

The Port Authority of New York and New Jersey
WTC Redevelopment Subcommittee Meeting Transcripts
August 1, 2012

[Chair A. Sartor] The first portion of today's meeting of the World Trade Center Redevelopment Subcommittee is being held in public session. After which, the Subcommittee will meet in executive session to discuss matters involving ongoing negotiations or review of contracts or proposals. In addition, the public portion of this meeting is being broadcast live on the Port Authority's website for those interested in viewing today's proceedings via the internet. First order of business, I would like to welcome Commissioner Richard Bagger to his first meeting of the World Trade Center Subcommittee, welcome. Richard and I have had some conversations about what goes on here over the last number of years so welcome.

[Comm. R. Bagger] Thank you. [Chair A. Sartor] Great addition. And as usual, we have Steve Plate up to bat except that you've really got to condense your presentation, don't be verbal here. [S. Plate] Okay. [Chair A. Sartor] Don't be so verbose as you usually are, very quick. [S. Plate] Okay. [Chair A. Sartor] Because we are about-- We've got five minutes left and we have to cover everything. [S. Plate] Okay. [Chair A. Sartor] Go ahead.

[S. Plate] In conclusion, I'm sure you will approve each one. Our first item involves a contract for the application of paint and coating to the 11,000 tons of steel associated with the Oculus and Transit Hall. The contract was publically advertised with FCS Group, a PA certified MBE firm, being the lowest responsive bidder at \$9,299,999, excluding extra and clause work, which compares favorably with our estimate of \$9.9 million, and includes allowances of \$700,000 to Downtown Design Partnership and \$800,000 to Tishman/Turner for design and construction management services respectively.

[Chair A. Sartor] And what was the--what was your estimate, staff's estimate? [S. Plate] \$9.9 million. [Chair A. Sartor] \$9.9 million, okay. Any questions on this item? If not--second, done. Next item, speed it up, Steve.

[S. Plate] The next item involves a contract to install approximately 225,000 square feet of interior stone for the Oculus and the connectors. The contract was publically advertised with Gