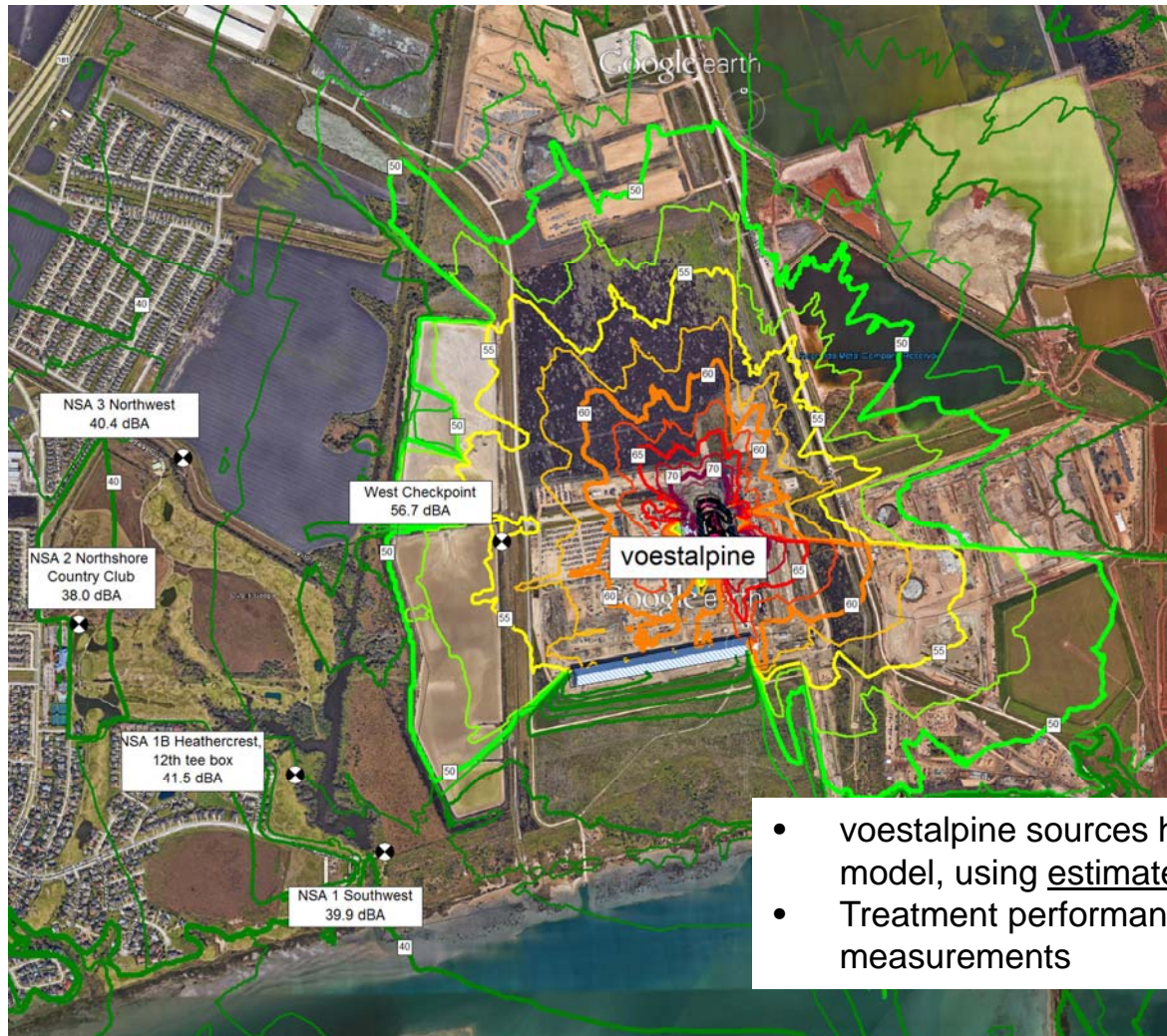


La Quinta Gateway Terminal Buffer Area Noise Model Status – voestalpine and Cheniere



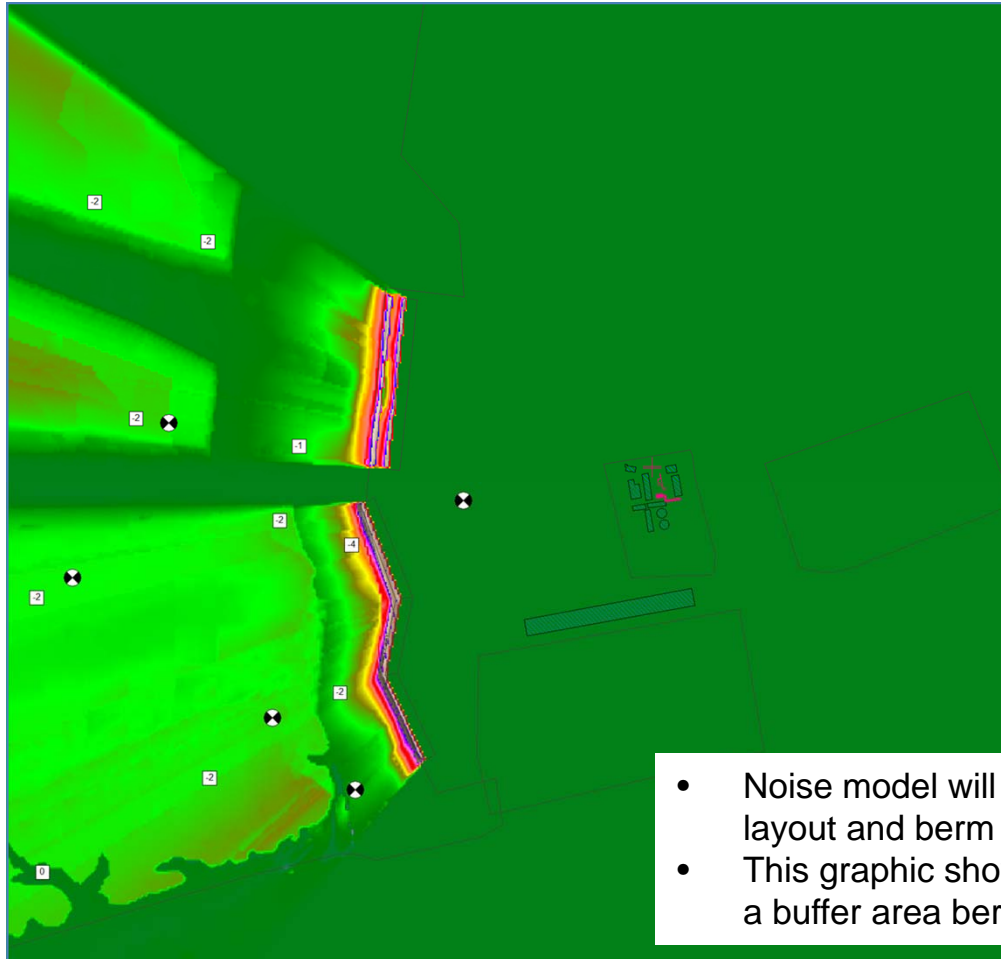
- voestalpine model has been validated
- Cheniere sources are included
- La Quinta Terminal sources are in progress

La Quinta Gateway Terminal Buffer Area Noise Model Status – estimated treated voestalpine



- voestalpine sources have been acoustically treated in model, using estimated treatment performance
- Treatment performance will have to be validated using measurements

La Quinta Gateway Terminal Buffer Area Example Buffer Area Berm Effect



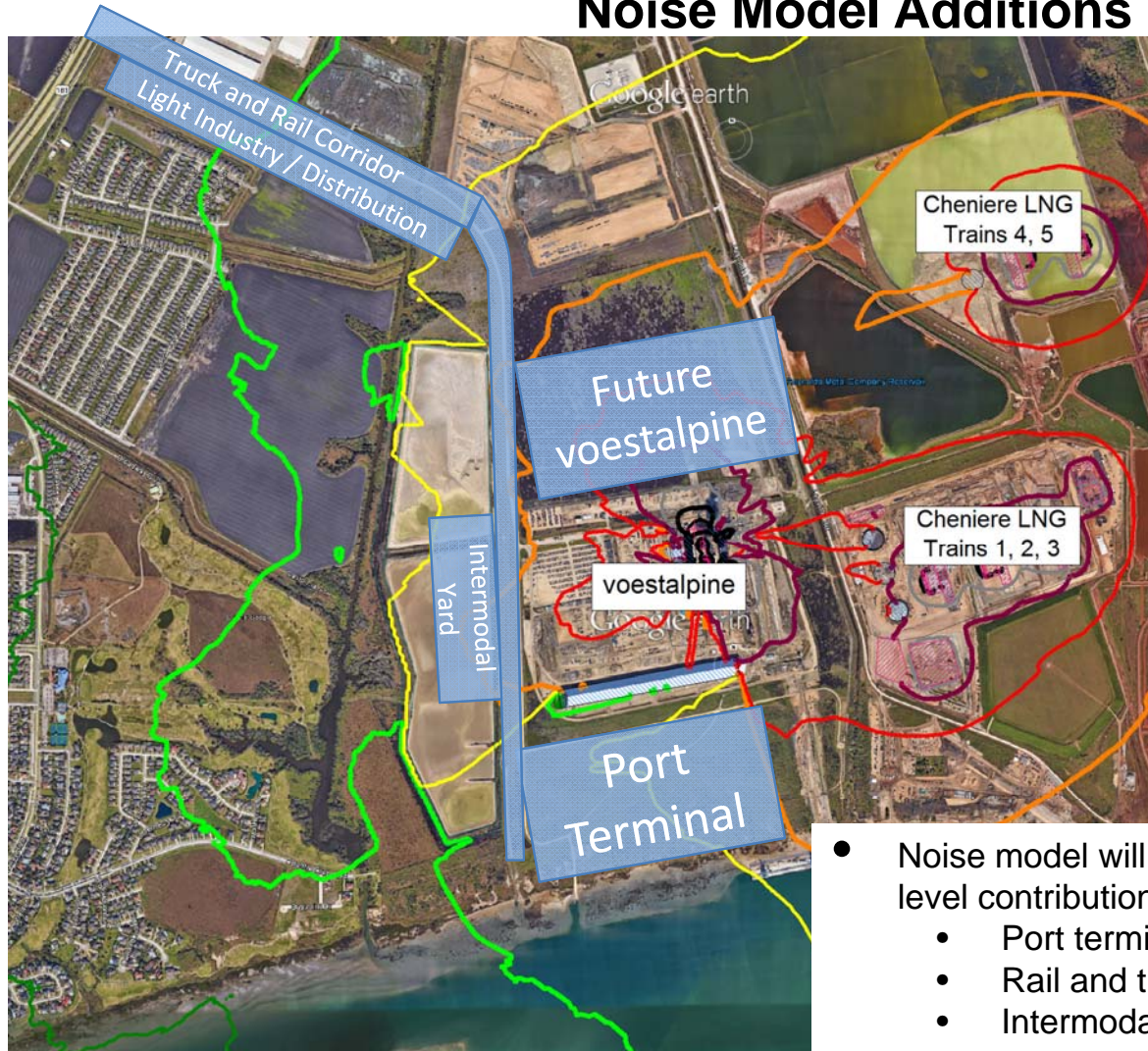
- Noise model will be used to optimize the buffer area layout and berm design.
- This graphic shows the decrease in sound level due to a buffer area berm that is 28 feet above grade.

La Quinta Gateway Terminal Buffer Area Effect of Buffer Area Berm Height

Change in Sound Level, dBA, due to
Buffer Area Berm or Other Treatments

Berm Height, feet above existing grade	Noise Sensitive Area (NSA)			
	1	1B	2	3
	Southwest Near East End of Country Club Blvd	Heathercrest near 12th hole tee box	Northshore Country Club	Northwest Near Bay Ridge Neighborhood
16'	-0.2	-2.0	-0.5	-1.6
20'	-0.3	-2.0	-1.8	-1.6
24'	-0.5	-2.0	-1.8	-1.6
28'	-0.6	-2.2	-1.8	-1.7
32'	-0.8	-2.2	-1.8	-1.8
36'	-1.1	-2.3	-1.8	-1.8
Total Changes with Proposed voestalpine Treatments (estimated performance)				
Existing DMPA	-8.4	-8.2	-7.3	-7.3
28'	-9.4	-11.0	-9.1	-9.3

La Quinta Gateway Terminal Buffer Area Noise Model Additions



- Noise model will be expanded to include sound level contributions from future La Quinta terminal
 - Port terminal
 - Rail and truck activities
 - Intermodal yard



La Quinta Gateway Terminal Buffer Area Data Items In Progress

Data Provider	Data Items in Progress
voestalpine	<ul style="list-style-type: none"> • Update on status of noise control treatment installations and resulting noise improvements • Sound level measurements from neighborhood locations (before/after treatments), and long-term results from perimeter monitors to be used for model calibration • Additional information on possible future development north of existing facility – add to model
Port of Corpus Christi	SLR to get feedback on potential truck and rail volumes along with plans for light industrial / distribution area.
Port of Houston	SLR has obtained permission to use data from the Bayport Terminal in the noise model.
Freese Nichols	Researching the mechanical characteristics of the existing material in the buffer area, i.e. weight bearing and angle characteristics to determine maximum possible height for buffer berm

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Questions/Comments?



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Resolution of Appreciation
For
Ray Harrison, Harbormaster

WHEREAS, For 38 years, Ray Harrison has worked diligently for the Port of Corpus Christi, helping our port navigate the world’s maritime vessel traffic and grow into the economic engine it is today; and

WHEREAS, Ray Harrison began his journey with the Port in the Harbormaster’s Office on October 17th, 1978 as an Operations Traffic Control Clerk; and

WHEREAS, On March 11th, 1993, after nearly 15 years of dedicated service Ray Harrison was promoted to the position of Vessel Traffic Control Chief; and

WHEREAS, On January 2nd, 2011, Ray Harrison’s tireless efforts over many years earned him the position of Assistant Harbormaster; and

WHEREAS, On December 15th, 2011, Ray Harrison officially became the Harbormaster of the Port of Corpus Christi; the culmination of nearly four decades of service and unwavering commitment to the Port, the maritime industry, and the high standards demanded for the safety & efficiency in overseeing the Port’s vast & dynamic vessel traffic network; and

WHEREAS, Ray Harrison’s efforts have extended beyond the duty which he aptly performs; Ray has served on the Harbor Safety Committee, the South Texas Waterways Advisory Committee, and various subcommittees and working groups throughout the region; and

WHEREAS, Ray Harrison played an integral role in the development of the original Klien Cargo and Traffic System and Dispatch Program for the Harbormaster’s Office in 1995, and the latest SAAB Kliens Port system for the Harbormaster traffic system in the year 2012; and

NOW THEREFORE BE IT RESOLVED that upon his retirement effective March 7, 2017, the Port Commission of the Port of Corpus Christi Authority, for itself and on behalf of Port staff and the Port community as a whole, expresses its sincere gratitude and appreciation for the decades of service that Ray Harrison has given to the Port of Corpus Christi, the citizens of the Coastal Bend, and to the maritime industry; and

BE IT FURTHER RESOLVED that this resolution be made a part of the permanent minutes of this Port Commission and that a signed original of this Resolution be furnished to Ray, and his son, Kent Harrison.

May God Bless and Keep You on Your Journey

PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS

Mr. Charles Zahn – Chair

Mr. Wayne Squires – Vice Chair

Ms. Barbara Canales – Secretary

Mr. David P. Engel – Member

Mr. Richard R. Valls, Jr. – Member

Mr. Richard L. Bowers – Member

Mr. Wes Hoskins - Member

DATE: February 21, 2017

TO: Port Commission

FROM: Rosie Collin, Director of Community Relations
rosie@pocca.com
(361) 885-6115

**Approve Payment of United Corpus Christi Chamber of
Commerce 2016 Invoice in the amount of \$75,000 for the South
Texas Military Facilities Task Force**

SUMMARY: On December 15, 2015, the Port Commission approved a Resolution Funding the Port of Corpus Christi Promotion and Development Fund for 2016 and Matters Related Thereto ("PDF Resolution") authorizing the Executive Director to pay the Business/Community Development expenditures included in PCCA's 2016 Annual Budget. One of the budgeted expenditures was \$75,000 for the South Texas Military Task Force ("STMTF"). The United Corpus Christi Chamber of Commerce, acting on behalf of the STMTF, submitted an invoice to PCCA for \$75,000 on October 20, 2016. This was PCCA's share of STMTF's budget for 2016.

Arguably, the PDF Resolution provides sufficient authority for the Executive Director to pay the Chamber's invoice without further action by the Commission. It is not PCCA's practice, however to make payments in excess of \$50,000 without express authorization from the Commission. Therefore, staff is requesting Commission authorization to pay the Chamber's 2016 invoice in the amount of \$75,000 for the STMTF.

BACKGROUND: The United Corpus Christi Chamber of Commerce (formerly the Corpus Christi Chamber of Commerce) has protected and supported the military facilities in this region through its South Texas Military Task Force. The STMTF was reinstated in 2012 after having been inactive since the 2005 BRAC decisions. The STMTF's goal is to protect the breadth and mission of the Corpus Christi Naval Air Station, Naval Air Station Kingsville, and the Corpus Christi Army Depot. These facilities are responsible for approximately 10,000 skilled direct jobs in this area and provide services to over 30,000 military veterans and retirees in the Coastal Bend. Because of the strong military presence in the Coastal Bend, the Port of Corpus Christi is designated as a strategic deployment seaport for U.S. military forces.

CONFORMITY TO PORT POLICY: Yes

EMERGENCY: No.

FINANCIAL IMPACT: N/A

STAFF RECOMMENDATION: Staff recommends approval of payment of the Chamber's 2016 invoice in the amount of \$75,000 for the South Texas Military Task Force as budgeted.

DEPARTMENTAL CLEARANCES:

Originating Department	Communication Relations
Reviewed & Approved	Rosie Collin
Legal	Jimmy Welder
Senior Staff	John LaRue
	Sean Strawbridge
	Jarl Pedersen

LIST OF SUPPORTING DOCUMENTS: None



DATE: February 21, 2017

TO: Port Commission

FROM: Tyler Fuhrken – Director of IT / Russell Cordo – Assistant Harbor Master
Tyler@pocca.com / Russell@pocca.com
(361) 885-6150 / (361) 885-6166

Adopt a Resolution Approving a Memorandum of Agreement between the Department of Commerce and the Port of Corpus Christi Authority of Nueces County, Texas, for Quality Control and Dissemination of Data From New Sensors of the Corpus Christi Physical Oceanographic Real-Time System (PORTS®)

SUMMARY: Staff requests the Commission adopt a Resolution approving the attached Memorandum of Agreement (MOA) with the Department of Commerce National Oceanic and Atmospheric Administration (NOAA) National Ocean Service (NOS) Center for Operational Oceanographic Products and Services (CO-OPS) (hereinafter referred to as “NOAA”) for Quality Control and Dissemination of Data From New Sensors of the Corpus Christi Physical Oceanographic Real-Time System (PORTS®).

BACKGROUND: PCCA and NOAA have a common interest in the safe navigation and environmental management of the Corpus Christi waterways and in the collection, quality control and dissemination of oceanographic and meteorological data in near-real time that supports marine navigation. PORTS® is a NOAA program that supports safe and cost-efficient navigation by providing shipmasters, pilots, and other users with the accurate real-time information required for safe vessel loading and transit, and to avoid groundings and collisions. The MOA is a data sharing agreement which would allow CO-OPS to collect, quality control and disseminate data from new oceanographic sensors in the Corpus Christi waterways. As part of the MOA, PCCA is responsible for contracting with a NOAA-approved contractor to purchase, test, install, manage, operate, and maintain the equipment identified in the MOA as part of CC PORTS®. Texas A&M University – Corpus Christi’s Conrad Blucher Institute for Surveying and Science (CBI) is a NOAA-approved contractor. Staff is currently negotiating an Interlocal Cooperation Contract with Texas A&M University – Corpus Christi’s Conrad Blucher Institute for Surveying and Science (CBI) for Operation, Maintenance, Repair and Management of the Corpus Christi Physical Oceanographic Real-Time System (CC PORTS®). CBI is a NOAA-approved contractor.

CONFORMITY TO PORT POLICY: This project is consistent with the PCCA's Strategic Plan (Strategic Goal #2 – Provide facilities and services to meet customer needs to provide surface infrastructure and services to support maritime and industrial development).

EMERGENCY: No

FINANCIAL IMPACT: There is no transfer of funds between the parties to the MOA; however, as per of the MOA, PCCA is responsible for contracting with a NOAA-approved contractor to purchase, test, install, manage, operate, and maintain the equipment identified in the MOA as part of CC PORTS®. Staff is negotiating an Interlocal Cooperation Contract with CBI for Operation, Maintenance, Repair and Management of CC PORTS®. Under CBI's current proposal, PCCA will pay \$277,672 for purchase and installation of the equipment and \$55,042 in annual operation and maintenance costs for a term of five (5) years. Staff will present the Interlocal Cooperation Contract for Operation, Maintenance, Repair and Management of CC PORTS® once it is finalized.

STAFF RECOMMENDATION: Staff recommends approval of the attached Memorandum of Agreement with Department of Commerce National Oceanic and Atmospheric Administration (NOAA) National Ocean Service (NOS) Center for Operational Oceanographic Products and Services (CO-OPS) for Quality Control and Dissemination of Data From New Sensors of the Corpus Christi Physical Oceanographic Real-Time System (PORTS®).

DEPARTMENTAL CLEARANCES:

Originating Department	Operations
Reviewed By	Lynn Angerstein
Legal	Dane Bruun
Senior Staff	John LaRue Sean Strawbridge

LIST OF SUPPORTING DOCUMENTS:

Memorandum of Agreement
Resolution Adopting Memorandum of Agreement

**RESOLUTION APPROVING A MEMORANDUM OF AGREEMENT BETWEEN THE
DEPARTMENT OF COMMERCE AND THE PORT OF CORPUS CHRISTI
AUTHORITY OF NUECES COUNTY, TEXAS, FOR QUALITY CONTROL AND
DISSEMINATION OF DATA FROM NEW SENSORS OF THE CORPUS CHRISTI
PHYSICAL OCEANOGRAPHIC REAL-TIME SYSTEM (PORTS®)**

WHEREAS, the Coast and Geodetic Survey Act (CGSA), 33 U.S.C. § 883e, authorizes the Secretary of Commerce to enter into cooperative agreements, or any other agreement, with, and to receive and expend funds made available by any state, or subdivision thereof, any federal agency, or any public or private organization, or individual for surveys and investigations authorized under § 883a et seq.; and

WHEREAS, the Port of Corpus Christi Authority of Nueces County, Texas (hereinafter referred to as "PCCA") and the Department of Commerce National Oceanic and Atmospheric Administration (NOAA) National Ocean Service (NOS) Center for Operational Oceanographic Products and Services (CO-OPS) (hereinafter referred to as "NOAA") have a common interest in the safe navigation and environmental management of Corpus Christi waterway and in the collection, quality control and dissemination of oceanographic and meteorological data in near-real time that supports marine navigation; and

WHEREAS, PORTS® is a NOAA program that supports safe and cost-efficient navigation by providing shipmasters, pilots, and other users with the accurate real-time information required for safe vessel loading and transit, and to avoid groundings and collisions; and

WHEREAS, PCCA and NOAA desire to enter into a data sharing agreement to allow CO-OPS to collect, quality control and disseminate data from new oceanographic sensors in the Corpus Christi waterway, PCCA agrees to install and maintain these new sensors to NOS/CO-OPS standards, and NOS agrees to incorporate this new data as part of NOAA's Corpus Christi Physical Oceanographic Real-Time System (CC PORTS®); and

WHEREAS, a Memorandum of Agreement between the Department of Commerce and the Port of Corpus Christi Authority of Nueces County, Texas, for Quality Control and Dissemination of Data From New Sensors of the Corpus Christi Physical Oceanographic Real-Time System (PORTS®) (hereinafter referred to as the "MOA") has been presented to PCCA's Port Commission for approval; and

NOW, THEREFORE, BE IT RESOLVED BY THE PORT COMMISSION OF THE PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS, THAT:

Section 1. The Port Commission hereby finds and determines that it is necessary and advisable that PCCA enter into the MOA in substantially the form presented to this meeting.

Section 2. The MOA in substantially the form presented to this meeting is hereby approved, and the Executive Director or Deputy Executive Director are hereby authorized and directed, for and on behalf of PCCA, to execute the MOA.

Section 3. The Chairman, the Vice Chairman, the Secretary, the Executive Director, and the Deputy Executive Director are each hereby severally authorized and directed to execute, attest, seal and deliver any and all additional certificates, documents or other papers and to do any and all things deemed necessary to carry out the intent and purposes of this Resolution, including the preamble hereto.

Section 4. This Resolution is hereby adopted by the Port Commission on February 21, 2017.

AN AGREEMENT

Between The

**U.S. DEPARTMENT OF COMMERCE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NATIONAL OCEAN SERVICE
CENTER FOR OPERATIONAL OCEANOGRAPHIC PRODUCTS
AND SERVICES**

And The

**PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS**

For The

**QUALITY CONTROL AND DISSEMINATION OF DATA
FROM NEW SENSORS OF THE CORPUS CHRISTI PHYSICAL
OCEANOGRAPHIC REAL-TIME SYSTEM (PORTS®)**

NOS Agreement Code: MOA-2017-000/0000

I. PARTIES AND PURPOSE

- A. This Agreement is between the National Oceanic and Atmospheric Administration (NOAA) National Ocean Service (NOS) Center for Operational Oceanographic Products and Services (CO-OPS) and the Port Corpus Christi Authority of Nueces County, Texas (PCCA). NOS and PCCA have a common interest in the safe navigation and environmental management of Corpus Christi waterway and in the collection, quality control (QC) and dissemination of oceanographic and meteorological (MET) data in near-real time that supports marine navigation.
- B. The purpose of this Agreement is to establish a data sharing agreement to allow CO-OPS to collect, QC and disseminate data from new oceanographic sensors PCCA will install in the Corpus Christi waterway. PCCA agrees to install and maintain these new sensors to NOS/CO-OPS standards and NOS agrees to incorporate this new data as part of NOAA's Corpus Christi Physical Oceanographic Real-Time System (CC PORTS®). PORTS® is a NOS program that supports safe and cost-efficient navigation by providing shipmasters, pilots, and other users with the accurate real-time information required for safe vessel loading and transit, and to avoid groundings and collisions.

II. AUTHORITIES

- A. The legal authority for CO-OPS and PCCA to enter into this Agreement is the Coast and Geodetic Survey Act (CGSA), 33 U.S.C. § 883e, which authorizes the Secretary of Commerce to enter into cooperative agreements, or any other agreement, with, and to receive and expend funds made available by any state, or subdivision thereof, any federal agency, or any public or private organization, or individual for surveys and investigations authorized under § 883a et seq.
- B. The programmatic authority for CO-OPS to enter into this Agreement is the CGSA, 33 U.S.C. § 883a et seq., which authorizes the Secretary of Commerce to conduct hydrographic and topographic surveys and tide and current observations, and analysis and prediction of tide and current data.

III. BACKGROUND

PCCA intends to install new current meters along the Corpus Christi navigation channel. The main shipping channel coming in from the Gulf of Mexico requires a left turn shortly after entering and currents perpendicular to this turn from the intercoastal waterway make this a challenge. Likewise, a long stretch of the channel as you enter Corpus Christi Bay is hit by these cross currents as well. Bringing vessels through the navigation channel to port with these cross currents is extremely difficult, so having real-time current information from a NOAA PORTS® system is crucial for safe navigation.

IV. CORPUS CHRISTI (CC) PORTS®

The CC PORTS® consists of the following:

- A. Horizontally Mounted Current measurement system at two locations for the measurement of horizontal current profiles: 1) UTMSI HADCP (Port Aransas), 2) Occidental HADCP (Ingleside, TX) to be installed by PCCA to NOS/CO-OPS standards. Each system includes an Acoustic Doppler Current Profiler (ADCP) to measure currents, mounted on an I-beam and winch for easy maintenance. Data will be transmitted back to NOAA via an IP modem and a Geostationary Operational Environmental Satellite (GOES) transmitter.
- B. Buoy Mounted Current measurement system at Aransas Pass Channel LB 3 Aids to Navigation (ATON) buoy for the measurement of vertical current profiles, to be installed by PCCA to NOS/CO-OPS standards. This system includes an Acoustic Doppler Current Profiler (ADCP) to measure currents, mounted on a U.S. Coast Guard ATON buoy via a clampartus for easy maintenance and removal. Data will be transmitted back to NOAA via an IP modem and GOES transmitter.
- C. Water level station data that are part of the existing NOAA network will be incorporated into CC PORTS® at no cost to the PCCA at three locations: 1) Aransas Pass, 2) Port Aransas and 3) USS Lexington. Each station includes primary and back-up water level sensors and a meteorological package consisting of an anemometer, air temperature, and barometric pressure sensors. Data is transmitted back to NOAA via an IP modem and GOES transmitter.
- D. Additional sensors may be added in the future upon agreement of both parties and shall be identified by an amendment to this Agreement.

V. RESPONSIBILITIES OF THE PARTIES

In general, CO-OPS is responsible for the collection, QC and dissemination of the CC PORTS® data.

- A. CO-OPS agrees to provide at no cost to PCCA:
 - 1. Technical consultation to assure that the system design, installation, operation, and maintenance of the PCCA sensors are in accordance with CO-OPS guidelines and standards (See Appendices A and B).
 - 2. Water level and meteorological data from existing NOAA stations in the region at: 1) Aransas Pass, 2) Port Aransas and 3) USS Lexington.
 - 3. A centralized Voice Data Response System (VDRS) located at CO-OPS Headquarters, Silver Spring, Maryland, with access provided via a toll-free number.

4. Real-time quality control of all CC PORTS[®] data in the form of a 24 hours per day/7 days per week Continuous Operational Real-Time Monitoring System (CORMS) operation. This activity will be staffed by personnel contracted by CO-OPS to ensure that the data disseminated meets CO-OPS's standards for safe navigation.
5. Communications costs associated with CORMS.
6. Software maintenance and enhancements (which may be developed by CO-OPS).
7. Recommendations for hardware and equipment upgrades.
8. Final approval of all changes, additions, modifications to the CC PORTS[®].

B. The PCCA shall provide at their expense:

1. Contracting with a CO-OPS approved contractor for the expertise required to purchase, test, install, manage, operate, and maintain the equipment identified in Sections IV. A and B. in accordance with CO-OPS standards (see Appendices A and B).
2. Funding for emergency repairs by a CO-OPS approved contractor to the equipment identified in Sections IV. A and B. in accordance with CO-OPS standards (see Appendices A and B). PCCA will provide funds for the necessary modules/components required for the repairs.
3. Transmission of the sensor data from the new sensors identified in Sections IV. A and B. to CO-OPS via approved communication modes for QC and dissemination.
4. A local site representative. PCCA's site representative is the contact listed in Section VII. The PCCA shall notify CO-OPS if a new site representative is designated.

VI. FUNDING, PAYMENT, AND REIMBURSEMENT ARRANGEMENTS

- A. There is no transfer of funds between the Parties under this Agreement.
- B. CO-OPS will monitor data quality and terminate dissemination of information when, in its sole discretion, the information quality approaches unacceptable limits.
- C. CO-OPS will not achieve full cost recovery for the services it is providing. Under 33 U.S.C. § 883e (2), CO-OPS's estimated annual benefit for this PORTS[®] exceeds CO-OPS's annual contribution for data quality control and dissemination infrastructure.

VII. CONTACTS

A. The Points of Contact (POC) for each of the Parties to this Agreement are:

1. CO-OPS POC: Darren Wright
Position: PORTS[®] Program Manager
Address: NOAA/NOS/CO-OPS
1305 East West Highway
Silver Spring, Maryland 20910
Telephone Number: (240) 533-0470
Fax: (301) 713-4392
Cell: (240) 338-1347
E-mail: darren.wright@noaa.gov
2. PCCA POC: Sean Strawbridge
Position: Deputy Executive Director and COO
Address: Port Corpus Christi
222 Power Street
Corpus Christi, TX 78401
Telephone Number: (361) 885-6133
Fax: (361) 882-7110
E-mail: Sstrawbridge@pocca.com

B. For day-to-day operations and technical assistance, the CO-OPS contact is the CC PORTS[®] Site Representative:

CC PORTS[®] Site Rep: Grace Gray, Site Representative
Address: NOAA/Disaster Response Center
7344 Zeigler Blvd.
Mobile, AL 36608-4821
Telephone Number: (251) 544-5018
Cell: (757) 359-8412
Email: grace.gray@noaa.gov

C. The Parties agree that if there is a change regarding the information in this section, the Party making the change will notify the other Party in writing of such change. This change does not require a formal amendment.

VIII. DURATION OF AGREEMENT, AMENDMENTS, OR TERMINATION

- A. This Agreement will become effective upon the signature of both of the approving officials of the respective organizations entering into this Agreement and will expire on April 30, 2022. The Agreement will be reviewed annually.
- B. This Agreement may be amended or modified at any time by the mutual written consent of the Parties. This Agreement may be terminated by either Party upon 120 days written notice to the other Party.

IX. RESOLUTION OF DISAGREEMENTS

Should disagreement arise as to the interpretation of the provisions of this Agreement, or amendments and/or revisions thereto that cannot be resolved at the operating level, the area(s) of disagreement will be stated in writing by each Party and presented to the other Party for consideration. If agreement on interpretation is not reached with 30 days CO-OPS shall forward the written presentation of the disagreement to respective higher officials for appropriate resolution.

X. OTHER TERMS AND CONDITIONS

- A. All responsibilities under this Agreement are subject to the availability of appropriated funds. CO-OPS participation in this Agreement is contingent on receipt of the Federal funding required to operate the CORMS. Should CO-OPS be required to terminate this Agreement, data quality control and dissemination would cease. Should funds fail to be available to PCCA, PCCA shall have the right, at its sole discretion, to terminate this Agreement.
- B. This Agreement in no way limits other government agencies (federal, state, and local), port authorities, companies involved in maritime commerce, commercial fishermen, recreational boaters and fishermen, researchers, and the general public from having access to CC PORTS[®] data through (1) telephone voice messaging and (2) the Internet.
- C. CO-OPS agrees to promptly consider and adjudicate any and all claims which arise out of work under this Agreement by CO-OPS or duly authorized representatives or contractors of CO-OPS and to pay for any damage or injury as may be required by Federal law. Such adjudication will be pursued under the Federal Torts Claim Act, 28 U.S.C. 2671 et seq. or other such Federal legal authority as may be pertinent. CO-OPS also agrees to consider and adjudicate any claims for damage or injury sustained by CO-OPS personnel in the performance of their official duties while doing the work under this agreement. Such adjudication will be made pursuant to the Federal Employees' Compensation Act, 5 U.S.C. 8101 et seq., or other such Federal legal authority as may be pertinent.
- D. This writing embodies the entire Agreement and understanding between the Parties hereto, and there are no other contracts or understandings, oral or written, between them with reference to the subject matter hereof that are not merged herein and superseded hereby. No alteration, change, or modification of the terms of this Agreement shall be valid unless made in writing and signed by both Parties hereto.
- E. Neither PCCA, nor any its officers, directors, employees, Port Commissioners, or contractors, shall be responsible for any injury, damage, or liability occurring by reason of any act or omission by CO-OPS under or in connection with any work performed by CO-OPS or its agents under this Agreement.

XI. APPROVALS

ACCEPTED AND APPROVED FOR THE
U.S. DEPARTMENT OF COMMERCE
ATMOSPHERIC ADMINISTRATION
NATIONAL OCEAN SERVICE

BY: _____
Name: Richard Edwing
Title: Director
Center for Operational Oceanographic
Products and Services

DATE: _____

ACCEPTED AND APPROVED FOR THE
Port Corpus Christi

BY: _____
Name: Sean Strawbridge
Title: Deputy Executive Director and COO

DATE: _____

APPENDIX A

MANAGEMENT, OPERATION, MAINTENANCE, AND REPAIR OF THE CURRENT METER STATIONS IN CORPUS CHRISTI

INTRODUCTION

The science, technology, and operations included in PORTS[®] are leading edge, cover a very wide range, and will continue to present challenges in the ongoing management of the system. Development and implementation of PORTS[®] by CO-OPS requires the expertise of specialists in technical management, oceanography, engineering, and information systems. It includes knowledge of currents and circulation, water levels, instrumentation, communications, computers, voice response systems, data management, and field operations.

Although CC PORTS[®] is a continuation of previously deployed technology, the physical and geographical challenges unique to the Corpus Christi area require on-going system refinement and upgrading. System management, operation, maintenance, and repair (MOM&R) and the most appropriate documentation of these activities will require further refinement as additional experience is gained. Modification of the required activities described in this Appendix must be approved by CO-OPS. The modified requirement(s) must be stated in writing, signed by the CO-OPS PORTS[®] Program Manager, and attached to CO-OPS' and the PCCA copies of this Agreement.

Maintenance must be conducted both at the system level and at the component level, at intervals that vary from daily to every two years. For reliable operation of the system with less than five percent down time, and to ensure dissemination of quality assured data, PORTS[®] must be maintained rigorously by personnel with the required expertise.

MANAGEMENT AND OPERATION

The PCCA shall perform the following duties:

- Schedule maintenance activities and ensure that they are conducted according to specifications and minimize down time;
- Obtain quick response support as required to minimize system down time;
- Manage support contracts (e.g. diving services, measurement subsystem maintenance, data acquisition and dissemination subsystem maintenance, instrument refurbishment and calibration); and
- Interact with CO-OPS, Coast Guard, other federal agencies, port authorities, ship pilots and masters, tug and tow operators, companies engaged in maritime commerce, environmental agencies, the general public, and others as required.

The CO-OPS-operated CORMS will conduct continuous system checks and will provide the PCCA the results from the checks. When problems are encountered with critical system

components, the PCCA or contractor shall respond within four (4) hours of receiving negative system check information to make arrangements for corrective actions. The PCCA or contractor shall equip a watchstander or other appropriate employee/contractor with a pager or other means of responding 24 hours per day, 365 days per year for this purpose. The PCCA shall designate a contact person and back-up contact persons responsible for responding to negative system check information and identify these individuals to CO-OPS upon the execution of this Agreement. The PCCA shall notify CO-OPS of any changes in contact or backup persons within one work day.

MAINTENANCE

The PCCA will coordinate all maintenance activities and participate in them as may be appropriate.

The routine operations, maintenance, and emergency maintenance of the ADCP current measurement system must also be carried out by individual(s) knowledgeable in the methods and procedures of CO-OPS. CO-OPS will train the PCCA in the maintenance, and operation of the ADCP systems, if necessary. Routine annual inspection and maintenance of the ADCP systems will be completed by the PCCA.

Daily

- 1) The PCCA Contractor shall monitor the various PORTS[®] data products issued by CO-OPS, to maintain knowledge of the products and the associated data. Further, the PCCA Contractor shall respond to all requests regarding instrument status, repair schedules, etc.

Two (2) - Month Service Interval

- 1) The PCCA Contractor shall inspect all above-water components of the station (e.g., instrument enclosures, locks, antennas, solar panels, batteries, desiccant, stands and mounts,; conduit, cables, connectors, and air pump system). Clean, repair, or replace components and consumables as necessary.
- 2) The PCCA Contractor shall raise the side-looking current meters, inspect and clean any fouling off of chain and sensor.
- 3) The PCCA Contractor shall examine and clean the DCP with a vacuum, including fans as necessary.

Six (6) - Month Service Interval

- 1) The PCCA Contractor shall perform the two (2) - month service interval maintenance as well as the following:
- 2) The PCCA Contractor shall employ diver services to clean any fouling off of the underwater components of the horizontally mounted current meters to ensure proper chain movement.
- 3) Replace all buoy-mounted current meter systems with a complete replacement system. Batteries shall be replaced and the current meter and clamparatus shall be cleaned for

redeployment in the future.

Two (2) - Year Service Interval

- 1) The PCCA Contractor shall perform the two (2) – month and six (6) - month service interval maintenance as well as the following:
- 2) The PCCA Contractor shall replace all gel cell batteries in all DCPs and top side electronics with approved replacements, per CO-OPS *Engineering Bulletin 10-002: Standardize Battery Type for CO-OPS Water Level and Meteorological Stations with Photovoltaic Charging Systems*. The PCCA Contractor shall properly dispose of all old batteries.
- 3) The PCCA shall return current meters, both horizontal and buoy mounted, to manufacturer for calibration.

Unscheduled

Respond to system failures as required. Repairs and replacements as may be necessary to ensure system reliability and data quality shall be made.

Table 1. Sensor Service Intervals

Sensor	2 Mo	4 Mo	6 Mo	Yearly	2 Year	4 Year
Side-Looking ADCP	I/C		D/C		R/L	
Buoy Mounted Current Meter	I (shore station)		R		R/L	
Solar Panels	C					
Key: C-Clean, D-Dive, I-Inspect, K-Calibrate On Site, L-Calibrate, R-Replace, S-Service						

APPENDIX B

SYSTEM AND COMPONENT DOCUMENTATION

Overall system documentation includes:

PORTS[®] Operation and Maintenance Manual, prepared by NOAA/NOS/CO-OPS. Documents the PORTS[®] systems, provides detailed maintenance procedures, operation instructions, troubleshooting guide and sources of information.

Documentation for the measurement and data transmission components includes:

Acoustic Doppler Current Profiler (ADCP) Technical Manual, prepared by RD Instruments and SonTek. Documents the ADCP operation, maintenance and repair.

Sutron 9000 RTU Operation and Maintenance Manual, prepared by Sutron Corp. Documents the operation and maintenance of the Sutron 9000 RTU used with the water level systems.

NGWLMS User's and Operator's Manual, prepared by Sutron Corp. Documents the set-up of the Sutron 9000 RTU

Sutron 9000 RTU Software Manual, prepared by Sutron Corp. Documents the software programming language used with the Sutron 9000 RTU.

Calibration Report, prepared by NOAA/NOS/CO-OPS. Calibration results for the speed and direction calibration of the ADCP's.

Collect Software, prepared by RD Instruments and SonTek. Software for ADCP setup and initiation with NOS/CO-OPS prepared setup files, documentation included.

RD Test Software, prepared by RD Instruments and SonTek. Software for testing the operation of the ADCP's, includes online documentation.

Operations Manual for the PORTS[®] Information Dissemination System (IDS), prepared by NOAA/NOS/CO-OPS.

DATE: February 21, 2017

TO: Port Commission

FROM: Patricia Cardenas – Director of Communications
Patricia@pocca.com
(361) 885-6124

Approve 3rd and Final Year Retainer to Morehead Dotts Rybak for Community Awareness Campaign and Related Expenses

SUMMARY: Staff requests approval of \$25,000.00 retainer fee for the 3rd and final year of the Community Awareness Campaign contracted with Morehead Dotts Rybak in 2015 and \$155,000.00 in estimated media and ad expenses as approved in the 2017 PCCA budget.

BACKGROUND: In 2015, the Port contracted with Morehead Dotts Rybak to embark on a Positive Engagement Plan, referred to originally by the tagline of People Move Our Port and more recently identified as the Community Awareness Campaign. The goals of the campaign are to inform, educate and communicate with the community stakeholders on the economic and job creating impact the Port has on the entire region and create a platform where the community is able to engage with the Port, and the Port can be proactive in addressing community concerns both local and region wide. The contract retainer fee of \$25,000 per year for a three (3) year period results in a contractual aggregate in excess of the \$50,000 statutory limit. The 2017 budget included \$180,000 in estimated media and ad expense for the community awareness campaign which also requires commission authorization.

ALTERNATIVES:

CONFORMITY TO PORT POLICY: Yes

EMERGENCY: No

FINANCIAL IMPACT:

STAFF RECOMMENDATION: Staff recommends the approval of the 3rd year retainer fee of \$25,000 and authorization for signage, displays and media expenses up to the \$155,000 budgeted in 2017 for this campaign.

DEPARTMENTAL CLEARANCES:

Originating Department	Communications
Reviewed By	Patricia Cardenas
Legal	Jimmy Welder Dane Bruun
Senior Staff	John LaRue Sean Strawbridge Jarl Pedersen Dennis DeVries

LIST OF SUPPORTING DOCUMENTS: Morehead Dotts Rybak Positive Engagement
Plan 2015 - 2017

**Port Corpus Christi
Positive Engagement Plan (PEP)
2015-2017**

PROJECT SCOPE

OVERVIEW

As Port Corpus Christi continues to diversify cargo bases and identify foreign and local investors, it becomes essential for Port staff to have stronger communications with the community, and take a leading role in educating the Coastal Bend about the sustainability and economic benefits of this forward progress.

PLAN

The Port will embark on a Positive Engagement Plan, referred to as PEP. The plan is to engage the community with positive news and updates, and feature our number one commodity...people. The PEP tagline is "PEOPLE MOVE OUR PORT". By focusing on people, the Port engages the community at the human level. In this plan, the Port is not some ambiguous government entity, but my neighbor Joe who works at CITGO, or Susan who was in my welding class at the Craft Training Center. The stories emanate from real people.

GOALS

The goals are to educate and communicate with the community, and be able to respond to questions and concerns. PEP creates a platform where the community is able to engage with the Port, and the Port can be proactive versus reactive.

MARKET

The first target audience for PEP is adults, 18+ living in Nueces and San Patricio Counties. PEP will reach an audience that is directly impacted by the positive energy – increased retail and hotel stays – and also the negative – increased traffic and growing pains due to rapid growth. The second target audience is adults, 18+ living in our designated market area, to include Bee, Jim Wells, Aransas, Live Oak, Kleberg and Refugio Counties.

PLAN IMPLEMENTATION

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2767 santa fe street | corpus christi | texas | 78404 p | 361.883.6327 f | 361.883.6631 | corpus christi | san antonio | mdradvertising.com

YEAR 1 – LAUNCH (2015)

In year 1, *People Move Our Port* is launched in the community. Non-traditional media, such as wall wraps, tank wraps on port property, and shipping containers, utilized as billboards, will be part beautification and part communication. Some traditional media, such as online banners, will be utilized to draw the audience to the Port's social media and website for in-depth information. This media mix gives the Port a strong presence in the community, while also reaching a broad audience.

TOOLS

Signage/Displays

Wall Wraps (Port Offices & Buildings)
Tank Wraps (SEA District)
Shipping Containers in Strategic Locations
Corpus Christi International Airport Sign
Internal Posters & Banners

Media

Online Banner Ads
Videos
Social Media
North Shore Cinema
Website

YEAR 2 – COMMUNITY ENGAGEMENT/PORT'S 90TH (2016)

In year 2, the plan is amplified as the Port celebrates its 90th milestone. The signage and infrastructure from year 1 are in place, and in year 2 the plan will be embellished with RTA bus wraps, a Port truck wrap, and additional traditional media such as newspaper and radio.

TOOLS

Signage/Displays

Wall Wraps (Port Offices & Buildings)
Tank Wraps (SEA District/Stakeholders)
Shipping Containers in Strategic Locations
Corpus Christi International Airport Sign
Shoreline Street Banners
Port A Marina Park Signs/Fish Board
Port Truck Wrap
Joe Fulton Public Fishing Area Signs

Media

Online Banner Ads (Network)
Videos
Social Media
North Shore Cinema
RTA Bus Wraps
Website
Radio
Newspaper

Possible Partnerships

Whataburger Field/Hooks

YEAR 3 – SOFT CAMPAIGN

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YEAR 3 – SOFT CAMPAIGN

In year 3, we are winding down on the campaign, going back to the basics. This year will still be vital in speaking with the community, as several initiatives have just been completed or started in 2016, to include TPCO, voestalpine, and the construction of the Harbor Bridge. The goal is to continue the conversation with the community using social media and the website after year 3.

TOOLS

Signage/Displays

Wall Wraps (Port Offices & Buildings)
Tank Wraps (SEA District/Stakeholders)
Shipping Containers in Strategic Locations
Corpus Christi International Airport Sign
Shoreline Street Banners
Port A Marina Park Signs
Port Truck Wrap
Joe Fulton Public Fishing Area

Media

Online Banner Ads (Network)
Videos
Social Media
North Shore Cinema
Website

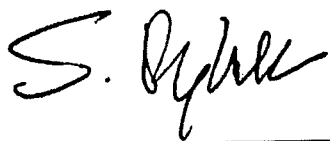
X

Retainer Costs

Monthly Retainer	\$25,000/year (\$2,083.33 per month)
Web Maintenance Retainer	\$10,000/year (\$909.09 per month starting Feb. 2015)

Retainer amounts to be reviewed annually.

If preliminary plans for a community outreach program and timeline are approved for 2015-2017, please sign and return to MDR. Thank you for the opportunity!



Stephen Rybak
MDR Principal

Port Corpus Christi

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Feel The Energy 2017 Community Campaign Budget

BROADCAST PRODUCTION		\$	17,000.00	9%
Responsible Growth #1		\$	1,000.00	
Responsible Growth #2		\$	1,000.00	
Ship Channel #1		\$	1,000.00	
Ship Channel #2		\$	1,000.00	
Environmental / Restoration Project		\$	1,000.00	
Port Expansion #1		\$	1,000.00	
Port Expansion #2		\$	1,000.00	
Education / Workforce		\$	1,000.00	
Port Operations #1		\$	1,500.00	
Port Operations #2		\$	1,000.00	
State of the Port Video Files (if needed)		\$	1,500.00	
State of the Port - Community Report		\$	1,000.00	
Thank You Customers/Community (holiday)		\$	1,000.00	
Ride-In-Theater Pre-movie Production		\$	1,500.00	
Miscellaneous Video(s)		\$	1,500.00	
Total		\$	17,000.00	
MEDIA/SPONSORSHIPS		\$	130,202.65	72%
KIII-TV.com (pre-roll)		\$	3,750.00	3%
KRISTV.com (pre-roll)		\$	3,750.00	3%
Calller.com		\$	10,000.00	8%
Area Newspaper Ads (full page, 2x)		\$	26,835.00	21%
Caller Times	\$	5,105.00		
Aransas Pass Progress	\$	2,625.00		
Ingleside Index	\$	1,585.00		
Portland News	\$	2,735.00		
San Patricio News	\$	2,735.00		
Coastal Bend Herald	\$	3,375.00		
Port A South Jetty	\$	3,800.00		
Island Moon	\$	2,795.00		
Nueces County Record Star	\$	2,080.00		
Social Media (Video Ads on Facebook)		\$	15,000.00	12%
Geo-Fencing (Banners - Direct Messaging)		\$	20,000.00	15%
Website Retargeting (Banners - Direct Messaging)		\$	10,000.00	8%
Out-of-Home (Billboards)		\$	30,000.00	23%
Movie Theater Video Ads		\$	4,750.00	4%
Corpus Christi Ride In Theater		\$	6,117.65	5%
Total		\$	130,202.65	100%
MDR ACCOUNT SERVICE & GRAPHIC DESIGN		\$	25,000.00	14%
Total		\$	172,202.65	
Budget		\$	180,000.00	
Balance		\$	7,797.35	4%

The 2017 budget is an estimate and tentative plan for a community awareness campaign. Items may change depending on availability or optimization of media and budget. Special projects will be billed separately and approved by Port Director of Communications.

DATE: February 21, 2017

TO: Port Commission

FROM: David Krams, P.E.
Director of Engineering Services
Krams@pocca.com
(361) 885-6134

Authorize Staff to Use Alternate Contract Method of Design-Build for the Congressman Solomon P. Ortiz International Center Redevelopment Project.

SUMMARY: Staff requests Commission approval to use the design-build purchasing contract method for the proposed Congressman Solomon P. Ortiz International Center redevelopment project, which will allow the consolidation of PCCA functions and provide additional space for current and anticipated future staff and regional agency partners.

BACKGROUND: The PCCA is evaluating the design and construction of a new administration facility to replace aging buildings and to consolidate the PCCA staff and functions at a single location that will provide a modern, safe, and efficient work environment for staff. Locations near the Congressman Solomon P. Ortiz International Center and the 222 Power Street address are being evaluated. Staff is also assessing the use of Design-Build delivery methods for the design and construction of the new office facility. The design build methodology was initially developed to support delivery of commercial buildings and provides schedule and delivery advantages that would be beneficial to the PCCA for a project of this nature.

ALTERNATIVES: In following Commission direction, large Port projects are evaluated for design-build delivery over the traditional design-bid-build. The use of design-build delivery method is recommended to provide cost-effective, time-efficient delivery of a new office facility.

CONFORMITY TO PORT POLICY: The design-build project delivery method is an alternate purchasing method available for contracting as per Subchapter O, Chapter 60 of the Texas Water Code. This project is included in the 2017 Capital Budget and is consistent with the PCCA 2025 Strategic Plan, identified in Strategic Goal #7 – Grow Our People to Staff the Future to provide a modern, safe, and efficient work environment for Port staff.

EMERGENCY: No.

FINANCIAL IMPACT: Construction of a new office facility will require use of PCCA funds; design-build delivery has been shown to reduce costs related to design and construction of projects of this nature, and will provide best value to the port.

STAFF RECOMMENDATION: Staff recommends the Port Commission approve the use of a design-build purchasing contract method for the proposed Congressman Solomon P. Ortiz International Center redevelopment project.

DEPARTMENTAL CLEARANCES:

Originating Department	Engineering Services
Reviewed & Approved	David Krams Brett Flint Sonya Lopez-Sosa
Senior Staff	John LaRue Sean Strawbridge
Legal Review	N/A

LIST OF SUPPORTING DOCUMENTS:

None.

DATE: February 21, 2017

TO: Port Commission

FROM: Lynn Angerstein, Manager of Procurement Services
lynn@pocca.com
(361) 885-6142

Approve a One-Year Contract Extension with Susser Petroleum Operating Co., LLC for the Purchase of Bulk Fuel

SUMMARY: Staff requests approval of the Port Commission to exercise the one-year extension option referenced in the existing contract with Susser Petroleum Operating Co., LLC for the purchase of bulk fuel.

BACKGROUND: On March 15, 2016, the Port Commission approved the award of a contract to Susser Petroleum Operating Co., LLC for the purchase of bulk fuel. Section II of the Agreement was structured to give the PCCA an option to extend the contract an additional year with Purchaser approval. The contract was awarded based on the lowest mark-up rate that is added to the variable and identifiable wholesale rate of the Corpus Christi average daily rack price. The mark-up rates awarded in 2016 and listed below will remain in effect through the extension period which will end April 14, 2018.

<u>Commodity</u>	<u>Mark-Up</u>
Ultra Low Emission Red No. 2 Diesel (Off-Road)	\$0.1229 per gallon
Ultra Low Emission Clear No. 2 Diesel (On-Road)	\$0.3229 per gallon
93 Octane E10 Unleaded Gasoline (Marine Fuel)	\$0.3229 per gallon
89 Octane E10 Unleaded Gasoline	\$0.3229 per gallon

The fuel expense recorded for 2016 calendar year was \$163,067.31 on a total of 87,513 gallons of fuel.

ALTERNATIVES: Initiate a formal solicitation for new annual contract.

CONFORMITY TO PORT POLICY: Yes

EMERGENCY: No

FINANCIAL IMPACT: The 2016 lowest mark-up rates awarded in the existing contract will remain in effect for an additional 12 months.

STAFF RECOMMENDATION: Staff recommends approval of a 12 month extension of the existing bulk fuel contract with Susser Petroleum Operating Co., LLC.

DEPARTMENTAL CLEARANCES:

Originating Department: Procurement Services
Reviewed & Approved: Dennis J. DeVries, Chief Financial Officer
Legal: N/A
Senior Staff: John LaRue
Sean Strawbridge
Jarl Pedersen

LIST OF SUPPORTING DOCUMENTS: Executed Agreement for the Purchase of Bulk Fuel.

**AGREEMENT FOR THE
PURCHASE OF BULK FUEL
PORT OF CORPUS CHRISTI AUTHORITY**

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

THIS AGREEMENT is made in duplicate originals this 17th day of March, 2016, between the Port of Corpus Christi Authority, acting herein by and through its Commissioners, hereunto duly authorized, hereinafter called "Purchaser," and Susser Petroleum Operating, Co., LLC of Harris County, Texas, hereinafter called "Seller."

WITNESSETH:

For and in consideration of the agreements and payments to be made and the other considerations hereinafter mentioned, Purchaser and Seller agree as follows:

I

Seller agrees to manufacture/obtain, deliver, and otherwise sell BULK FUEL, hereinafter called "Item(s)," to the Purchaser, furnishing at his own proper cost and expense all labor, materials, and other services necessary to furnish the Item(s) to be purchased in accordance with the Contract Documents, which for this Agreement consist of, and are incorporated herein by reference:

1. Notice to Bidders.
2. PCCA Purchase Order General Terms and Conditions.
3. Special Conditions.
4. Bid.
5. Alternate Submittal Pre-Qualification Form *(if any)*.
6. Technical Specifications *(if any)*.
7. Detail Sketches *(if any)*.
8. Agreement.
9. Addenda to the Contract Documents *(if any)*.
10. Change Orders *(if any)*.

**AGREEMENT FOR THE
PURCHASE OF BULK FUEL
PORT OF CORPUS CHRISTI AUTHORITY**

II

All Item(s) to be purchased will be furnished by the Seller at the prices stated in the Bid and accepted by the Purchaser as the "accepted contract price." The "accepted contract price" is understood and is agreed to be a fixed lump sum price.

<u>Commodity</u>	<u>Mark-Up</u>
1. Ultra Low Emission Red No.2 Diesel (Off-Road)	\$0.1229 per gallon
2. Ultra Low Emission Clear No.2 Diesel (On-Road)	\$ 0.3229 per gallon
3. 89 Octane E10 Unleaded Gasoline	\$ 0.3229 per gallon
4. 87 Octane Conventional Unleaded Gasoline	\$ 0.3229 per gallon

The Item(s) to be purchased under this contract will be delivered on a scheduled/requested date after the issuance of the Notice to Proceed. The Contract will be valid for one year beginning on the day of issuance of the Notice to Proceed with an optional one year extension of contract with Purchaser approval.

III

The Purchaser will pay the Seller for the purchase/manufacture and delivery of the Item(s) in current funds and in the manner and amounts as provided in the Special Conditions and Bid, with final payment and acceptance of the work to be made pursuant to the provisions of the Contract Documents.

IV

The Procurement & Financial Analysis Manager for the Port of Corpus Christi Authority, or her duly authorized representative, is designated as the Agent representing the Purchaser during the purchase and delivery of the Item(s) by the Seller.

V

This Agreement, together with the Contract Documents described in Paragraph I above, form the contract between the parties, and each of the other Contract Documents are as fully a part of this Agreement as if attached hereto or repeated herein.

**AGREEMENT FOR THE
PURCHASE OF BULK FUEL
PORT OF CORPUS CHRISTI AUTHORITY**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate originals on the day and year first written above.

PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS:

John P. LaRue
Executive Director

DATE: _____

SELLER: Susser Petroleum Operating Company LLC
(Company Name) (Seal if bid is by a corporation)

BY: _____

(Signature)

NAME: Brad Williams

TITLE: Executive Vice-President

ADDRESS: 555 East Airtex

(For all official correspondence)

Houston, TX 77073

COUNTY: Harris

CONTACT PERSON: Wes Scott

PHONE NO.: 832-234-3600

FAX NO.: 832-234-3603

E-MAIL: Wes.scott@sundco.com

DATE: March 30, 2016

ATTEST: _____

DATE: February 21, 2017

TO: Port Commission

FROM: Lynn Angerstein
lynn@pocca.com
(361) 885-6142

Approve the Purchase of a 2017 Ford Transit-350 XL 15-Passenger Van from Chastang Ford in the amount of \$34,454.00 Using Government Pricing From the State of Texas Buy Board Cooperative Program

SUMMARY: Staff requests approval to purchase a 2017 Ford Transit-350 XL 15-Passenger Van to be used primarily for Port tours. Staff will utilize one of the state-approved purchasing programs known as the Buy Board Cooperative Purchasing Program (Buy Board) to purchase this fleet vehicle at a cost of \$34,054.00 plus a BuyBoard contract fee of \$400.00 for a total of \$34,454.00. The 2017 budget included \$50,000 towards the purchase of a multi passenger vehicle. The vehicle has a 12-week delivery from date of order.

BACKGROUND: As the Port responds to more frequent requests from customers, industry, education, civic and community organizations for site visits and tours, readily available access to group passenger transportation has become a need. The 2017 Budget included the purchase of a multi passenger vehicle. The Buy Board purchasing alliance was created to serve public schools, municipalities, county government, and all types of local governmental agencies by combining the purchasing power of membership to achieve better pricing. Through a competitive solicitation and selection process, suppliers are awarded master agreements for goods, products and services. These master agreements are then made available to participating public agencies and are conducted in accordance with and subject to the relevant statutes, ordinances, rules and regulations that govern each party's procurement practice. Purchases through these alliances eliminates the open bid requirement because the competitive procurement process has been completed with the award of the master agreement. Buy Board purchases also include a cash rebate on purchases paid annually to PCCA. The PCCA's General Purchasing Guidelines allows for the purchase of cars, trucks, boats and other major mobile equipment directly from state or federally approved purchasing programs with Port Commission approval. The PCCA has been a member of Buy Board since 2012.

ALTERNATIVES: Lease or Charter vans and/or buses as needed

CONFORMITY TO PORT POLICY: Yes.

EMERGENCY: No.

FINANCIAL IMPACT: N/A

STAFF RECOMMENDATION: Staff recommends that a purchase contract be awarded to Chastang Ford located in Houston, TX in the amount of \$34,054.00 plus a BuyBoard contract fee of \$400.00 for a total cost of \$34,454.00 for purchase of a 2017 Transit-350 XDL 15-passenger vehicle.

DEPARTMENTAL CLEARANCES:

Originating Department	Procurement
Reviewed & Approved	Lynn Angerstein Dennis DeVries
Legal	N/A
Senior Staff	John LaRue Sean Strawbridge

LIST OF SUPPORTING DOCUMENTS:

Customer Proposal



Chastang Ford
6200 N. Loop East, Houston, Texas, 770261936
Office: 713-678-5000 Fax: 713-678-5001

Customer Proposal

Prepared by:

Ed Miller
Office: 713-678-5007
Email: emiller@chastangford.com

Date: 01/26/2017

Vehicle: 2017 Transit-350 XL
Medium Roof Wagon 148" WB

Quote ID: pocca17x2c





Chastang Ford
6200 N. Loop East, Houston, Texas, 770261936
Office: 713-678-5000

2017 Transit-350, Medium Roof Wagon
Medium Roof Wagon 148" WB XL(X2C)
Price Level: 745 Quote ID: pocca17x2c

Selected Options

Code	Description	MSRP
Base Vehicle		
X2C	Base Vehicle Price (X2C)	\$39,475.00
Packages		
301A	Order Code 301A <i>Includes:</i> - Engine: 3.7L Ti-VCT V6 - Includes SEIC capability. - Transmission: 6-Speed Automatic w/OD & SelectShift - 3.73 Axle Ratio - GVWR: 9,000 lbs - Tires: 235/65R16C AS BSW - Wheels: 16" Steel w/Black Hubcaps - Dual Bucket Seats - Includes 2-way manual (fore/aft/recline) driver and front-passenger seats and driver-side armrest. Does NOT include heated seats. - Driver & Front Passenger-Side Front Airbags - Safety Canopy Side-Curtain Airbags - Vinyl Front Bucket Seats - Radio: AM/FM Stereo Includes 6 speakers (2 front/4 rear), digital clock and audio input jack.	N/C
Powertrain		
99M	Engine: 3.7L Ti-VCT V6 <i>Includes SEIC capability.</i>	Included
446	Transmission: 6-Speed Automatic w/OD & SelectShift	Included
X73	3.73 Axle Ratio	Included
NONGV1	GVWR: TBD	Included
Wheels & Tires		
STDTR	Tires: 235/65R16C AS BSW	Included
STDWL	Wheels: 16" Steel w/Black Hubcaps	Included
Seats & Seat Trim		
21L	Dual Bucket Seats w/Dr Manual Lumbar (21L) <i>Includes 2-way manual (fore/aft/recline) driver and front-passenger seats and inboard armrests. Does NOT include heated seats. Rear passenger seat rows also cloth.</i> <i>Includes:</i> - Driver & Front Passenger-Side Front Airbags - Safety Canopy Side-Curtain Airbags	\$150.00
C	Cloth Front Bucket Seats	N/C
765	15-Passenger Seating <i>Includes:</i> - GVWR: TBD	\$1,495.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information. | Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Chastang Ford
6200 N. Loop East, Houston, Texas, 770261936
Office: 713-678-5000

2017 Transit-350, Medium Roof Wagon
Medium Roof Wagon 148" WB XL(X2C)
Price Level: 745 Quote ID: pocca17x2c

Selected Options (cont'd)

Code	Description	MSRP
Other Options		
PAINT	Monotone Paint Application	STD
148WB	148" Wheelbase	STD
43R	Reverse Sensing System	\$295.00
542	Heated Power Mirrors w/Turn Signals & Short Arm	\$155.00
57N	Rear Window Defogger	Included
92E	Privacy Glass	\$675.00
	<i>Includes:</i> <i>- Rear Window Defogger</i>	
86F	2 Additional Keys (4 Total)	\$75.00
	<i>Includes key fobs.</i>	
41C	Lane Keeping Alert w/Driver Alert	\$375.00
	<i>Includes level 2 instrument cluster.</i> <i>Includes:</i> <i>- Leather-Wrapped Steering Wheel</i> <i>Includes controls for audio and multifunction display.</i>	
60C	Cruise Control w/Message Center	\$325.00
	<i>Includes full trip computer and engine-hour meter.</i>	
58V	Radio: AM/FM Single-CD Stereo	\$130.00
	<i>Includes audio input jack, 4" multi-function display and 6-speakers (2 front/4 rear).</i>	
Emissions		
425	50-State Emissions System	STD
Interior Colors		
CK_02	Pewter	N/C
Primary Colors		
N1_02	Blue Jeans Metallic	\$150.00
SUBTOTAL		\$43,300.00
Destination Charge		\$1,195.00
TOTAL		\$44,495.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information. Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Chastang Ford
6200 N. Loop East, Houston, Texas, 770261936
Office: 713-678-5000

2017 Transit-350, Medium Roof Wagon
Medium Roof Wagon 148" WB XL(X2C)
Price Level: 745 Quote ID: pocca17x2c

Pricing - Single Vehicle

		MSRP
<i>Vehicle Pricing</i>		\$44,495.00
<i>Pre-Tax Adjustments</i>		
Code	Description	
01 flt	DISCOUNT AND CONCESSION	-\$10,441.00
Total		\$34,054.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information. | Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared by: Ed Miller Date: 01/26/2017



DATE: February 17, 2016

TO: Port Commission

FROM: Lynn Angerstein
lynn@pocca.com
(361) 885-6142

**Additional Funds for Work Uniform Services
In an Estimated Amount Not-To-Exceed \$10,000**

SUMMARY: Staff is seeking commission approval for additional funds to complete the existing three year contract with Unifirst Holdings, Inc. for work uniform services in the estimated amount not to exceed \$10,000.

BACKGROUND: The current three year work uniform services contract was approved by Commission February 11, 2014 in an amount not to exceed \$55,000.00. To date a total of \$54,627.59 has been expensed. Staff is currently preparing the solicitation for a work uniform services contract to be effective April 17, 2017. The average monthly cost of uniforms is \$2,500.00. During the period of January thru April 2017, an estimated \$10,000.00 will be expended. This request for additional funds will allow for continued uniform service until a new contract can be executed.

ALTERNATIVES: None.

CONFORMITY TO PORT POLICY: Yes.

EMERGENCY: No.

FINANCIAL IMPACT: N/A

STAFF RECOMMENDATION: Staff recommends approval of additional funds to supplement existing contract maximum.

DEPARTMENTAL CLEARANCES:

Originating Department	Procurement
Reviewed & Approved	Lynn Angerstein
	Dennis DeVries
Legal	N/A

Port Commission
January 19, 2016
Page 2

Senior Staff

John LaRue
Sean Strawbridge
Jarl Pederson

LIST OF SUPPORTING DOCUMENTS: None

DATE: February 21, 2017

TO: Port Commission

FROM: David L. Krams, P.E.
Director of Engineering Services
Krams@pocca.com
(361) 885-6134

Approve a Dredge Pipeline and Effluent Ditch Easement Agreement with the U.S. Army Corps of Engineers to Reconfigure a Portion the Suntide Dredge Material Placement Area Effluent Drainage Ditch Located West of the Viola Turning Basin

SUMMARY: Staff requests approval of a Dredge Pipeline and Effluent Ditch Easement Agreement with the U.S. Army Corps of Engineers to reconfigure a portion of the Suntide Dredge Material Placement Area effluent drainage ditch located west of the Viola Turning Basin.

BACKGROUND: The existing Suntide DMPA effluent ditch begins at the outfall of the Suntide Dredge Material Placement Area (DMPA), runs north to Carbon Plant Road, then turns southeast and discharges into the Viola Turning Basin. The existing ditch alignment generally runs through the middle of a ±10-acre tract of land located west of the Vulcan Construction Materials, LP lease site potentially hindering the future development of this property. PCCA staff have been working with the U.S. Army Corps of Engineers (USACE) to reconfigure the ditch to a more appropriate location to allow for future development in this area.

In July 2016, the USACE included an option to reconfigure the ditch in their Fiscal Year 2016 and 2017 operation and maintenance construction contract solicitation. The scope of work for the ditch work consists of relocating approximately 1,125 feet of the existing Suntide DMPA effluent ditch to the south and run it alongside the limit of port property (see attached map exhibit). The work also includes installing new box culverts and restoring the old ditch to pre-project conditions. At the September 20, 2016 Commission meeting, the Commission approved payment to the USACE in the amount of \$313,000 for the PCCA's 25% cost-share for USACE to reconfigure the Suntide Dredge Material Placement Area effluent drainage ditch.

Presently, the USACE has a right of way to construct, operate, and maintain the Suntide DMPA, effluent ditch, and pipelines by means of term easements, which were conveyed by the PCCA to the USACE. These easements will expire on August 27, 2022. While the USACE has requested new easements for these lands, which would include the revised location of the ditch, the new easements will not be completed in time to award the

Suntide Ditch Relocation option in the FY 2016/2017 contract. As an interim solution to accommodate the relocation of the new ditch, the USACE has agreed to accept a temporary 50-year term easement for the portion of the ditch that will be reconfigured.

CONFORMITY TO PORT POLICY: This project is consistent with the PCCA Strategic Plan, identified in Strategic Goal #2 – Provide Facilities & Services to Meet Customer Needs to provide surface infrastructure and services to support maritime and industrial development.

EMERGENCY: No.

FINANCIAL IMPACT: N/A

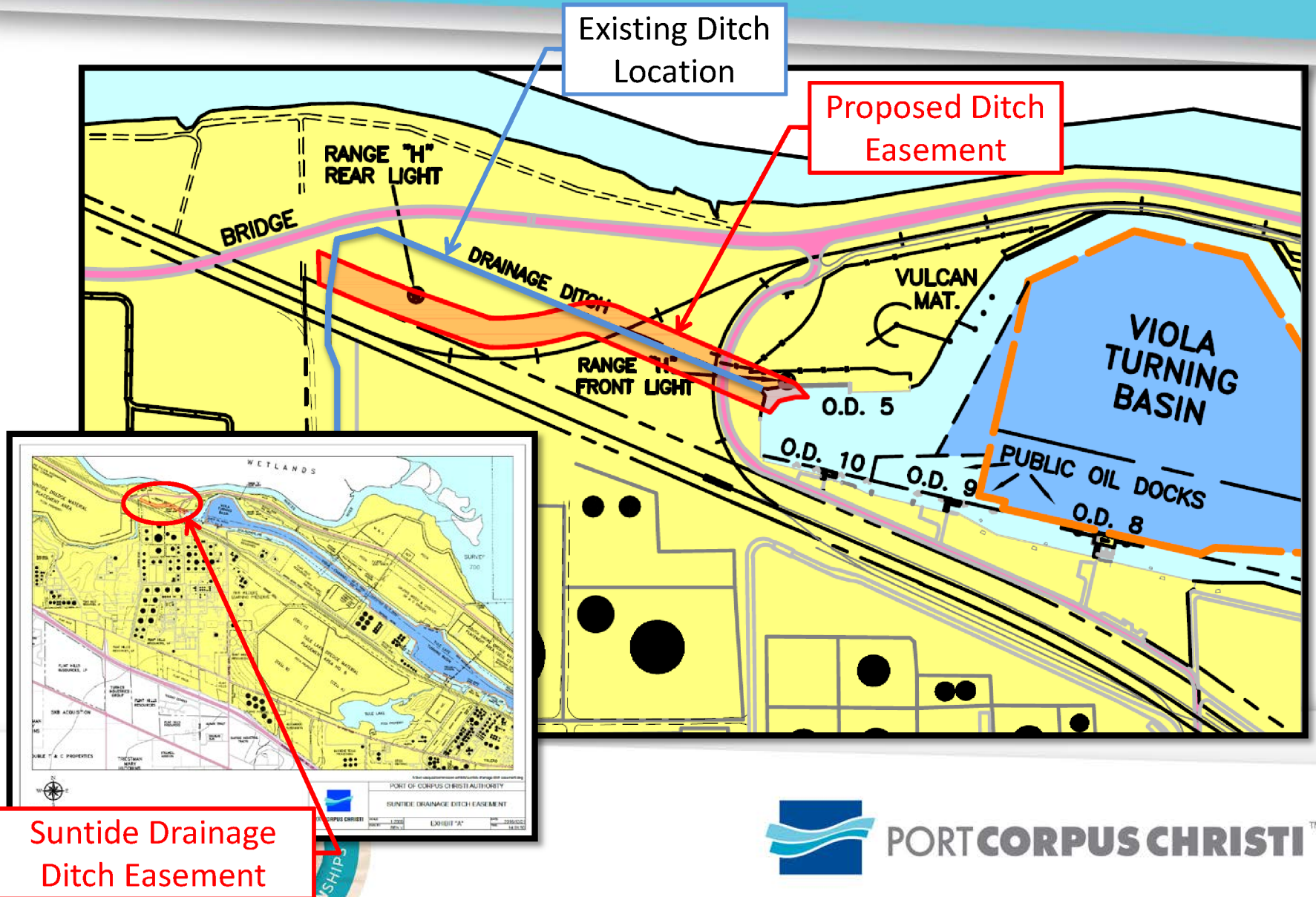
STAFF RECOMMENDATION: Staff recommends approval of the attached a Dredge Pipeline and Effluent Ditch Easement Agreement with the U.S. Army Corps of Engineers.

DEPARTMENTAL CLEARANCES:

Originating Department	Engineering Services
Reviewed & Approved	David Krams
	Dan Koesema
Legal	Bruce Hawn
Senior Staff	John LaRue
	Sean Strawbridge
	Jarl Pedersen

LIST OF SUPPORTING DOCUMENTS:

Map Exhibit
Dredge Pipeline and Effluent Ditch Easement



THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

DREDGE PIPELINE AND EFFLUENT DITCH EASEMENT

Port of Corpus Christi Authority of Nueces County, Texas, acting herein by and through its Port Commissioners hereunto duly authorized (hereinafter called "Authority") in consideration of \$10.00 in hand paid, the covenants and conditions contained herein and other good and valuable consideration, has **GRANTED AND CONVEYED** and by these presents does **GRANT AND CONVEY** to the **United States of America** or its assigns ("USA"), each herein called a "Party" and together the "Parties") a temporary easement and right-of-way in, on, over and across the land described in Exhibit A to this Agreement and depicted in Exhibit B to this Agreement (the "Property"), for a period not to exceed 50 years from December 13, 2016, for use by the United States, its representatives, agents, and contractors as a ditch, including the right to (borrow and/or deposit fill, spoil and waste material thereon) (move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction, operation and maintenance of the Port of Corpus Christi Project, Suntide Placement Area, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines on, under, over, and across the Property; and further reserving, excepting and excluding from the easement: (1) all interests in the oil, gas and other minerals in and under the Property together with all appurtenant rights for the exploration, development and removal of said oil, gas, and other minerals so, excluded; and (2) that certain plot of land (hereinafter the "Viola Channel Range H Rear Light Site") leased by Authority to the United State Coast Guard under lease #HSCCG82-12-L-8-1000 for the location and operation the Viola Channel Range H Rear Light. The Viola Channel Range H Rear Light Site is described as follows: 14 feet x 14 feet at the State Plane Coordinates position x=2313527.49, y=792991.46, Reference data: NAD 27 south zone #4205, together with a right of ingress and egress across the Property to and from the Viola Channel Range H Rear Light Site."

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, the rights and privileges hereby conveyed for fifty (50) years beginning on the 17th day of January, 2017 (the "Effective Date"), and ending at midnight on the 16th day of January, 2067, subject to the exceptions and reservations herein set forth herein.

This Dredge Pipeline and Effluent Ditch Easement (the "Agreement") may be executed in multiple counterparts, each of which will be considered to be an original. Signature pages may be detached from the counterparts and attached to a single copy of this document to physically form one document. The Parties may provide signatures to this Agreement by facsimile or Adobe ".pdf" file and such facsimile or Adobe ".pdf" file signatures shall be deemed to be the same as original signatures.

EXECUTED effective as of this ____ day of _____, 2017.

PORT OF CORPUS CHRISTI AUTHORITY

UNITED STATES OF AMERICA

By: _____
John P. LaRue
Executive Director

By: _____
Timothy J. Nelson
Contracting Officer,
Real Estate Division
U. S. Army Corps of
Engineers

STATE OF TEXAS §
 §
COUNTY OF NUECES §

This instrument was acknowledged before me on the ____ day of _____, 2017,
by John P. LaRue, Executive Director of Port of Corpus Christi Authority of Nueces County, Texas,
on behalf of said Authority.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2017, by
Timothy J. Nelson, Contracting Officer, Real Estate Division, and U. S. Army Corps of Engineers
acting on behalf of the United States of America.

NOTARY PUBLIC, STATE OF TEXAS

Exhibit "A"

Field Note Description Drainage Easement

March 29, 2016

Being a tract situated in Corpus Christi, Nueces County, Texas, out of a called 37 acre and a called 67.37 acre tracts of land in Survey 582 of the W. S. McGregor Survey, Abstract 1000 in Nueces County, Texas, as described in deeds to Nueces County Navigation District and recorded in Volume 956, Page 252 and Volume 869, Page 114 of the Nueces County Deed Records and being more particularly described by metes and bounds as follows:

POINT OF BEGINNING the most westerly corner of said TRACT 115E described in a document from the Port of Corpus Christi to the United States of America, dated August 27, 1987, said point being on the north right of way of the Union Pacific Railroad, said point being the most westerly corner of this tract,

THENCE North 00°53'45" West a distance of 133.83 feet to a point and being the most northerly corner of this tract;

THENCE South 66°37'39" East a distance of 270.53 feet to a point of curvature, of a curve to the left;

THENCE along said curve whose radius is 1631.42 feet in a southeasterly direction a distance of 108.71 feet to the point of tangency (Chord Bearing: South 68°32'11" East, Chord Distance: 108.69 feet);

THENCE South 70°26'45" East a distance of 381.48 feet to the point of curvature, of a curve to the left;

THENCE along said curve whose radius is 39.00 feet in a southeasterly direction a distance of 12.81 feet to the point of compound curvature (Chord Bearing: South 79°51'20" East, Chord Distance: 12.75 feet);

THENCE along a curve to the left whose radius is 974.28 feet in a northeasterly direction a distance of 323.75 feet to the point of reverse compound curvature (Chord Bearing: North 81°12'55" East, Chord Distance: 322.26 feet);

THENCE along a curve to the right whose radius is 305.00 feet in a southeasterly direction a distance of 221.89 feet to the point of tangency (Chord Bearing: South 87°27'47" East, Chord Distance: 217.03 feet);

THENCE South 66°37'17" East a distance of 781.30 feet to a point for a interior corner of this tract;

THENCE South 41°37'17" East a distance of 74.00 feet to a point for the most easterly corner of this tract;

THENCE North 89°26'03" West a distance of 49.26 feet to a point for an interior corner of this tract;

THENCE South 75°57'50" West a distance of 70.09 feet to a point for an interior corner of this tract;

THENCE South 39°08'43" West a distance of 59.27 feet to a point for the most southerly corner of this tract;

Note: Bearings are State of Texas, Lambert Grid, South Zone, N.A.D. 1927.

THENCE North 66°37'17" West a distance of 798.44 feet to the point of curvature, of a curve to the left;

THENCE along said curve whose radius is 89.00 feet in a northwesterly direction a distance of 64.27 feet to the point of reverse compound curvature and being the north right of way of the Port of Corpus Christi Railroad (Chord Bearing: North 87°18'35" West, Chord Distance: 62.88 feet);

THENCE along a curve to the right whose radius is 1096.28 feet in a southwesterly direction a distance of 358.43 feet with the north right of way of the Port of Corpus Christi Railroad to the point of compound curvature (Chord Bearing: South 81°22'06" West, Chord Distance: 356.84 feet);

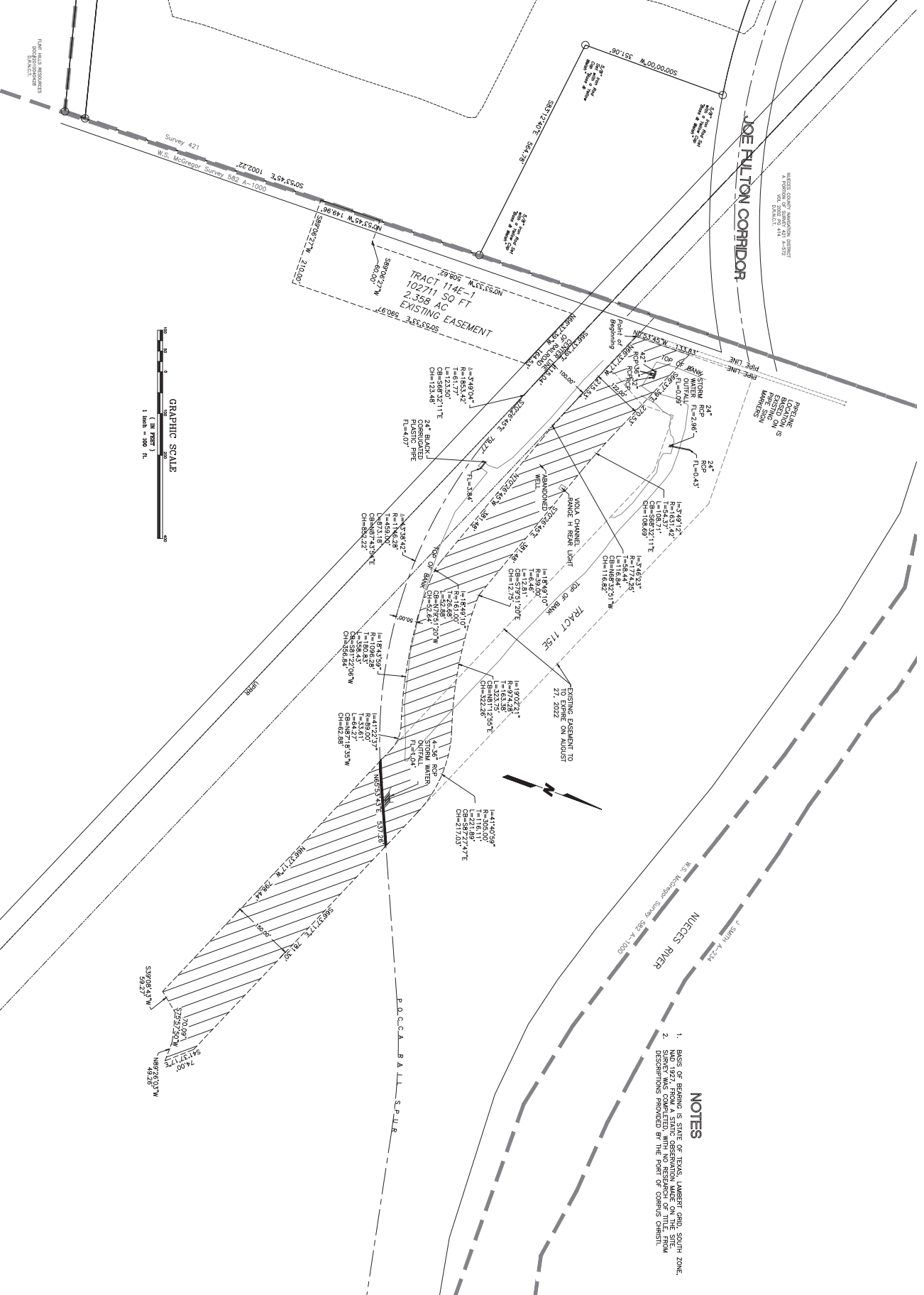
THENCE along a curve to the right whose radius is 161.00 feet in a northwesterly direction a distance of 52.88 feet to the point of tangency (Chord Bearing: North 79°51'20" West, Chord Distance: 52.64 feet);

THENCE North 70°26'45" West a distance of 381.45 feet to the point of curvature, of a curve to the right;

THENCE along said curve whose radius is 1753.42 feet in a northwesterly direction a distance of 116.86 feet to the point of tangency (Chord Bearing: North 68°32'13" West, Chord Distance: 116.84 feet);

THENCE North 66°37'39" West a distance of 215.54 feet with the north right of way of the Union Pacific Railroad to the **POINT OF BEGINNING**, forming a tract embracing 275,970.11 square feet (6.335 acres).

ATTACH EXHIBIT B HERE



OF 1 SHEETS

1

DATE: 3/29/2016
SCALE: 1"=100'
JOB NO.: 15045
DESIGN BY:
DRAWN BY: A.M.
SURVEYED BY: A.M.
COMP. FILE: SURVEY
FIELD BK. NO:

**DRAINAGE EASEMENT
DRAINAGE RELOCATION
PORT OF CORPUS CHRISTI AUTHORITY
NUECES COUNTY, TEXAS**

BASS & WELSH ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
ENGINEERING FIRM REGISTRATION NO. F-52
SURVEYING FIRM REGISTRATION NO. 100027-00
CORPUS CHRISTI, TEXAS



DATE: February 21, 2017

TO: Port Commission

FROM: David Krams, P.E.
Director of Engineering Services
Krams@pocca.com
(361) 885-6134

Award Purchase Contracts to Shibata Fender Team (\$22,960), TEKMarine Systems LLC (\$21,325), Zalda Technology Corporation (\$18,800), and QuayQuip B.V. (\$23,938), the Lowest and Best Bidders Based on Bids Received on January 23, 2017, for the Purchase of Dock Fenders and Panels.

SUMMARY: Staff recommends the award of purchase contracts to Shibata Fender Team, TEKMarine Systems LLC, Zalda Technology Corporation, and QuayQuip B.V. for the purchase of Dock Fenders and Panels. On January 23, 2017, we received four responses to our Notice to Bidders (see Bid Tabulation) for six separate bid items.

BACKGROUND: The PCCA maintains an inventory of ship and barge dock fenders to ensure that damaged port waterfront facilities can be quickly and efficiently repaired and returned to service. Each year, staff reviews the current inventory and recommends a budget for additional components to maintain the PCCA's fender and panel stock.

Contract documents were prepared this year that include rubber extruded fenders used for general cargo docks and large rubber fender elements and UHMW faced steel fenders used primary on bulk liquid ship docks and Cargo Dock 8. See attached Exhibit.

Bidders were allowed to bid on one or more of six different bid items. Bid Items generally consisted of:

- Bid Item 1 - Ten (10) Units of MV 1250 x 1000A Fender Element Bodies and Hardware
- Bid Item 2 - Eight (8) Units of 20" x 6' Extruded Trapezoid Fender Elements and Hardware
- Bid Item 3 - Two (2) Units of 7' X 9' TYPE A (3 UHMW panels wide x UHMW 4 panels tall) PANEL SYSTEM
- Bid Item 4 - Three (3) Units of 5' X 9' TYPE B (2 UHMW panels wide x 4 UHMW panels tall) PANEL SYSTEM

- Bid Item 5 - Four (4) Units of 20" x 10' Extruded Trapezoid Fender Elements and Hardware
- Bid Item 6 - Six (6) Units of 20" x 6' Molded Arch Fender Elements and Hardware

ALTERNATIVES: N/A

CONFORMITY TO PORT POLICY: The project conforms to the PCCA's Strategic Plan (Strategic Goal #2 – Provide facilities and services to meet customer needs).

EMERGENCY: No.

FINANCIAL IMPACT: This project is included in the 2017 Budget.

STAFF RECOMMENDATION: Staff recommends that a contract be awarded to Shibata Fender Team for \$22,960 (Lowest and Best Bidder for Bid Items 2 and 5), TEKMarine Systems LLC for \$21,325 (Lowest and Best Bidder for Bid Item 1), Zalda Technology Corporation for \$18,800 (Lowest and Best Bidder for Bid Item 6), and QuayQuip B.V. for \$23,938 (Lowest and Best Bidder for Bid Items 3 and 4). The total purchase cost for all Dock Fender and Panel Bid Items is \$87,023.

DEPARTMENTAL CLEARANCES:

Originating Department	Engineering Services
Reviewed & Approved	David Krams Dave Michaelson Eileen Mink Sonya Lopez-Sosa
Legal	None; will use standard Purchase Contract template
Senior Staff	John LaRue Sean Strawbridge Jarl Pedersen

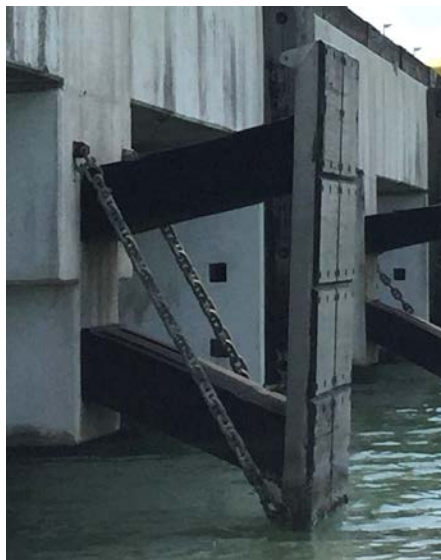
LIST OF SUPPORTING DOCUMENTS:

Bid Tabulation Sheet
Exhibit

Purchase of Dock Fenders and Panels



**20"x6' Molded Arch and 20"x10'
Extruded Trapezoid Fenders
At Cargo Dock 14 & 15**



**MV 1250 x 1000A Fender
with 7'x9' Type A Panel
At Cargo Dock 8**



**20"x6' Extruded Trapezoid
Fender at Cargo Dock 9**





**BID TABULATION FOR
PURCHASE OF DOCK FENDERS AND PANELS
PROJECT NO. 17-014A
Bid Opening: January 23, 2017 at 2:00 PM**

Company Name	Bid Item 1	Bid Item 2	Bid Item 3	Bid Item 4	Bid Item 5	Bid Item 6	Total Recommended Awarded by Company
ShibataFender Team	-	\$13,640.00	\$14,210.00	\$18,345.00	\$9,320.00	-	\$22,960.00
Tekmarine Systems LLC	\$21,325.00	-	\$13,000.00	\$15,830.00	-	-	\$21,325.00
Zalda Technology Corp	-	\$26,500.00	\$13,800.00	\$19,500.00	\$21,500.00	\$18,800.00	\$18,800.00
QuayQuip B.V.	\$22,395.00	-	\$10,720.00	\$13,218.00	-	-	\$23,938.00

*Time of Delivery Not to Exceed 140 Calendar Days

Bid Item 1 - Total Bid for ten (10) Units of MV 1250 x 1000A Fender Element Bodies and Five (5) Sets of Associated Hardware (FOB Corpus Christi, Texas)

Bid Item 2 - Total Bid for Eight (8) Units of 20" x 6' Extruded Trapezoid Fender Elements and Eight (8) Sets of Associated Hardware (FOB Corpus Christi, Texas)

Bid Item 3 - Total Bid for Two (2) Units of 7' X 9' TYPE A (3 UHMW panels wide x UHMW 4 panels tall) PANEL SYSTEM (FOB Corpus Christi, Texas)

Bid Item 4 - Total Bid for Three (3) Units of 5' X 9' TYPE B (2 UHMW panels wide x 4 UHMW panels tall) PANEL SYSTEM (FOB Corpus Christi, Texas)

Bid Item 5 - Total Bid for Four (4) Units of 20" x 10' Extruded Trapezoid Fender Elements and Associated Hardware (FOB Corpus Christi, Texas)

Bid Item 6 - Total Bid for six (6) Units of 20" x 6' Molded Arch Fender Elements and Associated Hardware (FOB Corpus Christi, Texas)

Read By: Lynn Angerstein

Tabulated By: Eileen Mink

Checked & Prepared By: Lucy Betancourt

Date: January 23, 2017

DATE: February 21, 2017

TO: Port Commission

FROM: David Krams, P.E.
Director of Engineering Services
Krams@pocca.com
(361) 885-6134

Approve a Deductive Change Order in the Amount of \$215,000.00 with Russell Marine, LLC, for the Construction of Oil Dock 15 Project to Remove the Barge Access Gangway from the Contract

SUMMARY: Staff requests approval of the attached deductive Change Order in the amount of \$215,000 with Russell Marine LLC, for the Construction of Oil Dock 15 project to remove the barge access gangway from the contract.

BACKGROUND: On May 17, 2016, the Commission approved a lease agreement with Martin Operating Partnership, L.P. for the construction and operation of a new Oil Dock 15. The dock will be owned by the PCCA and, since NuStar Logistics recently acquired all of Martin's assets in the Port of Corpus Christi Inner Harbor including the lease agreement, the dock will be used exclusively by NuStar Logistics, L.P. Per the terms of the lease agreement, the PCCA is responsible for constructing the dock structure, slip, and loading / unloading equipment. On September 29, 2016, the Port Commission awarded the construction contract to Russell Marine, LLC in the amount of \$17,001,600 for the Oil Dock 15 project.

NuStar, since acquiring Martin, has been evaluating the construction at Oil Dock 15 and how best to integrate this new facility into their Corpus Christi operations. NuStar has determined that they would not be using Oil Dock 15 to load/unload inland barges; therefore, the barge access gangway included in the project to support Martin's proposed usage, is no longer required and Staff negotiated with Russell Marine to remove this item from the contract. Since the gangway had yet to be fabricated, Russell Marine has agreed to reduce the amount of the construction contract by \$215,000, as reflected in the attached Change Order. With this and previous Change Orders, the revised contract amount totals \$16,926,600.

ALTERNATIVES: NA

CONFORMITY TO PORT POLICY: This project is consistent with the PCCA's Strategic Plan (Strategic Goal #2 – Provide facilities and services to meet customer needs to provide surface infrastructure and services to support maritime and industrial development).

EMERGENCY: None.

FINANCIAL IMPACT: The 2017 budget includes \$17,659,100 for engineering services and construction of this capital project. The project, with this Change Order, remains within budget.

STAFF RECOMMENDATION: Staff recommends approval of the attached deductive Change Order in the amount of \$215,000 with Russell Marine LLC, for work associated with the Construction of Oil Dock 15 project to remove the barge access gangway from the contract.

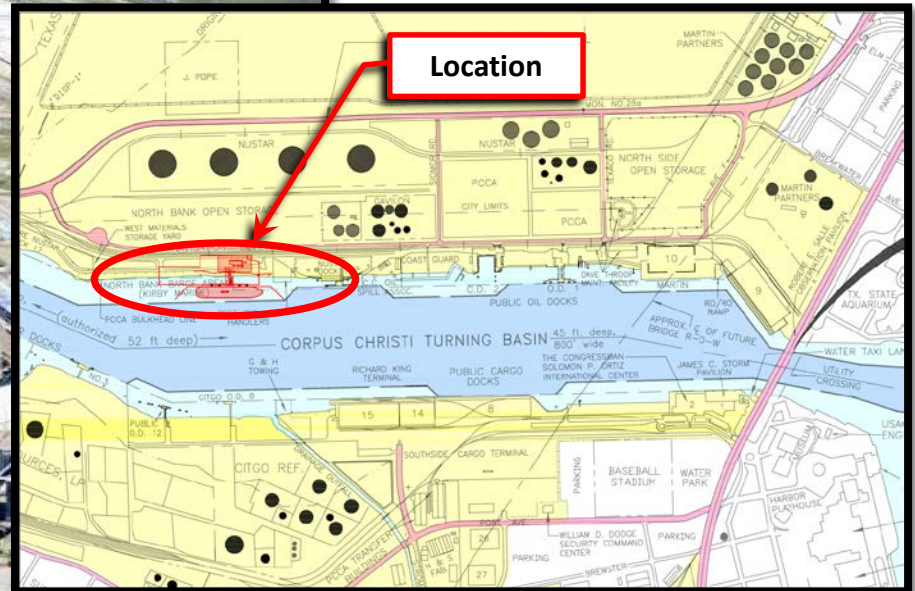
DEPARTMENTAL CLEARANCES:

Originating Department	Engineering Services
Reviewed & Approved	David Krams
	Dave Michaelson
	Bert Perez
Legal	Jimmy Welder
Senior Staff	John LaRue
	Sean Strawbridge
	Jarl Pedersen

LIST OF SUPPORTING DOCUMENTS:

Change Order
Map Exhibit

New Oil Dock 15



DATE: February 21, 2017

TO: Port Commission

FROM: David Krams, P.E.
Director of Engineering Services
Krams@pocca.com
(361) 885-6134

Approve a Deductive Change Order in the Amount of \$61,850 with MAX Underground Construction LLC, for the Sam Rankin Street Improvements Project for Changes to the Railroad Crossings

SUMMARY: Staff requests approval of the attached deductive Change Order in the amount of \$61,850 to Max Underground Construction LLC, for work associated with the Sam Rankin Street Improvements construction contract.

BACKGROUND: On October 18, 2016, the Port Commission awarded a construction contract in the amount of \$1,312,799 to Max Underground Construction, LLC for the Sam Rankin Street Improvements project. Included in the contract was the installation of prefabricated concrete rail crossings at two locations crossing Sam Rankin Street. However, after reviewing the condition of the existing crossings and the performance of other rail crossings installed nearby, staff negotiated a change to the contract to delete the two concrete rail crossings and instead install Endurance railroad crossing panels at one of the crossings. Endurance panels are constructed with recycled material and cost less than precast concrete panels. Cost savings result in reducing the construction contract by \$61,850. With this and previous Change Orders, the revised contract would total \$1,233,170.

ALTERNATIVES: N/A

CONFORMITY TO PORT POLICY: This project is consistent with the PCCA's Strategic Plan (Strategic Goal #2 – Provide facilities and services to meet customer needs to provide surface infrastructure and services to support maritime and industrial development).

EMERGENCY: None.

FINANCIAL IMPACT: The remaining construction of this project was included in the 2017 budget and is being cost shared with the City of Corpus Christi through an Interlocal Cooperation Agreement in which the City reimburses the PCCA approximately 76% of the costs of the project.

STAFF RECOMMENDATION: Staff recommends approval of the attached deductive Change Order in the amount of \$61,850 to Max Underground Construction LLC, for changes to the railroad crossings associated with the Sam Rankin Street Improvements construction contract.

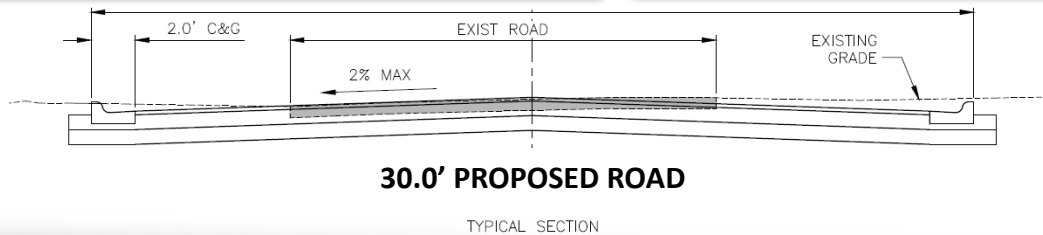
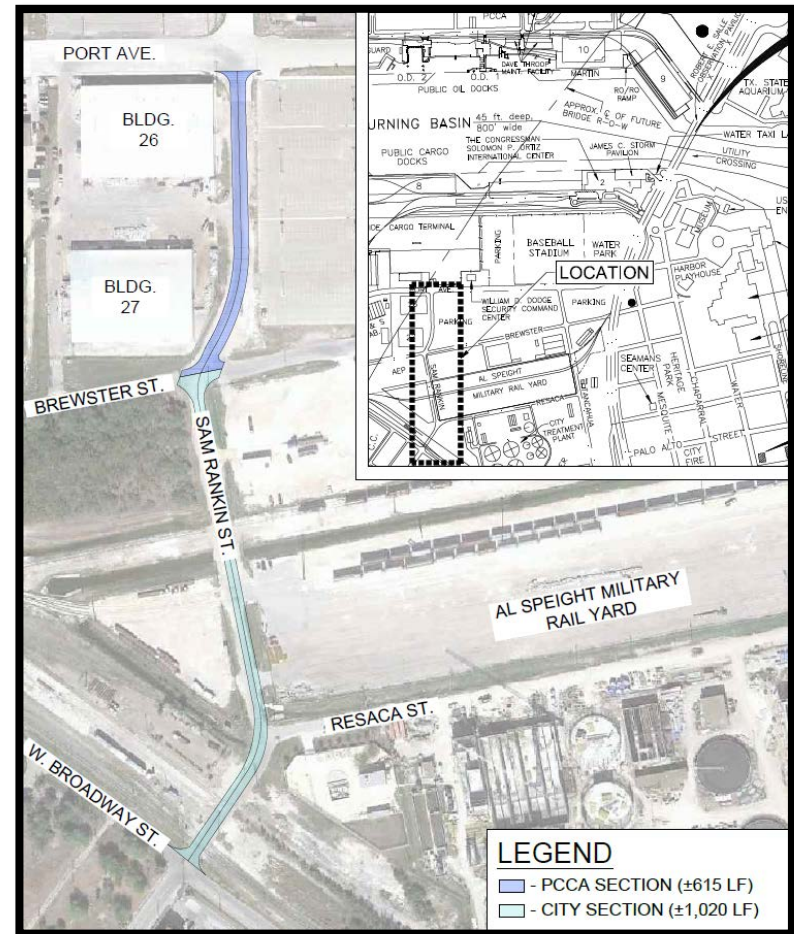
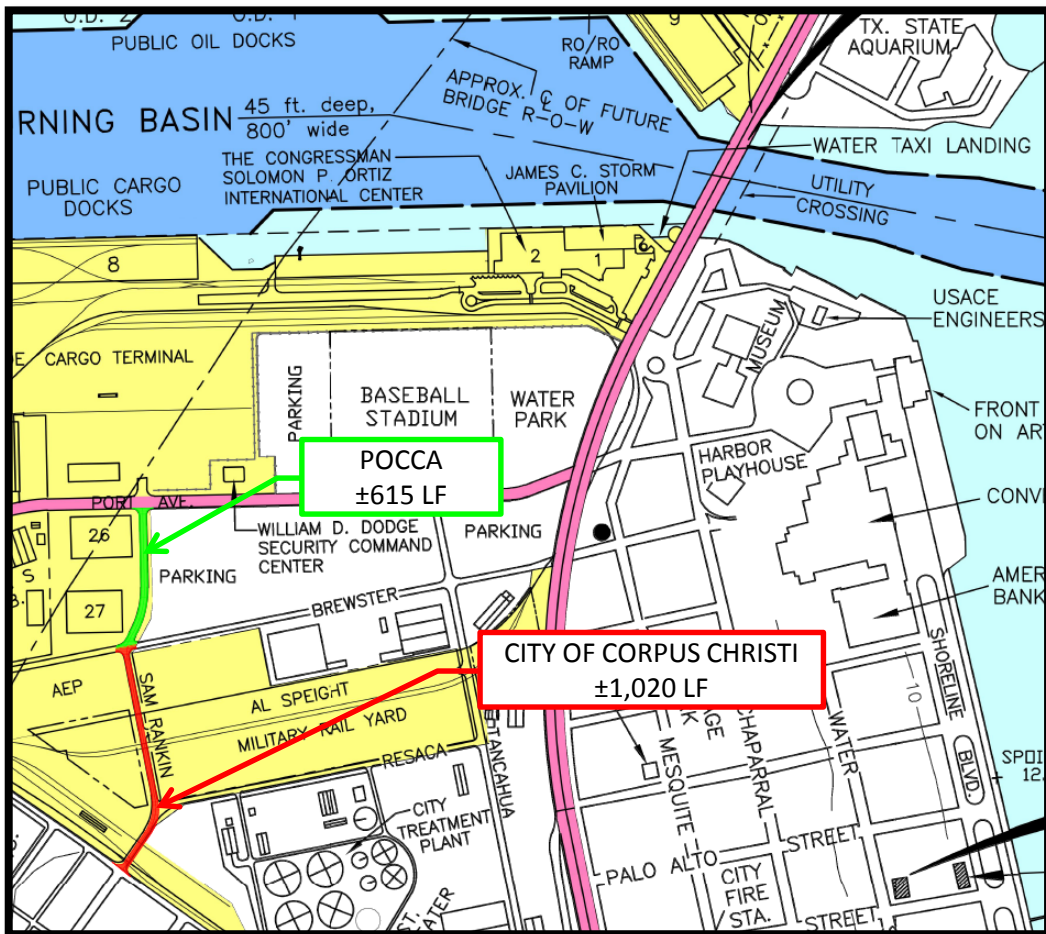
DEPARTMENTAL CLEARANCES:

Originating Department	Engineering Services
Reviewed & Approved	David Krams
	Dave Michaelson
	Bert Perez
Legal	Jimmy Welder
Senior Staff	John LaRue
	Sean Strawbridge
	Jarl Pedersen

LIST OF SUPPORTING DOCUMENTS:

Change Order
Map Exhibit

Reconstruction of Sam Rankin Street



CHANGE ORDER

Change Order No. 2

Date: February 21, 2017

Page 1 of 1

PROJECT: Sam Rankin Street Improvements
PROJECT NUMBER: 15-053A
CONTRACTOR: MAX Underground Construction LLC

This contract will be modified to include the changes listed below, and the contract price and/or contract time will be changed to reflect these modifications:

Deletion of proposed prefabricated concrete rail crossing panel at Sta. 9+10 & Sta. 10+35 from the contract and install Endurance rail crossing at Sta. 9+10 to match existing Endurance rail crossing at Sta. 10+35.

Decrease in Contract Price:	\$	<61,850.00>
Increase in Contract Time:		0 Days

Original Contract Amount:	\$	1,312,799.00
Total Amount of Previous Change Orders:	\$	<17,779.00>
Amount of this Change Order:	\$	<61,850.00>
Revised Contract Amount:	\$	1,233,170.00

Notice To Proceed Date:	November 8, 2016
Original Contract Time:	240 Days
Previous Changes in Contract Time:	0 Days
Calendar Days for this Change Order:	0 Days
Revised Contract Time:	0 Days
Required Completion Date:	July 6, 2017

The change in contract price incorporates all costs for this Change Order including but not limited to the following—direct and indirect costs, overhead, profit, insurance, bonds, labor, materials, equipment, supervision, and delays. This Change Order is accepted and executed by the Port of Corpus Christi Authority and MAX Underground Construction LLC., as signed by their duly authorized representatives below.

Port of Corpus Christi Authority	MAX Underground Construction LLC
By: _____	By: _____
Bert Perez, P.E.	Maximiliano Salinas
Senior Project Engineer	President
By: _____	Date: _____
David L. Krams, P.E.	
Director of Engineering Services	

Date: February 21, 2017



DATE: February 21, 2017

TO: Port Commission

FROM: Sarah L. Garza, Director of Environmental Planning & Compliance

sarah@pocca.com
(361) 885-6163

Approve Service Order No. 4 in the Amount of \$29,275 with Platinum Environmental Solutions, LLC, for Environmental Consulting Services Related to an Historical Release of Hydrocarbons to Soils and Groundwater at the PCCA La Quinta Property.

SUMMARY: Staff requests approval to issue Service Order No. 4 of Master Agreement No. 10-16 with Platinum Environmental Solutions, LLC to conduct environmental consulting services for a time and materials amount not-to-exceed \$29,275 related to an historical release of hydrocarbons to soil and groundwater at the La Quinta Property.

BACKGROUND: Impacted soils resulting from historical operations along the Rattlesnake Pipeline at the PCCA La Quinta Property were identified during construction of the laydown area by the lessee, Corpus Christi Liquefaction (CCL), in February 2016. Subsequent sampling activities conducted in March 2016 confirmed that impacts to the soil exceed protective concentration levels. Additional invasive sampling and analysis, conducted in September 2016 delineated the nature and extent of impacted soils and groundwater, and established a migration pathway. Preliminary notification has been made to the Railroad Commission of Texas (RRC) and the responsible party, Koch Pipeline. Additional work is necessary to determine if the groundwater plume is stable and not migrating and remediate the contamination in soil and groundwater to levels protective to human health and the environment.

In the meantime, CCL has planned construction of a natural gas pipeline through the delineated area. CCL will excavate, segregate and haul the contaminated soil from the site. RRC requires sampling of the walls and bottom of the excavation. Port staff have negotiated a service order with Platinum Environmental Solutions, LLC to conduct this sampling. In addition, the consultant has proposed to take advantage of the open excavation through the contaminated area and apply bioremediation agents to enhance and facilitate remediation in this area. This would be preliminary start only and a full remediation effort addressing the entire impacted area in soil and groundwater will still be

necessary following appropriate permitting and approval by the RRC. A map depicting the location of the contamination and the excavation related to the CCL construction is attached.

ALTERNATIVES: N/A

CONFORMITY TO PORT POLICY: This project is necessary to eliminate encumbrances to Port property in support of the Port's Land Use Policy.

EMERGENCY: N/A

FINANCIAL IMPACT: This project is included in the 2017 budget.

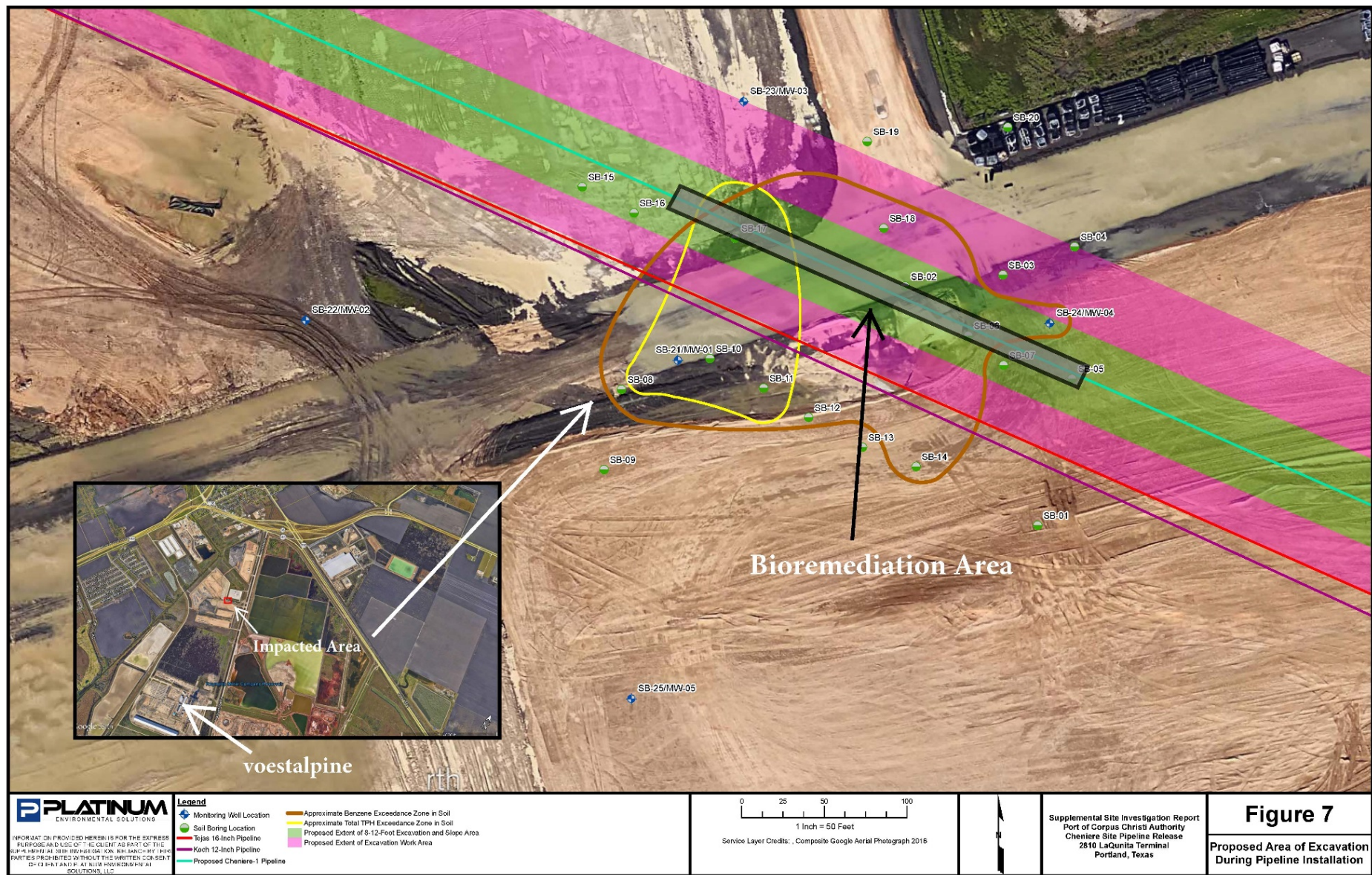
STAFF RECOMMENDATION: Staff recommends approval of the Service Order No. 4 with Platinum Environmental Solutions, LLC, for environmental consulting services in the amount of \$29,275 at the Port's La Quinta property.

DEPARTMENTAL CLEARANCES:

Originating Department	Environmental Planning & Compliance
Reviewed & Approved	Sarah Garza James Haley
Legal	Jimmy Welder Dane Brunn
Senior Staff	John LaRue Sean Strawbridge

LIST OF SUPPORTING DOCUMENTS:

Platinum Environmental Solutions, LLC, Service Order No. 4.
Map of Contaminated Area and Location of Pipeline Excavation



SERVICE ORDER NO. 4
PORT OF CORPUS CHRISTI AUTHORITY
OF NUECES COUNTY, TEXAS
MASTER AGREEMENT NO. 10-16
PROJECT NO. 16002B

Pursuant to PCCA Master Agreement No. 10-16 between Port of Corpus Christi Authority of Nueces County, Texas ("PCCA") and Platinum Environmental Solutions, LLC ("ENVIRONMENTAL CONSULTANT"), ENVIRONMENTAL CONSULTANT will provide the Basic and Additional Services set forth in Exhibit A of Master Agreement No. 10-16 in accordance with any additions or deletions to the same or any Services different from those described in the said Exhibit A, in this Service Order. This Service Order modifies or amends PCCA Master Agreement No. 10-16, the provisions of which not specifically amended by this Service Order will remain in effect.

Description of Project:

In January 2016, during construction of a laydown area on the PCCA owned La Quinta Property leased to Corpus Christi Liquifaction, LLC, (CCL), hydrocarbon impacted soil was discovered in an excavation and subsequently sampled by the installation contractor. The analytical results of the sample indicated that concentrations of several chemicals of concern associated with a hydrocarbon release exceeded Protective Concentration Levels. In an effort to investigate the extent of the impact in the vicinity of the excavation, soil samples were collected and analyzed in March 2016 by RPS. The analytical results from that effort suggested that the hydrocarbon impacts extend to the groundwater and beyond the sample locations. Additional soil and groundwater sampling data collected in September 2016 delineated the full extent and nature of impacted soils and underlying groundwater. CCL is planning to install a natural gas pipeline through a portion of the delineated area and removing some of the impacted soil. Sidewall and bottom samples are required in the excavation prior to backfilling. The addition of bioremediation agents during the pipeline construction may also provide some benefits to jump start future remedial activities.

Project Contact for PCCA:

Project Contact for ENVIRONMENTAL CONSULTANT:

Project Manager: James L. Haley

Project Manager: Peter C. Berveiler, P.E., PMP

Phone Number: (361) 885-6606

Phone Number: (281) 890-6140

Scope of Services:

1. Study/Report Phase.

In accordance with Section A-101 of Exhibit A of the Master Agreement, ENVIRONMENTAL CONSULTANT will provide the following services:

Task 1: Mobilization- ENVIRONMENTAL CONSULTANT will mobilize to the site with all materials and equipment necessary to complete the objective of applying bioremediation agents to soils and groundwater within CCL's pipeline excavation.

Task 2: Field Work- ENVIRONMENTAL CONSULTANT will collect up to ten soil samples from the sidewalls of the excavation, and will collect up to four soil samples from the floor of the excavation. Each soil sample will be collected using Method 5035 and each soil sample will be analyzed for Total Petroleum Hydrocarbons (TPH) by Method TX1005 and for Benzene, Ethylbenzene, Toluene and Xylenes (BTEX) by Method 8260. ENVIRONMENTAL CONSULTANT will apply concentrated bioremediation agents to affected soils and groundwater as necessary in quantities and methods prescribed by the manufacturer. ENVIRONMENTAL CONSULTANT will not enter the excavation for any reason.

Task 3: Documentation- ENVIRONMENTAL CONSULTANT will document all activities in a Field Summary Report to include a photographic log, map of treated area showing areas and quantities of bioremediation agent application, summary of analytical results, and a copy of the field log book documenting all activities.

2. Preliminary Design Phase.

In accordance with Section A-1.02 of Exhibit A of the Master Agreement, ENVIRONMENTAL CONSULTANT will provide the following services:

None

3. Final Design Phase.

With concurrence from PCCA on the preliminary design and in accordance with the Basic Services in Section A-1.03, A-1.04, and A-1.05 of Exhibit A of the Master Agreement, ENVIRONMENTAL CONSULTANT will provide the following services:

None

Service Schedule:

Description of Task	Anticipated Completion Date
Mobilization and Field Work	March 3, 2017 (Date is dependent on the actual pipeline construction schedule)
Field Summary Report	March 24, 2017 (Date is dependent on the actual pipeline construction schedule)

Deliverables:

Preliminary analytical laboratory report in electronic .pdf format.

Final analytical laboratory report in electronic .pdf format.

Field Summary Report in electronic .pdf format.

Project Team:

The Project team to be used on this project will include the following:

Peter C. Berveiler, P.E., PMP, Senior Consulting Principal

Subcontractors to be used on this project will include the following:

ALS
10450 Stancliff, Suite 210
Houston, TX 77224

Compensation:

In accordance with Article 4 of Master Agreement No. 10-16 and negotiations between the parties, ENVIRONMENTAL CONSULTANT will be compensated pursuant to this Service Order as follows:

Report & Study Phase	\$ <u>29,275</u>
Preliminary Design Phase	\$ <u>0</u>
Final Design Phase	\$ <u>0</u>

Total Compensation for Services per Exhibit C-4.01 not to exceed \$ 29,275

Contingency (*PCCA Approval Required*) \$ 0

Reimbursement:

The following applies to expenses reimbursed under this Service Order:

Invoices: ENVIRONMENTAL CONSULTANT will submit invoices to PCCA monthly in accordance with the fee schedule set forth in this Agreement. Requests for payment must be supported by documentation such as invoices, receipts, statements, stubs, tickets, time sheets, and any other documentation that, in the reasonable judgment of PCCA, provides complete substantiation of Reimbursable Expenses incurred by ENVIRONMENTAL CONSULTANT. All deliverables and reimbursement documents submitted to PCCA must prominently display PCCA Master Agreement No. 10-16, Service Order No. 4.

Termination or Interpretation of Services:

PCCA reserves the right to halt or defer all or any portion of the Services included in the Scope of Services for this Service Order at any time during the performance period. If the Services are halted or deferred, the parties agree that the schedule and budget may require renegotiation.

Amendments to Service Order:

Material changes to this Service Order may be made only by written agreement of the parties to the Agreement. All provisions of PCCA Master Agreement No. 10-16 not specifically amended by this Service Order will remain in force and effect.

Material Changes to Master Agreement:

All provisions of PCCA Master Agreement No. 10-16 are in full force and effect
Effective on the date executed by the last party to this Service Order.

**Port of Corpus Christi Authority of
Nueces County, Texas**

By: _____

Name: Sarah L. Garza

Title: Director of Environmental Planning & Compliance

Date of Execution: _____

“PCCA”

Platinum Environmental Services, LLC

By: _____

Name: _____

Title: _____

Date of Execution: _____

“ENVIRONMENTAL CONSULTANT”

DATE: February 21, 2017
TO: Port Commission
FROM: John LaRue, Executive Director
john@pocca.com
(361) 885-6189

EXECUTIVE DIRECTOR'S REPORT

SAFETY

SAFETYMIRROR

Leadership training has been complete. Scheduling /organizing final Safety Mirror training for employees is currently in process. 70% of workforce have received SafetyMirror training. This training shall be complete by the end of April.

VEHICLE EMERGENCY KITS

As part of the Employee Suggestion Program new emergency kits have been added to every Port vehicle. Among the items included in the kit are jumper cables, a flashlight, poncho and a road-warning triangle.

EMPLOYEE LEAD SAFETY COMMITTEE

Our Employee Lead Safety Committee will conduct their first Safety Lunch 'N Learn in February, taking the opportunity to introduce each of the chairs and members.

MANAGEMENT SYSTEM

RFP for OH&S Management System have been completed. It will be out before end of February.

WORKERS COMPENSATION

Safety Department has transferred all Workers Compensation reporting to Risk Management.

SAFETY LUNCH N LEARN

Speakers for both Q1 and Q2 have been confirmed.



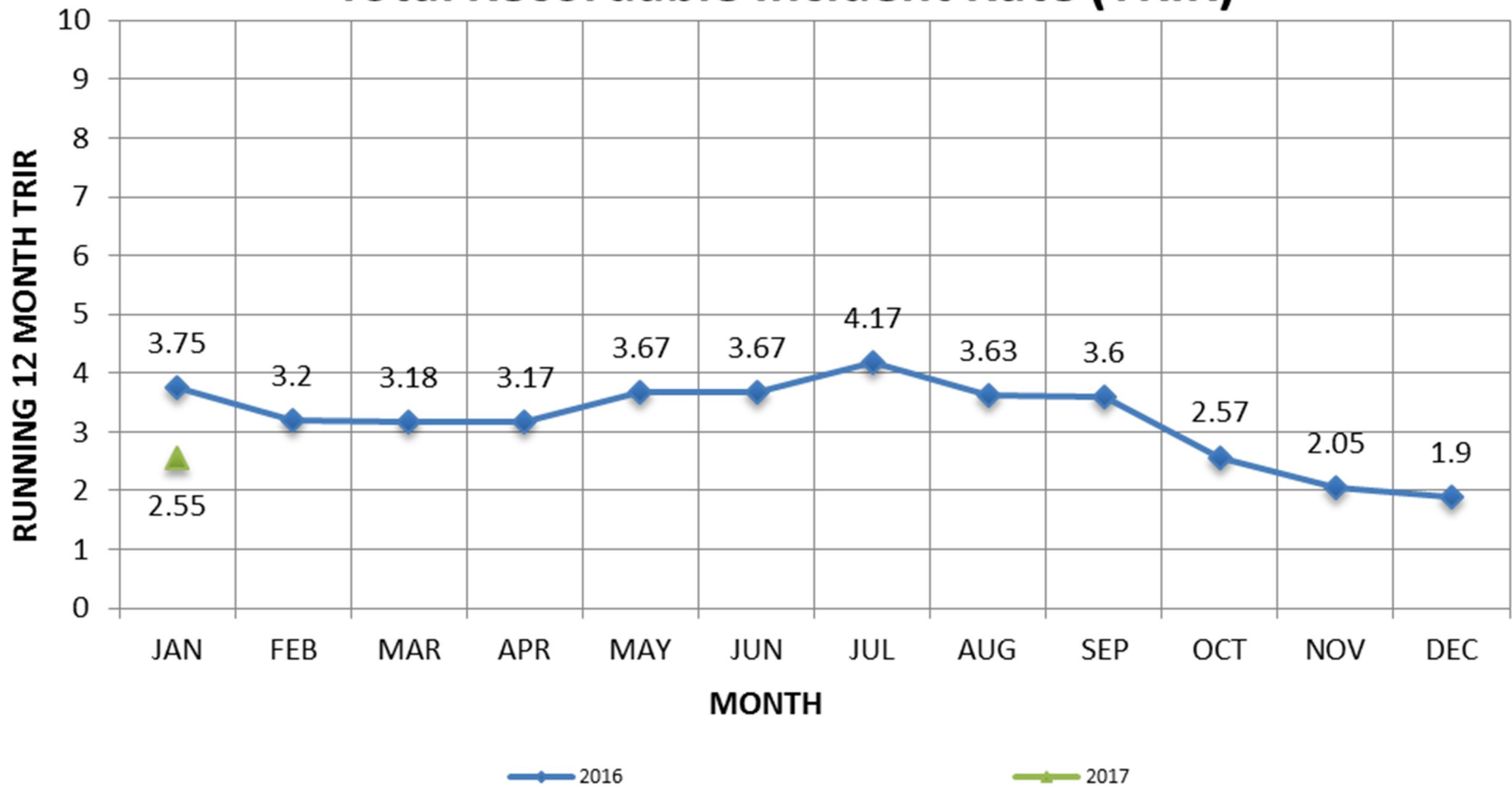
Port of Corpus Christi Authority

Monthly Safety Data Report

January 2017

PORTCORPUSCHRISTI										
	POCCA Employees		BMD		Maintenance		PD		Admin. & Annex	
	Total		Personnel		Personnel		Personnel		Personnel	
Safety	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Number of Employees	211		21		44		49		97	
Work Hours	27,935	27,935	2,794.00	2,794	5,549.75	5,550	7,212.25	7,212	12,379	12,379
First Aid Cases	0	0	0	0	1	1	0	0	1	1
Recordable Injuries	1	1	1	1	0	0	0	0	0	0
Recordable Illnesses	0	0	0	0	0	0	0	0	0	0
Lost Time Cases	1	1	1	1	0	0	0	0	0	0
Number of Days Lost	3	3	3	3	0	0	0	0	0	0
Restricted Cases	1	1	1	1	0	0	0	0	0	0
Number of Days Restricted	0	0	0	0	0	0	0	0	0	0
TOTAL RECORDABLES	1	1	1	1	0	0	0	0	0	0
INCIDENT RATE (YTD)		7.16		71.58		0.00		0.00		0.00
Types of Injuries										
Slips/Trips/Falls	1	1	0	0	0	0	0	0	1	1
Struck By	0	0	0	0	0	0	0	0	0	0
Strains/Sprains	1	1	0	0	1	1	0	0	0	0
Cuts/Lacerations/Punctures	0	0	0	0	0	0	0	0	0	0
Back Injuries	0	0	0	0	0	0	0	0	0	0
Heat Stress	0	0	0	0	0	0	0	0	0	0
Insect Bites	0	0	0	0	0	0	0	0	0	0
Other	1	1	1	1	0	0	0	0	0	0
TOTAL	3	3	1	1	1	1	0	0	1	1
Days Since Last Lost Time Case	Hours Since Last Lost Time Case		Days Since Last Recordable Injury/Illness			Hours Since Last Recordable Injury/Illness				
7	56		7			56				
Date of Last Lost Time Case	Date of Last Recordable			12 Month Rolling Average						
Wednesday, January 25, 2017	Wednesday, January 25, 2017			February 2016 - January 2017:			391,744	Manhours Worked		
				Total Recordable Incident Rate (TRIR):			2.55			

12 MONTH AVG Total Recordable Incident Rate (TRIR)





SAFETY COMMUNICATIONS



PORT CORPUS CHRISTI

Incident Report for the Month of January

Incident 1

A Port employee was walking through the parking lot between the Annex/Admin building when stepping off the curb the employee fell and bumped their knee. The employee then reported this incident to their Supervisor.

Injury Prevention

- Control Individual Behavior
 - aware of surroundings
 - avoid distractions
 - keep eyes on path
 - slowdown

Incident 2

A Port employee was reaching above their head to take measurements and in the process of taking measurements the employee felt a sharp pain in the mid to lower back. The employee immediately notified their supervisor.

Injury Prevention

- Job Safety Analysis
- Communication
- Control Individual Behavior
 - aware of surroundings
 - avoid distractions

Incident 3

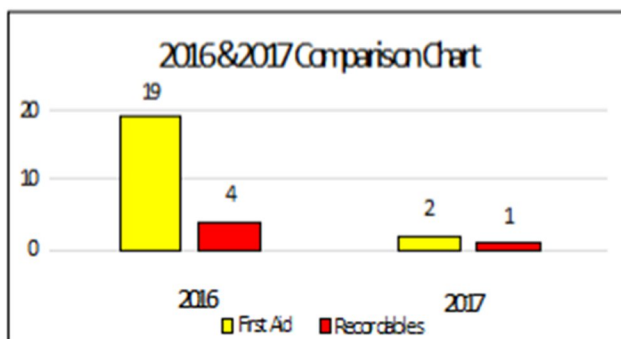
Three Port employees were in the process of measuring and cutting plates. Employee one and two were taking measurements. While the measurements were taken Employee 3 went to start the plasma cutter, employee 3 made contact with employee 2 with the plasma cutter causing a burn to the skin of employee 2. The employee immediately notified their supervisor.

Injury Prevention

- JSA
- Communication
- Control Individual Behavior
 - aware of surroundings
 - avoid distractions
 - keep eyes on path
 - slowdown

Safety Suggestions

- Dust vents throughout the building
Status: In process
- Bathroom between Oil Dock #4 & #7 has a barricade that may be a trip hazard for anyone trying to get to this area.
Status: In process
- Place surveillance cameras in stairwells.
Status: Researching
- More lighting needed in the Admin parking lot
Status: Complete
- Have the Port offer a Self Defense class
Status: Researching
- Offer safety (self-defense) products for employees
Status: Closed- All employees have the option to contact Port PD for assistance (Port Officer escort) entering and exiting the Admin & Annex buildings outside of normal office hours.
- Make stickers for fleet vehicles to remind about safety rules
Status: Researching
- Hot water needed in Annex restrooms. For those with hot water, the temperature needs to be raised.
Status: Researching
- Install spotlights for working in the Maint. Dept.
Status: Researching
- Maint. Install notification lights to alert drivers of crosswalk
Status: Researching
- Storm water drain at Maintenance is galvanized, suggest Stainless Steel
Status: Researching
- Grating located by the BMD #2 pier is protruding up and can puncture a tire or someone can trip/fall on it. Needs to be replaced.
Status: Researching
- BMD #2 pier-platform needed to walk to the water supply valve, trip and fall hazard due to the uneven ground/sits on a hill.
Status: Researching
- The rail located at BMD #2 pier is a fall hazard and needs to be repaired.
Status: Researching
- Maint. Needs a ladder for access to Storm Water Filter System
Status: Researching
- Barricade needed around Water supply valve located in the pit, which is located by Gantry. Also the stair to the lower level below the Gantry needs a chain or gate at the top of the stairs.
Status: Researching



January Port TRIR: 2.55

2017 Injuries:

Slips/Trips/Falls = 1

Struck By = 0

Strain/Sprain = 1

Cuts/Lacerations = 0

Other = 1

JANUARY 2017

GOVERNMENT AFFAIRS

LOCAL

- Held port briefing for new City Council Members and Port Commissioners, attended city council meeting in support of Exxon resolution.
- Attended United Corpus Christi Chamber Government Affairs committee meeting.
- Attended PICC Public Affairs/Government Affairs committee meeting.
- Attended meetings with consultants regarding Voestalpine and Exxon community issues.
- Attended State of San Patricio County.
- Attended Corpus Christi Regional Economic Development Corp luncheon.

STATE

- Attended 85th Texas Legislature opening day, meetings to discuss port legislation.
- Attended Texas Ports Association meeting to discuss legislative session.

FEDERAL

- Congress passed a continuing resolution to funding the federal government through April 28, 2017. The President signed numerous executive orders which could impact ports. Government Affairs will be monitoring and working with port consultants regarding trade, tax reform, environmental, transportation issues, etc.



MEMORANDUM

To: Nelda Olivo
From: Hugo Berlanga
Re: January Report
Date: February 6, 2017

Below, please find an update on issues of interest to the Port. Also, please find a brief summary of those activities conducted by Berlanga Business Consultants on behalf of the Port:

The 85th legislative session kicked off on January 10th, some of the legislative priorities indicated by state leaders are school finance, child protective services, ethics reform, school choice, sanctuary cities, and “bathroom” laws.

In his State of the State speech, Gov. Greg Abbott cited four emergency items for the legislative session; banning sanctuary cities, CPS reforms, ethics reform, and Convention of States.

Glenn Hegar, Texas State Comptroller, released the final biennial revenue estimate for the 85th legislative session. The final estimate is \$104.9 billion, down from \$110 billion in the previous estimate. Hegar said the downturn in the oil and gas industry is responsible for the lowering of the estimate.

Speaker Joe Straus (R-San Antonio) was unanimously elected as Speaker of the House of Representatives. This will be Speaker’s fifth time to serve as Speaker.

Lt. Governor Dan Patrick recently said he expects this session’s \$4 to \$6 billion budget shortfall to be taken out of health care and education. Patrick said the two take up 90 percent of the budget and the Senate will find cuts in order to save money.

Sen. Jane Nelson (R-Flower Mound), Chair of the Senate Committee on Finance, filed Senate Bill 1. Nelson said SB 1, as filed, is a starting point. SB 1 cuts 1.5 percent from all state agencies, but exempts the Foundation Schools Program. The bill also adds \$260 million to Child Protective Services (CPS), \$800 million to border security, and \$2.65 billion to student enrollment growth. On the House side of the Capitol, the House budget plan slightly increases spending by less than 1 percent without raising taxes. Speaker Straus said the House budget plan will “keep overall spending low while making investments in

children and our future.” The House plans to make cuts to administrative costs and discretionary programs across state agencies. The House and Senate appear to be \$8 billion apart on their respective budget plans, meaning the House may be looking to use funds from the Rainy Day Fund and the Senate is not.

The House and Senate budget proposals differ on a number of issues: they do agree on two: child welfare and transportation funding. Both proposals include \$260 million for CPS and a maximum of \$2.5 billion in excess tax funds if the state sales and use tax revenue hits \$28 billion.

Sen. Nelson created two new working groups, one to develop a new way to pay for public schools and a second to examine health care costs. The public school working group will be led by Sen. Larry Taylor (R-Friendswood), who also serves as chair of the Senate Education Committee. Taylor said the working group will start from scratch and consider every option.

Seana Willing will be the new executive director for the Texas Ethics Commission.

Governor Greg Abbott announced the reappointment of Charles Smith as executive commissioner of the Health and Human Services Commission.

- Attended the 85th Legislative Swearing-In Ceremony in Austin, on January 10, 2017;
- Attended Receptions for Rep. Yvonne Davis and Rep. Todd Hunter in Austin, on January 10, 2017;
- Attended the Port Board meeting on January 17, 2017;
- BBC will continue communication with the members and staff of Senate IGR, Senate Natural Resources, Senate State Affairs, the Lt. Governor’s office and House Transportation & Speaker’s Office;
- BBC will continue to send notices regarding meetings and articles of interest to the Port via fax and/or e-mail.

BORSKI ASSOCIATES, LLC

5023 South Convent Lane, Unit J
Philadelphia, PA 19114
(215) 327-5600 (Cell)

1655 North Fort Myer Drive
Suite 950
Arlington, VA 22209
(202) 459-0804 (Office)

MEMO

To: Port of Corpus Christi
From: Borski Associates
Date: February 3, 2017
Re: Monthly Report

Transition

The incoming administration's transition has stalled due to a number of reasons. First, the number of mid-level appointments has slowed dramatically in recent weeks. Second, Senate Democrats, responding to the demands of Democratic voters, have slowed the pace of confirmations. And finally, a number of unforced political errors has consumed an already small and insular White House staff. While we anticipate the pace of these appointments to quicken over the next few months, it is not inconceivable that we are still without an Assistant Secretary for Civil Works for some time.

To date, only five nominees have been confirmed:

- Secretary of State Rex Tillerson
- Secretary of Defense James Mattis
- Secretary of Homeland Security John Kelly
- UN Ambassador Nikki Haley
- Secretary of Transportation Elaine Chao

Despite a fractious political environment in the Senate, the other cabinet nominees should be confirmed shortly. We will also see some mid-level appointees announced in the coming month.

FY17 Budget

While no progress has been made on completing the FY17 appropriations process, both the House and Senate passed budget resolutions. This sets up a procedural framework that allows the Senate can pass legislation affecting revenues with 51 votes (unlike the typical 60 required for most legislation). Recent comments by congressional leaders suggest that they will use this process to

enact tax reform. We still believe that the FY17 appropriations process will be completed in April.

Infrastructure Package

While both Republicans and Democrats are publicly discussing an infrastructure package, the political and practical difficulties of passing such are becoming apparent. Attached please find an article from the Washington Post, quoting House Transportation Chairman Bill Shuster.

In the article, Shuster acknowledges that any package needs some sort of revenues to pay for it. Revenues into the Highway Trust Fund have been declining for 10 years and Congress has engaged in a fair amount of budget gimmickry to fill the gaps. Paying for current obligations has already proven difficult. Paying for a massive new infrastructure bill will require commensurate revenues, which creates political problems for a party suspicious of government spending.

House Republicans indicate they want to address infrastructure this summer, while Senate Republicans want to lead with a tax reform proposal to pay for an infrastructure bill.

Senate Democrats released a \$1 trillion infrastructure plan as a political messaging tool. The plan does not include any new programs for ports, but merely increases funding for current transportation programs.

Tax Reform Proposal

As noted, an infrastructure bill may be dependent on a tax reform bill. The House is proposing a border-adjusted tax, which is a tax that is applied to all domestic consumption and excludes any goods or services that are produced here, but consumed elsewhere. So essentially the costs any product made overseas could not be deducted from corporate taxes. Conversely, the profits from any product exported overseas would not be subject to any tax.

The Senate Finance Committee Chairman, Orrin Hatch, last week indicated that the Senate would develop its own tax reform proposal. This will delay any potential agreement and thus delay any infrastructure package.

DC Meetings with John LaRue

We helped prepare a fact sheet on the status of the Corpus Christi Ship Channel Improvement project for John LaRue's meetings on Capitol Hill. We met with staffers from the local delegation as well as relevant House and Senate Committees to brief them on the status of our disputes with the Army Corps/OMB.

CASSIDY&ASSOCIATES

733 Tenth Street, N.W., Suite 400
Washington, DC 20001-4886

Tel: (202) 347-0773
Fax: (202) 347-0785
www.cassidy.com

Firm Client: Port of Corpus Christi Authority, Texas

Primary Client Team: Barry Rhoads, Steven McKnight, Andrew Forbes, and Charles Brittingham II

Services Period: January 1-31, 2017

Summary of Services on behalf of Port of Corpus Christi Authority, Texas:

- Substantive consulting on federal government issues on behalf of PCCA
 - ▶ Discussed Executive Branch strategy based upon status of Corps approval of Project Partnership Agreement (PPA”).
 - ▶ Reported on transition issues and status of cabinet appointments for Trump Administration
 - ▶ Provided list of infrastructure projects developed by National Governors Association for consideration by Trump Administration
- Legislative Liaison and Monitoring
 - ▶ Scheduled meetings with Texas Congressional delegation and committee professional staff members.
 - ▶ Prepared background information for PCCA visits with Congressional staff members.
 - ▶ Accompanied PCCA representative to meetings with Senate, House, and committee offices.
 - ▶ Conveyed information about Congressional committee appointments for 115th Congress.
 - ▶ Provided document outlining Senate Democrat plan for transportation stimulus funding.
- Client Contact and Team Coordination
 - ▶ Engaged in regular telephone and e-mail contact on PCCA matters with Executive Director John LaRue and Government Relations Manager Nelda Olivo.
 - ▶ Hosted meeting and conferred with other consultants on coordination of government relations efforts and third party allies.
 - ▶ Reviewed news media coverage of new developments at Port and other PCCA activities.

BUSINESS DEVELOPMENT

WIND ENERGY CARGO

- Vessel calls during Jan:
 - a. Wind energy cargo vessels: 5
- Staff continued discussion regarding the possibilities of long-term storage for Production Tax Credit's Safe Harbor Program with multiple wind manufacturers and logistics providers.
- Staff continued collaboration with internal Engineering Department regarding project to enhance a new potential laydown area on Southside.
- Staff continued internal and external collaboration efforts towards new laydown site at Rincon for confirmed Q1 wind energy cargo components.
- Staff continued collaboration with Chinese wind manufacturer regarding 2017 project near Austin.
- Staff participated in interview and provided Port tour to San Antonio media publication regarding wind energy cargo.
- Staff attended numerous meetings with local stevedore regarding new laydown area for blades.
- Staff received feedback comments from cargo surveyors regarding operations at Southside terminal.
- Staff presented wind cargo strategy to Commercial Department Activity Plan Review meeting.

PROJECT CARGO

- Vessel calls during Jan:
 - a. Project cargo vessels: 2
 - b. Ro/Ro barge operation: 1

DRY BULK CARGO

- Working with operations identifying best cranes for the Bulk Terminal cargoes.
- Supporting Master Study Plan for the Bulk Terminal in frequent contact with Cardo.
- Met with Mexican steel manufacturer in Monterrey to pursue their 2017 bulk materials arriving via vessel and onwards to destination via unit trains. Though their volumes may not be the same as in 2016, we will receive their first shipment in February.

GENERAL CARGO

- Continue to work with pipe coating entity on storage requirements for construction of new facility in Robstown and anticipate additional imports of pipe for the rest of 2017.
- Continue receiving large shipments of 48" pipe for the construction of the gas pipe line into Northern Mexico.
- Working on two prospects seeking to handle dry cargo in sukkersacks through our warehouses.

LATIN AMERICA TRADE

- Exchanged emails with Pharr Bridge Executives on seeking to renew our MOU in 2017. The various energy projects anticipated for northern Mexico could transit faster via this bridge.
- Attended and participated within the 2nd Mexico Infrastructure projects Forum which took place in Monterrey, Mexico. Most important energy companies, logistics/distribution providers, rail and trucking entities in attendance. Outcome of said participation is to work shipments of light petroleum, gasoline and diesel from this port into Mexico, via vessel or rail within the next few months.

GENERAL ACTIVITIES

- Whilst in Monterrey had conversations with the Secretary of Economic Development for Mexican State of Tamaulipas. We'll pursue a joint effort to have an Energy Summit in PCC. The most relevant energy companies from Tamaulipas and those within our S. Texas area to participate.
- Staff assisted with wind and project cargo identification for accurate billing of monthly open yard and covered storage.
- Staff concluded efforts with stevedoring and freight handling entities regarding 2017 Stevedore & Freight Handlers renewal licenses, including submittal of required environmental documentation.
- Staff continued efforts to secure external consultant for tariff review.
- Staff published Commission-approved PPI increase effective 2-1-17.
- Staff participated in Strategic Plan Water Quality Group meeting.
- Staff participated in Project Rocky meeting.
- Staff participated in Oil Dock 15 project and initiated follow-up efforts regarding temporary work site.
- Staff participated in Strategic Plan – Be an Environmental Leader workshop.
- Staff met with internal department to discuss cost analysis for additional laydown improvement projects.
- Staff attended 2017 Kick-Off Meeting with BNSF group.
- Staff attended internal meeting regarding berth applications.

FOREIGN TRADE ZONE

A meeting with Foreign Trade Zone (FTZ) operators and local Customs and Border Protection (CBP) officers was held on Thursday, January 19, 2017. FTZ Manager and CBP provided updates, status of compliance reviews and other FTZ procedures.

FTZ Manager continues working with all Operators on submission of the FTZ Board Annual Report. Reporting of this annual FTZ activity is a requirement for all operators.

FTZ Manager continues to work with internal BD staff and Wind & Energy company interested in FTZ General Purpose designation usage

ORTIZ CENTER - OVATIONS

As we complete the first month of 2017, we enter the year strong. Based upon current booking pace, we will far exceed budgeted sales for the 1st quarter. We are very excited to start the year off on such a positive financial step and look forward to continuing to serve the our customers and guest each and every day and to have the opportunity to be so impactful to the numerous not for profit and Community Based Organizations that call the Ortiz Center home.

We were pleased to once again welcome back Hargrove Crop Insurance for their Annual Meeting, the CC Police Officers Foundation Breakfast and the Fanny Bluntzer Spirit Center Gala. This month we also welcomed the REDC Annual Meeting to the Ortiz Center.

As part of our commitment to the community, we are pleased to report that Spectra and the Ortiz Center provided almost \$19,000 in discounts and sponsorships to various non-profit and Community Based Organizations this month. The support given by the Ortiz Center assists these wonderful groups in their ability to generate the resources needed to provide their services throughout the Coastal Bend region.

Below are 2016 totals and numbers to-date for 2017 activity.

2016	Guest Attendance	Number of Events	Revenue
January	4,621	41	\$149,911
February	4,366	39	\$204,819
March	4,553	59	\$199,597
1st Quarter	13,540	139	\$554,327
April	5,033	47	\$207,522
May	5,980	47	\$190,851
June	4,342	44	\$213,748
2nd Quarter	15,355	138	\$612,121
July	2,634	33	\$113,642
August	5,045	53	\$183,800
September	4,490	39	\$180,273
3rd Quarter	12,169	125	\$477,715
October	4,732	38	\$125,957
November	6,008	54	\$249,715
December	4,722	35	\$214,650
4th Quarter	15,462	127	\$590,322
YTD Total	56,526	529	\$2,234,485

2017	Guest Attendance	Number of Events	Revenue
January	3,712	40	\$152,998
February			
March			
1st Quarter	3,712	40	\$152,998
April			
May			
June			
2nd Quarter			
July			
August			
September			
3rd Quarter			
October			
November			
December			
4th Quarter			
YTD Total	3,712	40	\$152,998

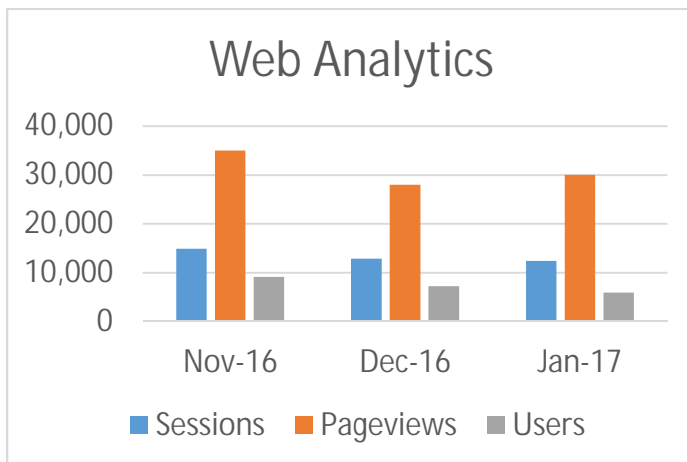
COMMUNICATIONS

December Staff & Employee Events:

- Attended Harbor Bridge Voluntary Acquisition & Relocation Program related meetings
- Attended Port Commission Mtg.
- Attended Wellness Committee meetings and Luncheon
- Attended CVB monthly meeting
- Attended VSC Board Meeting
- Assisting on Harbor Bridge acquisition and relocation project
- Supported Commissioners presentations at different area organizations

New Media Marketing Management

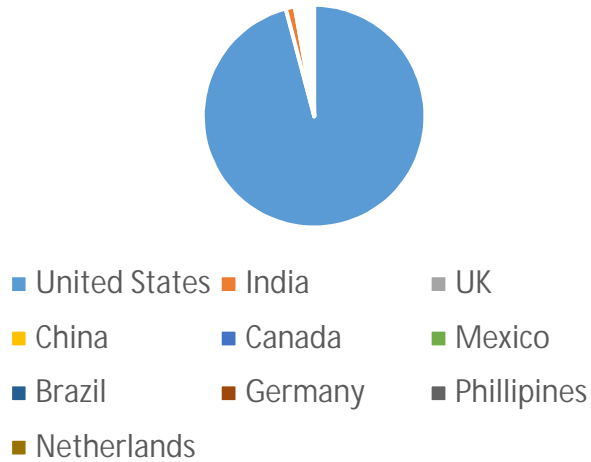
- PortOfCorpusChristi.com (January 1 – 31, 2017)
 - Website Analytics
 - 12,412 Sessions
 - 30,029 Page views
 - 5,925 Users



- User Profiles

Country	Sessions	% Sessions
United States	11,632	93.72%
India	159	1.28%
United Kingdom	70	0.56%
China	52	0.42%
Canada	48	0.39%
Mexico	43	0.35%
Brazil	42	0.34%
Germany	35	0.28%
Philippines	32	0.26%
Netherlands	16	0.13%

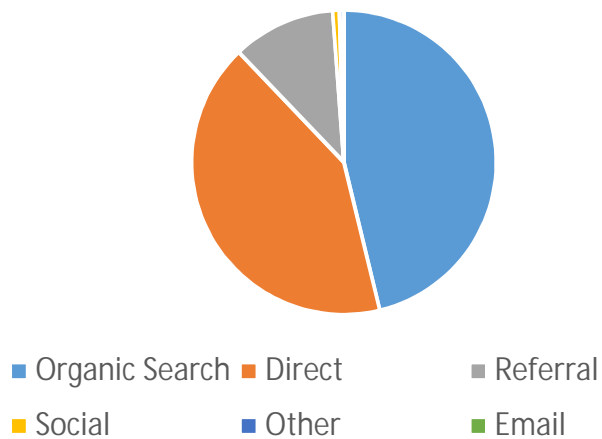
User Profiles January 2017



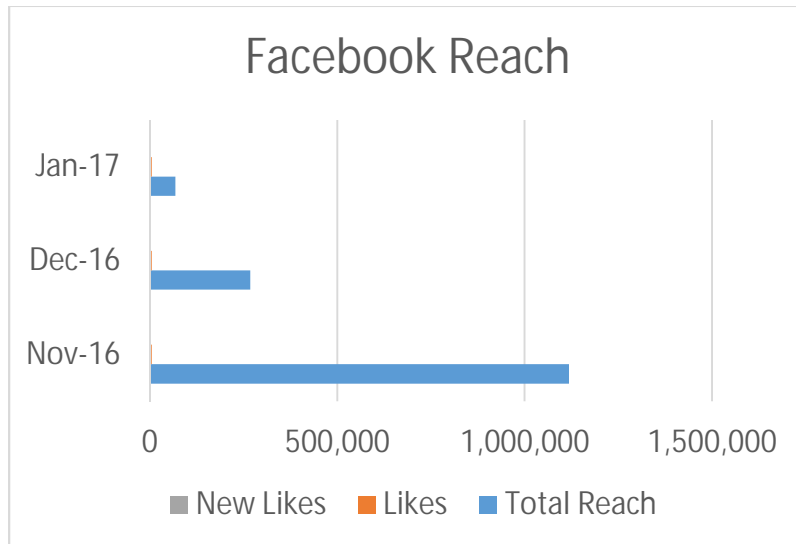
Top Traffic Source

Source	Sessions	%New Sessions
Organic Search	5,736	48.20%
Direct	5,174	33.73%
Referral	1,356	22.49%
Social	88	23.86%
Other	57	10.53%
Email	1	00.00%

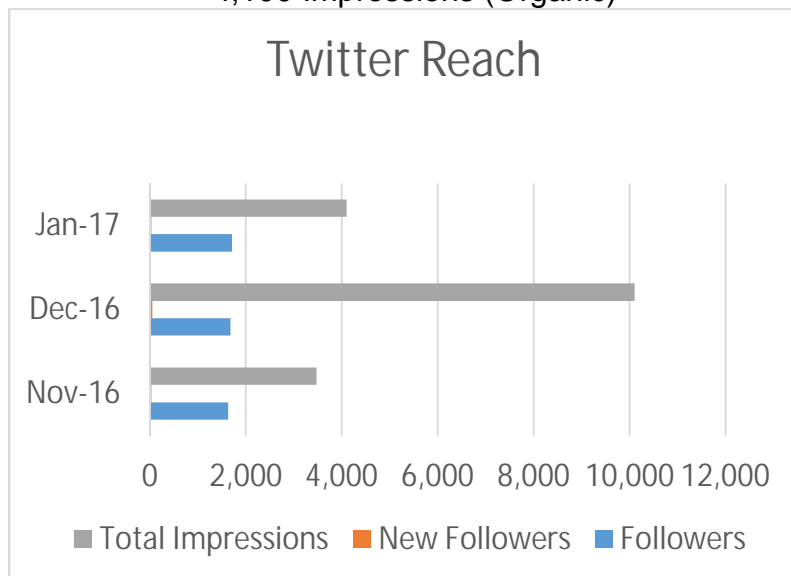
Top Traffic Source January 2017



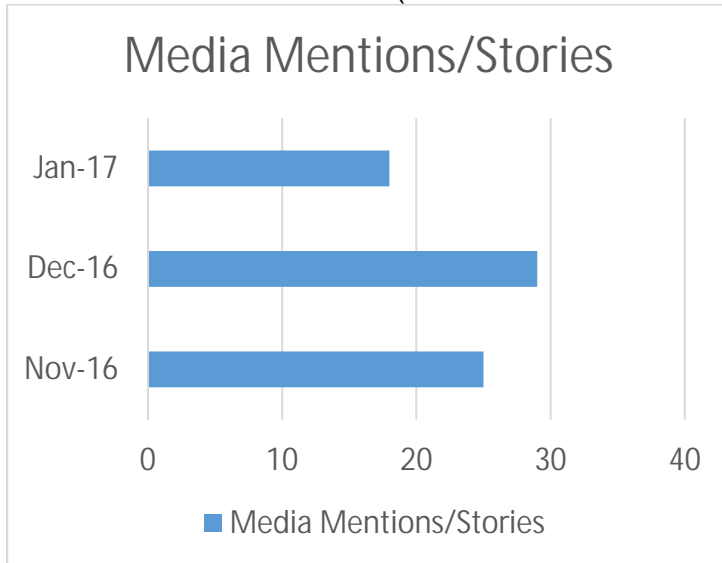
- SOCIAL MEDIA – (January 1 – 31, 2017)
 - Facebook
 - 5,075 Likes
 - 10 New Likes
 - 267,946 Total Reach (Organic and Paid)



- Twitter
 - 1,709 Followers
 - 30 New Followers
 - 4,100 Impressions (Organic)



- Media Mentions/Web Stories (January 1 – 31, 2016)
 - 18 Mentions (Communications - News & Social - EDR – January 2017)



Photo/Video/Documentary

- Port events
- Employee Photos
- Port ops

Media, Marketing, Community & Public Relations

- Media coordination at events
- Coordinate Publication/Release of Employee Newsletter

Agency

Marketing Recap: During January, MDR worked on several collateral items for various departments, from Word templates to screensavers and desktop backgrounds. Following the 90th anniversary year, all collateral needs a refresher to remove the 90th anniversary seal.

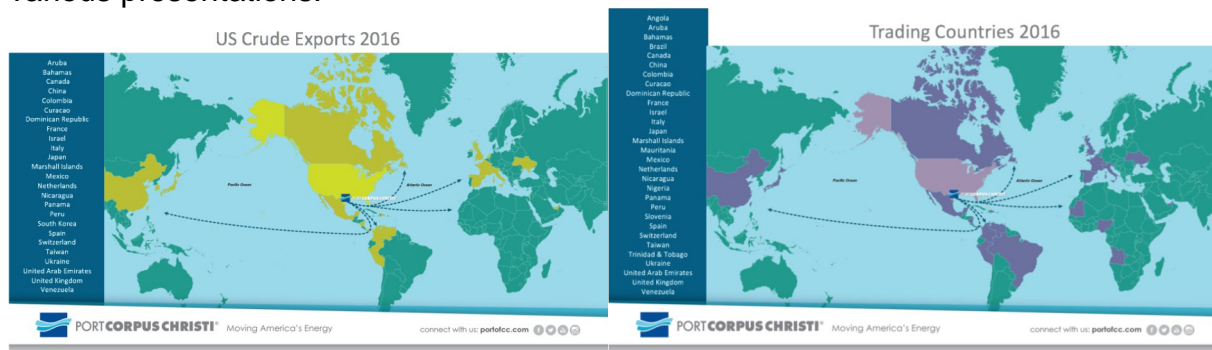


The Port is developing a customer forum and MDR is assisting in naming and developing a logo for the monthly meeting. Names pitched were Channel Chat, RapPort (play on the word rapport as suggested by Sean Strawbridge), and Deep Connections.



The 2017 Port Directory will print soon. MDR set the theme for the directory, leaning on the community campaign, Feel The Energy. Proposed category headlines are “the ENERGY to lead” and “the ENERGY to connect” etc.

MDR has designed and will maintain a series of map slides that show the crude oil trading countries in 2016, and countries with which the port conducts trade, to be used in various presentations.



Moving America's Energy – Business to Business Campaign 2017 Media Planning

Currently, Port staff are reviewing the proposed 2017 media plan. MDR is proposing a departure from traditional trade and maritime industry advertising, and suggesting to allocate more dollars in digital advertising in the form of Search text ads on Google, and Geo-

Targeted online banner ads at some of the largest conferences and expos Port Corpus Christi attends.

The 2017 proposed media plan will maintain some media partners from previous years, both print and digital, that either performed well for the Port and/or that Port staff feel have excellent presence and reputation in the industry.

Feel the Energy – Community Campaign 2017 Media Planning

In the same tone, Port staff are reviewing the community awareness campaign in light of recent events. In previous years, social media and short videos were the key

channels to distribute the message. In 2017, many of the same mediums will be used, however the message may change and other tactics may be added to reach a targeted group of people, in various segments of the region.

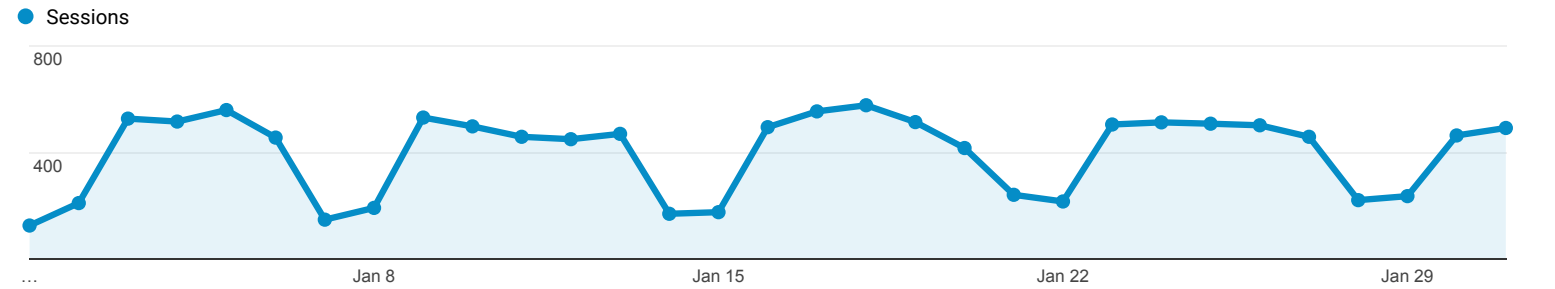
MDR January Hours: 76.27

Audience Overview

Jan 1, 2017 - Jan 31, 2017

All Users
100.00% Sessions

Overview



Sessions

12,412

Users

5,925

Pageviews

30,029

Pages / Session

2.42

Avg. Session Duration

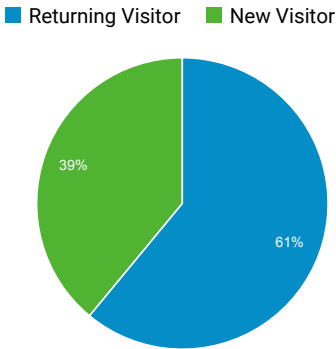
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Bounce Rate

43.45%

% New Sessions

39.01%



Country		Sessions	% Sessions
1.	United States	11,632	93.72%
2.	India	159	1.28%
3.	United Kingdom	70	0.56%
4.	China	52	0.42%
5.	Canada	48	0.39%
6.	Mexico	43	0.35%
7.	Brazil	42	0.34%
8.	Germany	35	0.28%
9.	Philippines	32	0.26%
10.	Netherlands	16	0.13%



PORTCORPUSCHRISTI

EDR Major Event Tracker: January 2017

Date	Event	Location
January 1, 2017		
January 2, 2017	Voluntary Recocation Report	Port Facilities
January 3, 2017	Sr. Staff Meetings	Port Facilities
January 4, 2017	E-Crane Bid	Port Facilities
January 4, 2017	Marketing Plan Discussion	Port Facilities
January 5, 2017	Desal Discussion	Port Facilities
January 5, 2017	Wellness Luncheon	Ortiz Center
January 5, 2017	Hillcrest Conference Call	Port Facilities
January 6, 2017	City Council Brief: Ben Molina	Port Facilities
January 6, 2017	Safety Management	Port Facilities
January 6, 2017	Desal Study Meeting	Port Facilities
January 7, 2017		
January 8, 2017		
January 9, 2017	Sr. Staff Meetings	Port Facilities
January 9, 2017	Security Committee	Port Facilities
January 10, 2017	Interviews	Port Facilities
January 11, 2017	Project: Rocky	Port Facilities
January 11, 2017	Desal Discussion	Port Facilities
January 12, 2017	Project Coordination	Port Facilities
January 12, 2017	Hillcrest Conference Call	Port Facilities
January 13, 2017	Gravity Rail Discussion	Port Facilities
January 14, 2017		
January 15, 2017		
January 16, 2017	Sr. Staff Meetings	Port Facilities
January 17, 2017	Commission Meeting	Ortiz Center
January 18, 2017	Intern Interview	Port Facilities
January 19, 2017	Wellness Committee	Port Facilities
January 19, 2017	Hillcrest Conference Call	Port Facilities
January 19, 2017	Desal Study Meeting	Port Facilities
January 20, 2017	Event Tracker Review Meeting	Port Facilities
January 21, 2017		
January 22, 2017		
January 23, 2017	Sr. Staff Meetings	Port Facilities
January 24, 2017	Judge Simpson	Port Facilities
January 24, 2017	PCCA Waterline Assessment	Port Facilities

January 24, 2017	Cheniere Working Group	Port Facilities
January 24, 2017	City Council Brief: Paulete Guajardo	Port Facilities
January 25, 2017	USGC/HMO	Port Facilities
January 26, 2017	Hillcrest Conference Call	Port Facilities
January 26, 2017	Texas Mutual Insurance	Port Facilities
January 26, 2017	FEMA	Port Facilities
January 27, 2017	7 Seas	Port Facilities
January 27, 2017	Hillcrest Conference Call	
January 28, 2017		
January 29, 2017		
January 30, 2017	City Council Desal: Greg Smith	Port Facilities
January 30, 2017	Sr. Staff Meetings	Port Facilities
January 31, 2017	New Engineers Welcome	Port Facilities
January 31, 2017	Commercial Activity Plan	Port Facilities

HILLCREST

1.1 *Port of Corpus Christi*

(a) Summary of activities

The month of January was slow and concerning. Most people expressed hopelessness and continued frustration with the Voluntary Real Estate Program's moratorium. Calls continued to be received from property owners asking when will they would receive offers. Other calls pertained to a rumor heard about the entire project being cancelled. The DRA team spent time counselling and consoling property owners and attempting to set the record straight that the Bridge project is not on hold only acquisition and relocation offers. DRA team members explained that all other work continues. Half of the property owners understood, the other half expressed anger and repeated conversations had previously, about the moratorium being yet another example of systematic racism targeted at the Hillcrest community.

Community outreach this month focused on dealing with eligibility verifications, assistance in title and family mediations, incoming calls, request for meetings, participation in the Martin Luther King Parade with residents of the community, and a Question and Answer arts and craft event for the parents and children of Hillcrest.

Below is a summary of meetings and events held in addition to the walk-in and complaints received from owners regarding the moratorium.

Date	Activity
1/3/2017	POCCA Staff meeting to discuss Hillcrest project
1/5/2017	Hillcrest/Harbor Bridge Project Conference Call
1/5/2017	Community Advisory Board meeting
1/9/2017	Citizens Alliance Meeting
1/10/2017	DRA site visit

1/12/2017	Hillcrest/Harbor Bridge Project Conference Call
1/16/2017	Martin Luther King Parade
1/17/2017	Monthly Commissioners
1/17/2017	Iva & Margarita R. program introduction meeting
1/19/2017	Hillcrest/Harbor Bridge Project Conference Call
1/23/2017	POCCA Staff meeting to discuss Hillcrest project
1/23/2017	Citizen Alliance Meeting
1/24/2017	Maria M. program introduction meeting
1/25/2017	Meeting with Dell Richardson
1/26/2017	Hillcrest/Harbor Bridge Project Conference Call
1/26/2017	Meeting with Gene Seaman, Former State Rep now Developer
1/26/2017	Q and A Super Kids arts and Craft community event
1/27/2017	Hillcrest briefing
1/30/2017	Lucia Silva program introduction meeting
1/30/2017	Hillcrest update to Councilman Ben Molina
1/30/2017	POCCA staff meeting to discuss Hillcrest project

- (b) Total parcels acquired by ROW Contractor /total eligible parcels
No parcels have been acquired to date.
- (c) Information on appraisals performed on specific properties

Parcel ID	Owner Reference	Status	Parcel ID	Owner Reference	Status
410	Tovar-Rodriguez	Approved	830	Thomas	Approved
430	Milligan	Approved	833	DoubleDare	Approved
460	Mumphod	Approved	837	Castillo	Approved
468	Robledo	Initiated	839	Wolfson	Initiated
473	Mazeda	Approved	840	Wolfson	Approved
477	Banda	Approved	856	Guzman	Approved
487	Aguilar	Approved	858	Wolfson	Approved
488	Aguilar	Approved	860	Grande	Approved
492	Rodrigues	Approved	862	Kinney	Approved
501	Gallegos	Approved	865	Grant	Approved
508	Zurbock	In Review	867	Hicks	In Review
510	Hill	Approved	875	Delagarza	Approved
515	Alvair	Approved	876	Perez	Approved
517	Lloyd	Approved	879	Wolfson	Approved
521	Robbins-Woods	Approved	885	Washington,et al	Approved
533	Banda	Approved	888	Guerrero	Approved
541	Fuentes	Approved	892	Rosario	Approved
544	Casarez	Approved	909	Johnson	Approved
545	Brown	Approved	911	Johnson	Approved
547	Lopez	Approved	912	Bolden	Approved
548	Flores	Initiated	938	Banda	Approved
560	Chaves	Approved	940	Lozano	Approved
562	Enriquez	Approved	944	Ortiz	In Review
565	Ray	Approved	946	Urrutia, et al	Initiated
567	Wolfson	Initiated	948	Torres	In Review
573	Marroquin	Approved	949	Padron	Approved
579	Wilson	Approved	951	Osswald-Murphy	Approved
581	Jenkins	Approved	952	Villarreal, et ux	Approved
582	Jefferson	Approved	953	Salas	In Review
587	Coleman	Approved	954	Calderson	Initiated
590	Lopez	Initiated	961	DKJS	Approved
600	Williams	Approved	968	Clacken	Approved
616	Martinez	Approved	969	Clacken	Approved
617	Martinez	Approved	974	Reyna	Approved
619	Quintero	Approved	984	Claeys	Approved
621	Rodrigues	Approved	993	Williams	Approved

637	Jenkins	Approved	1000	Ramirez	Approved
643	Smith	Approved	1002	Smith	Approved
650	Reyes	Approved	1009	Garcia	Approved
659	Olivarez	Initiated	1014	Rodriguez	Approved
660	Trevino	Approved	1015	Rodriguez	Approved
671	Yancey	Approved	1018	Markham Bros	In Review
675	Carter	In Review	1024	Perez	Approved
678	Wolfson	Initiated	1025	Perez	In Review
681	Martinez	Approved	1032	Naranjo	Approved
683	Gonzales	Approved	1034	Perry	Approved
696	Alvarez	Approved	1035	West	Approved
699	Alvarez	Approved	1041	Valdez	Approved
702	Ovalle	In Review	1042	Sanchez	Approved
709	Banda	Approved	1043	Rodgers	Approved
710	Marruffo	Approved	1045	Mircovich	Approved
715	Bardon	In Review	1046	Hall	Initiated
722	Garcia	Approved	1051	Osswald	Approved
748	Garza	In Review	1052	Ayala III	Approved
752	Landeros	Approved	1099	Mungia	Approved
765	Lawson	Initiated	1104	Martinez	Approved
769	Seeccloud	Approved	1118	Garcia	Approved
775	Escobar	Approved	1120	Salinas	Approved
780	Vargas/McGray	Approved	1148	Maxwell	Approved
793	Ramirez-Parra	Initiated	1158	Martinez	Initiated
796	Perez	Approved	1160	Alvarado	Approved
797	Izaguirre Jr.	Approved	1163	Aranda	Initiated
802	Pittman	Initiated	1178	Galvan	Approved
803	Gutierrez	Approved	1179	Galvan	Approved
810	Guy	Approved	1186	Galvan	Approved
817	Hudgens	Initiated	1187	Galvan	Approved
818	Dominguez	Approved	1189	Galvan	Initiated
824	Wolfson	Initiated	M001	Navarro	Approved
828	Jackson	Approved	M003	Parra	Initiated

Legend

In Review = Appraisals that have been created and submitted through some level of review

Initiated = Appraisal has been requested and in progress

Approved = Appraisal has been approved by TxDOT

On-Hold = Appraisal that have been order and placed on-hold due to program related reasons

- (d) Relocation assistance provided and to whom (owner or tenant)
There has been no relocation to date, however; advisory services are an ongoing activity when initiated by the property owners. These services primarily consist of; explanation of the relocation process and the status of their property appraisals.
- (e) Restrictive covenant purchases:
None purchased to date. Only one (1) property owner has requested a restrictive covenant. No change from December.
- (f) Title work performed
To date a total of 233 titles commitments have been ordered of which 230 have been received and are under review.
- (g) Other services related to relocation of residents during reporting period
Met with local real estate agents to gather information on the current real estate market. The DRA team continues to update the Comparable Housing Study for the "Comp Book" weekly.
- (h) Summary of Port's ROW Contractor Disadvantaged Business Enterprise (DBE) % Goal
DRA is not aware of a DBE goal set for this project. However, it should be noted that DRA and one of its subcontractors are both certified DBE firms.

Although the moratorium on making offers to property owners of the Hillcrest community remained in effect, DRA continued to prepare acquisition packages for property owners, conducted relocation interviews with onsite owners, collected documents, searching for comparable housing and preparing relocation packages for on-site owner's whose property appraisals were approved by TxDOT.

As requests to participate in the voluntary program continued to arrive and as program eligibility was confirmed additional title reports and appraisals were requested. The total number of title commitments ordered to date is 233, of which 230 have been received and are under review. The number of appraisals ordered increased to 138 parcels, of which 136 have been completed and are under review. 93 have been approved by TXDOT.

Community Outreach focused on damage control and building better relationships with community members.

Community Outreach

1 event was conducted in the month of January.

* Q and A Super Kids Arts and Crafts a community event
On January 26th, a Q and A Super Kids Arts and Crafts community workshop was held for the children of Hillcrest. This community engagement tactic was geared to bring families, DRA team members and the Port

Executive together in a comfortable, creative and safe environment while informing parents on the status of their specific properties.

Throughout the moratorium, we have experienced a heightened level of outrage focused on all parties involved in the Hillcrest Washington Coles (Port) project. Our outreach event was purposed to get the focus off of the moratorium, by reinforcing our relationships with the people of Hillcrest to this end, staff spent time visiting our Hillcrest neighbors and showing up at other community events, restaurants, churches, etc..

In the month of January the DRA office had 75 visitors versus 46 in December. We collected eligibility documents from 17 property owners.

Acquisition

During the month of January, title curatives with 4 different title companies. (Stewart, Bay Area, San Jacinto and First American) was the focus of primary acquisition activity. We are continuing to follow up with title companies on Affidavit of Heirship Questionnaires, Affidavit of Heirships, Not Same Person Affidavits and so on, anything that will speed up the closing of the 138 parcels that are in the process of being approved by TxDOT. We are clearing many title issues before offers are made. (this would typically occur after the offers are made. We delivered numerous documents to all four title companies in an effort to clear title issues. Title curative plans were cleared for 147 parcels that only needed a few items. As we review the parcels that are among the 138 completed appraisals, we are scheduling meetings in homes and at the office to discuss all title problems. We discuss what needs to be done and how to move toward a complete resolution of their title problems big and small. We are involved in several meetings a week to discuss the progress and discuss with staff what needs to be done to move forward quicker.

We continued to work with all landowners (off-site and on-site) that come into the office on a regular basis. We spend time helping to combat their fear and assure them that acquisition and relocation program is a good opportunity and that all will be treated fairly.

Relocation

During the month of January relocation continues to meet and interview on-site owners whose properties are currently being appraised. The relocation team met with owners and answered questions regarding the status of their relocation benefits.

Relocation continues to search for available comparable housing to maintain the project comparable book. The comp book has now been updated and refreshed. At the end of January, there were 149 properties in the comp book. Listings are added weekly. The Relocation manager continues to meet with local real estate agents to discuss market trends. Real Estate agents continue to email listings and bring their listings to the office to post them on the bulletin board.

The relocation division has assigned and begun to prepare 39 relocation packages for the parcels which have been submitted to TXDOT for review and approval. During the month of January, a total 15 relocation packages have been approved. Relocation activities continue to consist of; preparing relocation packages, conducting inspections on comparable housing that will be used for establishing maximum relocation payments for residential households in the relocation packages and attending CAB meetings to answer questions.

Appendix B: Port of Corpus Christi Supplemental Information
Attachments

- B.1. Agenda meeting 1.5.17
- B.2. Agenda pre-conference call 1.5.17
- B.3. Agenda meeting 1.12.17
- B.4. Agenda pre-conference call 1.12.17
- B.5. Agenda meeting 1.19.17
- B.6. Agenda pre-conference call 1.19.17
- B.7. Agenda meeting 1.26.17
- B.8. Agenda pre-conference call 1.26.17
- B.9. Bam party invite
- B.10. January Office Sign in Sheet
- B.11 Finance report

COMMUNITY RELATIONS

Internal & Community Events/Meetings

- United Chamber: Small and Emerging Business Committee
- Westside Business Association Breakfast
- Meeting to discuss Exxon Community Support
- Gulf Coast Growth Ventures: update on stakeholder communications
- CCREDC Investor's Breakfast
- Voestalpine update with Chairman Todd Hunter
- Meeting with United Chamber of Commerce Board Member John Garcia and Sandra Alvarez, legislative agenda
- NAACP Executive Board Meeting
- San Patricio A&H Show
- Del Mar College - President's Council
- Del Mar College Foundation Board of Trustees
- Nueces County Junior Livestock Show
- World Affairs Council
- United Chamber of Commerce Executive Committee with Chairman Todd Hunter
- Meeting with Chairman Todd Hunter
- Dr. Kelly Quintanilla, Margaret Dechant, Texas A&M University-Corpus Christi. Commissioner Barbara Canales
- Meeting with Dr. Gilda Ramirez, United Chamber of Commerce
- PICC Public Affairs Group Meeting
- Strategic Plan Water Quality Group
- NAACP 47th Annual Banquet
- Corpus Christi Police Department Breakfast
- Corpus Christi Caller-Times Hispanic Advisory Board
- Diocese of Corpus Christi- Celebration of Catholic Schools
- Fannie Bluntzer - Celebrity Waiter
- "Mi Casa es Su Casa": United Chamber of Commerce Foundation
- Port Aransas Police Department Awards Banquet
- New Life Refuge Ministries-Celebration of Courage
- United Corpus Christi Chamber of Commerce Executive Committee
- American G.I. Forum meeting
- Corpus Christi Regional Economic Development Corporation Annual Investors Luncheon
- Meeting with LULAC

- State of the County, San Patricio County with Judge Simpson
- Aransas Pass Chamber of Commerce
- NAACP Meeting
- Safety Training
- Westside Business Association Monthly meeting (Liz Cantu named to the Board of Directors)

Hillcrest/Washington Coles Acquisition & Relocation Program

- Hillcrest/Harbor Bridge Project Weekly Conference Call (3)
- Hillcrest Site visit
- Per Parcel Meeting with Staff
- Community Advisory Council
- Hillcrest Buyout Neighborhood Coles Voluntary Acquisition and Relocation Program
- Hillcrest/Washington Coles Voluntary Acquisition and Relocation Program
- Hillcrest/Washington Coles Voluntary Acquisition and Relocation Program
- Del Richardson

voestalpine

- Port of Corpus Christi and Voestalpine
- Meeting with Executive Staff and Consultant
- Port of Corpus Christi Commissioner, Consultant and Staff
- Port of Corpus Christi and Rep. Todd Hunter
- Meeting with Jonas Chupe
- voestalpine plant tour (Corpus Christi)
- voestalpine plant tour travel meeting with Judge Terry Simpson, Councilman Gary Moore, and neighbors
- voestalpine Europlatinen Lin plant tour
- voestalpine meeting with CEO

Gulf Coast Growth Ventures-EXXON

- San Patricio County Commissioner's Court
- Community Relations Staff/Consultant outreach strategy meeting
- Community Relations Staff/Consultant outreach strategy meeting
- Chief Commercial Officer, Community Relations Director community outreach meeting
- Gulf Coast Growth Ventures meeting with POCCA
- City of Gregory and Port of Corpus Christi update
- Community Relations Staff strategy meeting with Gulf Coast Growth Ventures
- Consultant, Community Relations
- San Patricio County Commissioner's Court
- Consultant, Community Relations outreach meeting with stakeholders
- Meeting with Public Affairs and POCCA

- Meeting with Ingleside Chamber of Commerce
- CCREDC meeting with Gulf Coast Growth Ventures-EXXON
- Community Relations Staff Meeting with Exxon Executives
- Community Relations with United Chamber task force “United for Growth”

Sean Strawbridge at Hillcrest Community Arts & Crafts night for children



Chairman Charlie Zahn speaks at CCREDC Annual Investor’s Meeting



Westside Business Association-Liz Cantu named to Board of Directors



Safety Training



NEIGHBORHOOD VOLUNTARY ACQUISITION RELOCATION PROGRAM BUDGET TRACKING

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct.	Nov	Dec	Year
Acq Provider (DRA/OPC)													
Monthly Program Mgmt Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Monthly Community Outreach Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Acquisition Fee Per Parcel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Friendly Condemnation Support Per Parcel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Relocation Case Residential	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Relocation Case Business	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Property Management Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other costs	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
Acq Provider Totals	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
Legal Expense (Welder/Leshin)													
Welder/Leshin Legal	\$16,185.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,185.00
Welder/Leshin Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Outsource Totals	\$16,185.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,185.00
Third Party Services													
Spitzer Employee 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spitzer Employee 2 (Travel)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
W.L Bates Employee 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
W.L Bates Employee 2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Naismith Eng Employee 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Naismith Eng Employee 2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
L.K. Jordan Temporary Services	\$3,814.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,814.78
Other costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Third Party Services Totals	\$3,814.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,814.78
Property													
Land Purchase Price	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Life Estates	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Title Policy Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Appraisal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Recording	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Surveys/Boundary Descriptions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Recording Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tax Transfers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Property Maintenance Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Property Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Relocation													
Relo Assistance Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Moving Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Relocation Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Field Office													
Building	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
IT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fencing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Security	\$2,928.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,928.00
Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sign	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Utilities	\$72.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72.71
Trash Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Computers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Phones	\$102.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$102.33
Copiers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Copies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Badges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Field Office Totals	\$3,103.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,103.04
Property Maintenance Costs													
Inspections/Surveys	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Abatements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mowing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Signs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Security	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Demo Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Property Maintenance Cost Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Incidentals													
Food & Beverage	\$23.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23.61
Meeting Rooms	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Media	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Signs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Materials	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ground Breaking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Incidentals Totals	\$23.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23.61

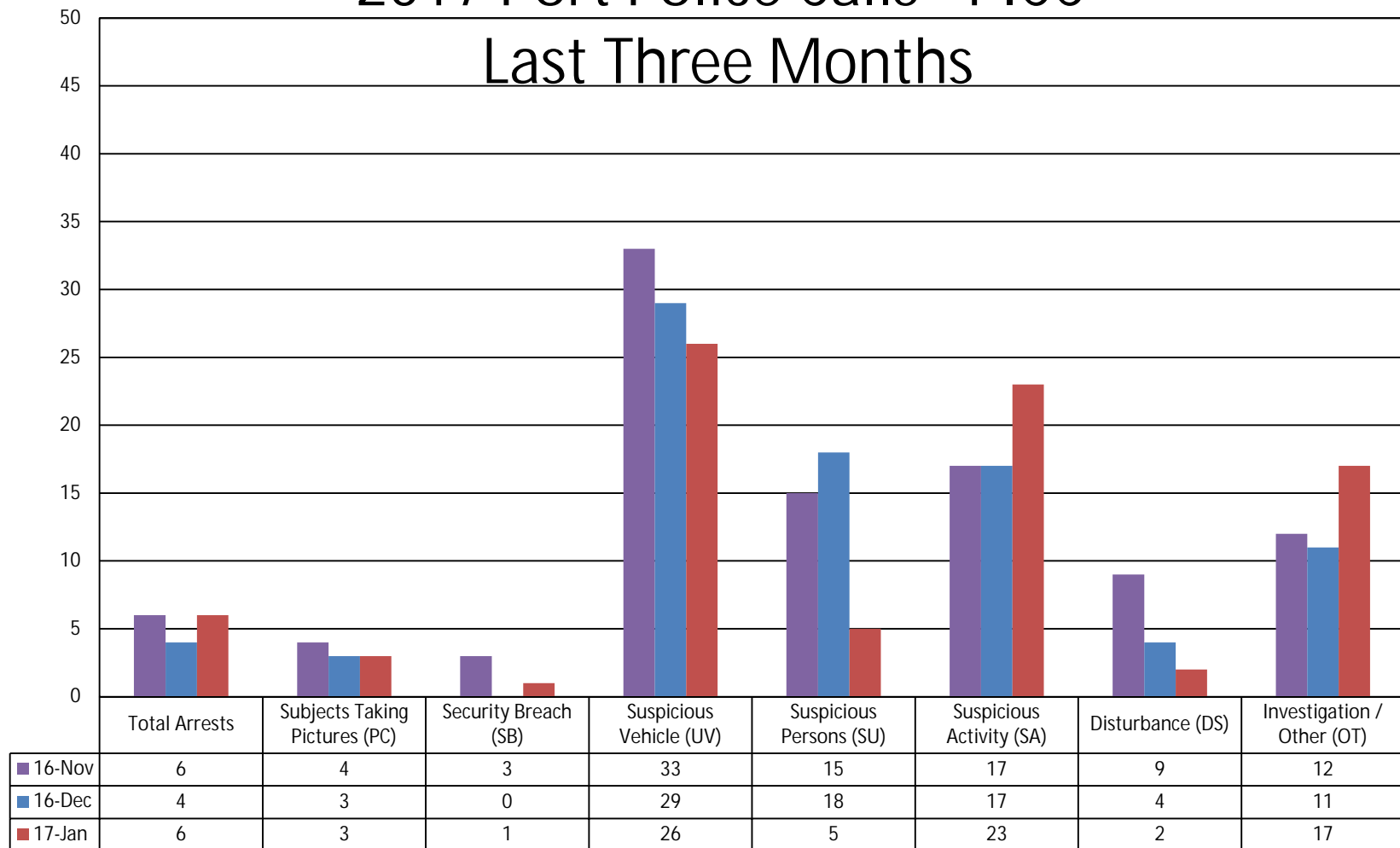
\$33,126.43

6000 P&D

6000

SECURITY

2017 Port Police Calls - PICC Last Three Months



OPERATIONS

HARBORMASTER

Ship Arrivals	Tankers	Freighters	Year to Date Ships
January 2017	118	38	156
January 2016	124	25	149

Barge Arrivals	Tank Barges	Freight Barges	Year to Date Barges
January 2017	392	11	403
January 2016	425	3	428

Shifting	Tankers	Freighters	Tank Barges	Freight Barges
January 2017	29	5	883	4
January 2016	26	4	903	3

	Average Daily Ship Arrivals	Average Daily Barge Arrivals
2017	5.03	13.0
2016	4.81	13.81

CHANNEL DISRUPTIONS

Channel Disruptions	Total Hours	High Wind	Chokepoint between ADM & Citgo	Fog	Rig
January 2017	105.24	--	--	100.24	5
January 2016	122.25	10.00	--	101.5	10.75

Delays	Inbound Delays	Outbound Delays
January 2017	36	28
January 2016	33	37

YARDS & RAIL

- Rail traffic steady with ADM doing **2676** railcars milo maize in January
- AHMSA/UPRR
HBI pad to rail at BMD ongoing ,cargo on pads, trains cycling to AHMSA and Port – **232** railcars loaded outbound in January
- **3339** total revenue rail cars in January 2017 compared to **829** revenue cars in January 2016
- Working on Agreement (Restated CCPN 1997 Operating) with Welder, Strawbridge and Class 1 RR's
- North Bank storage yard wind components departing by truck and rail, no issues,
- North Storage yard project cargo and wind cargo departing by trucks, FTZ areas set up for M&G cargo
- T G Mercer leases 12 acres for working pipe yard at Rincon – pipe projected to run through August 2017
- Warehouses 26/27, Acreage by ADM, CD 14 warehouse, BMD and Rincon have cargo for M&G
- South side yard – wind towers to Al Speight yard – space tight, yard by CD 8 – space fluctuates with equipment arriving/departing no issues
- Military outbound cargo out of CD15 and CD8 – 20 helicopters and 300 pieces cargo

CARGO DOCKS

- CD 10 - warehouse foundation TXDOT contractor fencing off ROW
- CD 8 – 11 vessels arrived January
- CD 9 – 04 vessels arrived January
- CD 15 – warehouse has 289 pallets bottled water stored for City of Corpus Christi

BULK TERMINAL

Current Projects

- Conveyor Belt Cover installation 100% complete
- Dust control for all pads and roads
- Storm Water MGMT-Working with engineers to develop interim storm water BMP's installed
- Idler replacement project 85% complete
- Preparing for paving projects by shiploader and CB2
- Bulk Terminal Master Plan ongoing

- M&G Project cargo moving off of Bulk Terminal site
- Cheniere Bringing Project Cargo in BMD1
- Bulk Terminal Fencing Project ongoing
- Rebuilt Conveyor Transfer Point for better Environmental Controls
- Hired Bulk Terminal Safety & Environmental Representative
- BMD2, CB1 Re-wire Project Complete
- Transfer Point Rebuild Complete
- BMD2, CB4 Conveyor Motor Replacement complete

Activity (short tons)

Railcars

- Load rail cars: 0 railcars loaded
- Unload rail cars: 0 railcars unloaded

Bulk Dock #1

- 7,260.88 Barite

Bulk Dock #2

- 145,816.28 Pet coke

Pads

- 126,268.34 Pet coke
- 18,621.94 Sulfur

MAINTENANCE

Ortiz Center

- Worked overtime to shut down and restart chillers during schedule power outage.
- Contracted replacement window at the Corpus Christi room due to ground crew breaking window.
- Installed quick connects on electrical panels in CC room.
- Held meeting with Carol and Neil to discuss chiller 1&2 status and cost of repairs.
- Removed and took 20 pallets to landfill.
- Conducted testing on chiller units.

Commission Meetings

- Set up and tear down stage.

Guard Houses

- Checked and tightened terminals on electrical panel at Viola.
- Replaced lights and ballast at Ave F.
- Removed water fountain at Avery Point.
- Repaired entrance rolling gate at Ave F.

Administration Building

- Checked operation of chillers and boilers.
- Changed and modifications on employee parking lot per Safety Department.
- Replaced refrigerator in John LaRue office.
- Repaired lighting in various office and hallways, assisted various personnel with hanging pictures.
- Removed and relocated kitchen cabinets to accommodate new coffee machines.
- Patched and painted areas where cabinets were removed.
- Assisted with delivery and installation of utensil racks.
- Repaired and painted Melinda office wall, prepared and painted Sandy new office on 3rd floor.

Annex Building

- Checked operation of chillers and boilers, replaced hot water actuator on boiler.
- Assisted various personnel with hanging pictures.
- Assisted IT in disposal of old telephones and wiring.
- Removed and relocated kitchen cabinets to accommodate new coffee machines.
- Patched and painted areas where cabinets were removed.
- Replaced transformer schedule timer for a/c units 1 and 2 cycle in IT room.
- Assisted with delivery and installation of kitchen utensil racks.
- Repaired 2nd floor a/c actuator, relocated door in Sarah office at environmental.
- Installed computer screen mounts in Jarl office.
- Purchased sanded stained and installed cabinet in 2nd floor break room.
- Tested irrigation back flow and submitted documentation to city back flow department.

Port Security/PD

- Worked overtime to repair a/c unit in controller room, also supply 11 locks and 11 HM7 cores to Lt Gomez.
- Assisted with delivery and installation of kitchen utensil racks.
- Relocated paper towel dispenser to accommodate new coffee machine.
- Serviced and repaired ice machine, also service and lubricated safe boat lifts.
- Replaced broken irrigation sprinkler head and made repairs to irrigation water line.

BMD

- Worked overtime to assisted BMD personnel with crane operations to remove and install machinery for conveyor belt.
- Replaced cracked valves on wash down tank back flow preventer, back flow was damaged by freezing condition.
- Delivered furniture to Ross office, changed locks and cores to Ross new office.
- Repaired ice machine in the break room.
- Tested back flow preventer device for BMD 2.

Cargo Docks

- Panted clerk office at CD 15, repaired a/c unit at clerk office.
- Fabricated and installed hurricane gates in the restroom at CD 14 and CD 15, also replaced urinal at CD 15.
- Replaced lift station pump at RR ramp by CD 9.
- Inspected all water line after freezing temperature.
- Repaired water line at CD 15 not freeze related to damages.
- Repaired water supply line to CD 3, 4 and 5 trailers.
- Replaced lift station sump pump and updated alarms, notifier and electrical controls at CD 9.
- Repaired CD 15 security fence, set up raccoon traps at CD 15.

Oil Docks

- Assisted with fire pump shut down during Magellan relocation of fire hydrant.
- Continued fabrication of mooring bits for all the oil docks.
- Replaced thermostat in a/c unit at OD 3.
- Transported and refilled water tank for OD 14.
- Inspected all water linens after freezing temperatures.
- Replaced rusted fitting on eye wash station at OD 12.
- Secured fire system valve that is causing foam tanks to overflow at OD 7.
- Replaced restroom water supply piping at OD 1.
- Assisted with providing potable restroom and drink water during city water main repairs at Avery Point.
- Replaced lift station sump pump and wiring at OD 4.
- Reinstalled the restroom vent cover at OD 8.

Fire Boat

- Replaced hurricane fence at radar station tower in Harbor Island.
- Straightened and adjusted gate #59A.
- Replaced gate 60A and cleaned up truck accident debris.
- Repaired damaged fence at Viola close by guard house.

Maintenance Shop

- Lowered toilet discharge flange in men restroom.
- Remodeled mechanic shop restroom.
- Replaced muster station wind sock.

Property Other

- Repaired gate motor and lift station controller at Hillcrest trailer.
- Continued fabricating water taxi hand rails.
- Started making preparation on a/c replacement at water taxi.
- Excavated and repaired sanitary forced main from G & H towing lift station.
- Reinstalled security fencing around eroding area at bike trail.

Maintenance Routine

- Janitorial services port wide, maintenance and repairs of vehicles and equipment.
- Lighting PM throughout Port facilities, mowing maintenance Port wide.
- Monthly fire alarm and sprinkler test on all warehouse.
- Monthly flush and test of all potable ship outlets at Cargo and Oil Docks.
- Conducted monthly sub water meter readings.
- Monthly irrigation sprinkler test and inspections at Annex, Admin, PD and Ortiz.
- Conducted weekly department Safety Meetings.
- Conducted monthly EMS meetings.
- Monthly emergency generator test and inspections at Annex, Admin, PD, Stroman, La Quinta and Harbor Island.

ENVIRONMENTAL PLANNING & COMPLIANCE

Environmental Stewardship Measurements

Program Area	Year End 2016	Jan 2017
Electrical – Green Energy Purchased (10% of Total KWHs)	870,059 KWHs	77,577 KWHs
Spent Liquids Recycled	890 gallons	0
Materials Recycled	67,046 lbs	1,150
Components Recycled	652	44
Regional Air Quality (EPA Standard of 70 ppb)	~64 ppb	~64 ppb
Community Complaints	2	0
Notice of Violations	0	0
Tenant Audits Completed	8	0
Bulk Terminal Air Monitoring Alerts (North Network-Bulk Terminal)	45	6
Bulk Terminal Air Monitoring Alerts (South Network-Dona Park)	7	4

Important Announcements

Port staff and Commissioners will be meeting with TCEQ Commissioner Toby Baker on Wednesday, February 8, 2017 to provide an update on the Port's environmental initiatives.

Port staff participated in an Air Alliance and Healthy Port Communities technology tour in Long Beach, California on January 26 and 27, 2017. Discussions centered around improvements being made in Port of Long Beach and what improvements could also be leveraged in Texas to improve air quality around the Ports.

Port staff participated in a USCG led training on incident command during the week of January 23, 2017.

Port staff held a meeting with key Port stakeholders on January 17, 2017 participation in the Strategic Action Plan – Be an Environmental Leader. A second meeting was held on January 18, 2017 with Port staff participating in the action plan and with Port stakeholders. The meetings were productive and participation was good. The action plan to develop a set of standards that exceeds regulations is progressing along well.

Environmental Initiatives Dashboard

Listed below are the environmental initiatives planned or underway and the status of each:

Program	Description of Activities	Target Completion Date	% Complete	Status
Environmental Management System	Development of updated EMS video.	8/31/2017	25%	Ongoing
	ISO 14001 Certification: Surveillance Audit	7/2/2017	0%	Not Started
	Green Marine Self Evaluation	4/30/2016	0%	Not Started
Tenant Audit Program	Conduct routine annual audits of all leases on PCCA facilities.	12/31/2017	0%	Not Started
	Conduct routine lease-ending audits of terminated or completed lease agreements.	12/31/2017	0%	Not Started
	Conduct baseline assessments of properties as applicable for new lease agreements.	12/31/2017	0%	Not Started
Storm Water	Conduct routine inspections and monitoring and sampling in accordance with applicable permits.	12/31/2017	8%	Ongoing
	Complete annual reports for previous year in accordance with applicable permits.	1/30/2017	0%	Not Started
Ozone Advance	Participation in Air Quality Committee and Ozone Advance Working Groups.	12/31/2017	0%	Not Started
	Provide input to Annual Ozone Advance Report.	4/30/2017	90%	Started

Environmental Projects Dashboard

Listed below are the budgeted capital, maintenance and professional services projects and the status of each:

<u>Project Description</u> (Proj. #)	<u>Consultant Agreement</u> Type	<u>Description of Activities</u>	<u>Target Completion Date</u>	<u>% Complete</u>	<u>Status</u>
Purchase of Software for EMS Recordkeeping (15-057A)	MA 05-14 E2 ManageTech, SO#4,5,6	RFP for software vendors.	1/29/2016	100%	Completed
		Vendor demonstrations.	3/11/2017	100%	Ongoing
		Negotiations with Successful Vendor.	4/15/2016	100%	Completed
		Commission approval of software purchase and implementation contract with successful vendor.	6/21/2016	100%	Completed
		Purchase/implementation of EMIS software.	5/31/2017	40%	Ongoing
General Electrical Consumption Reduction Projects (13-013A/16-704A)	Pending	Negotiating project scope with electrical engineering firm.	03/31/2016	NA	Cancelled – Not Needed
		Design electrical consumption reduction improvements.	06/30/2016	15%	Started
		Advertise RFQ for design-build.	2/28/2017	50%	Started
		Award contract.	3/21/2017	0%	Not Started
		Construction of project.	5/31/2017	0%	Not Started
Investigation and Remediation of Contamination from La Quinta Pipeline Removal/Relocation (14-002B)	MA –Platinum Environmental Solutions, LLC, SO# 1	Prepare and submit Groundwater Classification and Drinking Water Survey Reports to TCEQ.	3/7/2016	100%	Completed
		Prepare and submit APAR to TCEQ.	01/31/2017	100%	Completed
		Receive and respond to TCEQ comments.	11/30/2016	0%	Not Started
		Case closure with TCEQ.	11/30/2016	0%	Not Started
Investigation of Property Near Lift Bridge (14-002C)	MA – 06-14 Apex TITAN, SO# 1,2,3	Additional fieldwork to collect groundwater samples and verification soil samples.	3/28/2016	100%	Ongoing
		Prepare and submit APAR to TCEQ.	5/31/2016	100%	Completed
		Respond to TCEQ comments.	3/31/2017	20%	Started

<u>Project Description</u> <u>(Proj. #)</u>	<u>Consultant Agreement</u> <u>Type</u>	<u>Description of Activities</u>	<u>Target Completion</u> <u>Date</u>	<u>% Complete</u>	<u>Status</u>
		Case closure with TCEQ.	6/1/2018	0%	Not Started
Bulk Terminal Master Plan (16-009A)	Professional Services Agreements – Market Study Moffitt Nichol led by Commercial and Master Plan Cardno, Inc. led by internal Bulk Terminal Team	Commission Approval for RFP for Market Study.	4/19/2016	100%	Completed
		Advertise RFP for Market Study	4/30/2016	100%	Completed
		Shortlist firms and negotiate scope of work and fees.	5/25/2016	100%	Completed
		Commission approval of agreement	6/17/2016	100%	Completed
		Market Study Final Report	8/31/2016	10%	Not Started
		Advertise RFQ for Master Plan	9/30/2016	100%	Completed
		Shortlist firms and negotiate scope of work and fees.	10/6/2016	100%	Completed
		Commission approval of agreement	10/18/2016	100%	Completed.
		Master Plan – Final Draft	4/30/2017	40%	Ongoing
Sampling to Support OD-3 Expansion Plans (14-058A)	MA 04-14 RSA, SO# 8	Fieldwork to conduct upland sampling per sampling plan.	10/1/2016	100%	Completed
		Prepare final report including recommendations for management of upland soils during construction project.	12/31/2016	100%	Ongoing
		Conduct source investigation/delineation of hot spots.	6/30/2016	5%	Not Started
		Develop final report summarizing source investigation and delineation of hot spots.	7/31/2016	0%	Not Started
Bulk Terminal Storm Water Quality Improvements (15-046A)	MA 14-01 LAN, SO# 3,7	95% Design submittal for Task 1a and Task 2	02/26/2016	100%	Completed
		100% design submittal and contract documents for advertisement for Task 1a and Task 2.	2/21/2017	75%	Ongoing
		Advertise for bid.	3/1/2017	0%	Not Started
		Commission approval for construction.	4/18/2017	0%	Not Started
		Construction completed.	8/31/2017	0%	Not Started
Bulk Dock 2 Air Permit (16-030A)	Pending Commission Approval	Negotiate Master Agreement and Service Order.	3/15/2016	100%	Completed
		Prepare and submit air permit authorization for salt at Bulk Dock 1.	5/31/2016	100%	Completed
		Prepare technical memo regarding removal/lowering of moisture content from existing permits.	5/31/2016	20%	Started
		Support Master Planning activities at the Bulk Terminal.	6/30/2017	20%	Started

Environmental Consultant Master Agreements and Service Orders

Listed below are the Environmental Consultant Master Agreements and associated Service Order values:

Consultant (MA#)	2016 Service Order Amounts	2017 Service Order Amounts
RPS, Inc. (02-14)	\$53,608	\$0
Trinity Consultants (03-14)	\$48,000	\$0
Rosengarten Smith and Associates, Inc. (04-14)	\$0	\$0
E2 ManageTech Inc. (05-14)	\$140,622	\$0
Apex TITAN, Inc. (06-14)	\$119,844	\$0
TRICORD Consulting, LLC (07-16)	\$76,069	\$0
Alan Plummer Associates, Inc. (08-16)	\$62,604	\$0
Cardno (09-16)	\$49,343	\$0
Platinum Environmental Solutions, LLC (10-16)	\$96,837	\$0
Total MA's	\$646,927	\$0

ENGINEERING SERVICES

As of January 31, 2017 (billing through December 31, 2016), the Port of Corpus Christi Authority Department of Engineering Services had completed 5 projects and has 105 projects in progress. These projects consist of 55 Capital, 31 Maintenance, and 19 Professional Service projects. During December, \$4,501,805 was invoiced for ongoing work. To date this year, approximately \$40,880,500 has been invoiced for work performed. Below is a table detailing the 2016 budget amount, the “to date” cost, and the year-end forecast for capital, maintenance, and professional services projects.

Engineering Services January 2017 Report				
Project Type	No. of Projects	2016 Budget Amount	Expended to Date	2016 Year-End Forecast
Capital	55	\$81,860,826	\$35,758,900	\$35,000,000
Maintenance	31	\$4,005,000	\$3,835,500	\$3,800,000
Professional Services	19	\$2,425,000	\$1,286,100	\$1,300,000
Total	105	\$88,290,826*	\$40,880,500	\$40,100,000

**Includes federal, state & other grants/funds by others – No land or software.*

UPCOMING BIDS (PROJECTS > \$50,000) / REQUEST FOR PROPOSALS

- Repairs to East Trestle at Bulk Dock 1 (16-015C)
- Kay Bailey Hutchison Road Repairs and Upgrades (16-027A/16-039A)
- RFQ for 2017 Major and Minor Engineering/Architectural Projects (17-001A)

MASTER AGREEMENTS AND SERVICE ORDERS

Listed below are the Master Agreements implemented, including values of Service Orders and Amendments issued per year:

	<u>2015</u>	<u>2016*</u>	<u>2017*</u>
HDR, Inc. (13-01)	\$401,150	\$363,100	
Freese and Nichols, Inc. (13-02)	\$278,077	\$491,303	\$84,292
Govind Development, LLC (13-03)	\$176,500	\$49,900	
Hanson Professional Services, Inc. (formerly Naismith) (13-04)	\$176,780	\$51,760	
CH2M Hill (13-05)	\$279,380	\$1,623,780	\$250,000
RVE, Inc. (13-06)	\$225,665	\$48,900	
LNV, Inc. (13-07)	\$468,517	\$137,690	
Lockwood, Andrews and Newnam, Inc. (14-01)	\$643,044		
Maverick Engineering (14-02)	\$8,000		
Coast & Harbor Engineering d/b/a Mott MacDonald (14-03)	\$449,331	\$107,097	
WKMC Architects (14-04)	\$50,000		
Worley Parsons (15-01)	\$48,079		
LJA Engineering, Inc. (16-01)		\$198,724	

**Includes separate Professional Services Contracts*

Corpus Christi Ship Channel - Channel Improvement Project (CCSC-CIP)

- Project Elements:
 - Widening and Deepening the CCSC to -52 feet MLT
 - Adding barge shelves on both sides of the ship channel across Corpus Christi Bay
 - Extending the La Quinta Channel 1.4 miles at -39 feet MLT
 - Constructing Ecosystem Restoration projects near Port Aransas and Ingleside on the Bay
- CCSC-CIP Status
 - Construction of Ecosystem Restoration Complete (2012)
 - La Quinta Extension Complete (2013)
 - Memorandum of Understanding with the Galveston District of the Corps of Engineers to Perform Sediment Testing Services Associated with Dredging the Entrance Channel of the Corpus Christi Ship Channel Channel Improvement Project (September 2016)
 - Allows for sediment sampling and analysis for dredge material from Contract 1 (Gulf of Mexico to Harbor Island) to be performed by the PCCA and those PCCA expenditures to be eligible for credit toward the PCCA's cost-share requirement for the CCSC-CIP.
 - Cooperative Research and Development Agreement with U.S. Army Engineer Research and Development Center (November 2016)
 - Sediment Testing and Analysis for Entrance Channel Reach
 - Start Date: January 3, 2017
 - Estimated Completion Date: September, 2017
- Authorizations:
 - Water Resources Development Act (WRDA) of 2007 - Project Authorized
 - Water Resources Reform and Development Act (WRRDA) of 2014 - Project Re-Authorized
 - Water Infrastructure Improvements for the Nation (WIIN) Act signed into Law December 16, 2016
 - Increases the channel depth for the 25% non-federal cost share from 20' – 45' to 20' – 50'
 - Increases the channel depth for the 50% non-federal cost share from depths in excess of 45' to depths in excess of 50'
 - Includes language that clarifies the remaining separable elements of the Channel Improvement Project which will allow the Army Corps of Engineers to continue work on the Channel Improvement Project and allow it to be considered for construction appropriations during the Federal budget process.
 - Authorizes feasibility studies to investigate the widening and deepening of the La Quinta Channel from 45 feet to 52 feet and construction of a new turning basin near the entrance to the Inner Harbor, to provide a more effective, safe and efficient waterway.

Ongoing Ship Channel and PCCA Dock Slip Maintenance Dredging

- Corpus Christi Ship Channel to Viola Turning Basin/La Quinta Channel
 - Includes Upper Bay, Portions of Inner Harbor, Portions of La Quinta and PCCA Oil Docks 1, 2, 4, 7, 8, & 11, Cargo Docks 8 & 9, and Bulk Terminal Dock 2
 - Current Schedule:
 - Start Date: December, 2016
 - Estimated Completion Date: September, 2017

PCCA Channel Improvement Business Plan Study

Develop a planning document and business plan for the Corpus Christi Ship Channel System to provide a cogent, codified planning and informational document to assist PCCA in making planning decisions for the PCCA's waterways, dredge material placement areas and beneficial use sites.

- Start Date: November, 2016
- Estimated Completion Date May, 2017

La Quinta Property Buffer Area Development

Surveying, development of conceptual buffer area layouts, and the acoustic modeling and analysis is underway. Construction scheduled to begin 4th Quarter 2017.

Department of Engineering Services
Project Design & Construction Status Report
DESIGN PROJECTS

Project No.	Project Title	Project Manager	% Completed
<u>Capital</u>			
14-036A	Congressman Solomon P. Ortiz International Center Redevelopment Project	BF	20
15-016A	Tule Lake Rail Yard Upgrades and Modifications	BF	30
14-023A	Fire System Pressurization Upgrades at Oil Docks	BP	80
14-028B	Equipment Storage Building	BP	50
14-030A	Public Storage Pads Upgrade	BP	80
15-047A	Chiller Replacement at Ortiz Center	BP	
16-032A	General Improvements to Cargo Dock 9 Transfer Facility	BP	80
16-035A	Viola Barge Basin Bulkhead Addition	DC	90
16-042A	Construction of Additional Lane & Security Gate at Avenue F Security	DC	90
09-019A	New Access Road to Good Hope DMPA	DJK	70
14-045B	Construction of 8-inch Water Line at La Quinta Property	DJK	50
16-038A	Increase DMPA Capacity for Federal, PCCA, and Thrid Party Use	DJK	90
16-040A	Site Preparation for La Quinta Gateway Terminal	DJK	90
15-043A	New Operator's Cab for Gantry Crane	DLM	90
15-050A	Mike Carrell Road Construction	DLM	90
15-061D	Security Grant 15 - Security Lighting along Fulton Corridor (25/75)	DLM	50
16-034A	Ventilation Improvements to Dock Houses at Various Public Oil Docks	JEM	100
15-040A	Concrete Paving Under Conveyor Belt 2	LGD	60
16-039A	Construction of Acceleration & Deceleration Lanes at La Quinta Terminal	LGD	90
14-044A	New Public Oil Dock 18 - Permitting Only	NEF	50
15-041A	Improvements to Fire Protection Systems at Oil Docks 4, 7, 11	NEF	50
14-047A	La Quinta Gateway Terminal Upland Buffer Area	PDC	30
<u>Maintenance</u>			
16-018A	Roadway and Parking Lot Repairs (2016)	BP	50
15-037B	Repair Bridge to Oil Dock 12	EM	90
16-047A	Resurfacing of North Side Open Storage Area	EM	30
16-023A	Main Water Line Vault Valves (\$100,000) Replacement at Ortiz Center	JEM	20
15-032A	Bulk Dock 1 (\$120,000) Storage Building Upgrades	LGD	100
16-027A	Kay Bailey Hutchinson Road Maintenance	LGD	90

Department of Engineering Services
Project Design & Construction Status Report
CONSTRUCTION PROJECTS

Project No.	Project Title	Project Manager	% Completed
<u>Capital</u>			
14-028A	Bulk Terminal Office Renovation	BP	100
15-053A	Reconstruction of Sam Rankin Road (24/76)	BP	80
16-033A	New Public Oil Dock 15	BP	40
15-061C	Security Grant 15 – Perimeter Fencing at Bulk Terminal (25/75)	CM	90
07-046C	Tule Lake Foundation Removal	DLM	
13-032A	Construction of Oil Dock 14	DLM	100
13-043A	Nueces River Rail Yard Phase - II	DLM	80
14-041A	Replace Dock House at Oil Dock 10	JEM	100
15-030A	General Improvements to Oil Dock 6	JEM	50
15-015K	Storm Water Drainage Improvements at Public Fishing Areas	LGD	90
12-031B	La Quinta Terminal Mitigation – Aquatic Habitat – Phase II	PDC	40
<u>Maintenance</u>			
15-018A	Roadway & Parking Lot Repairs (2015)	BP	100
15-035A	Upgrades and Repairs to Bulk Dock 2 Marine Structures	EM	20
15-039A	Fire Line Improvements at Oil Dock 2	JEM	100
15-039B	Marine Improvements at Oil Dock 2	JEM	90
16-049A	Maintenance Painting at BT	JEM	90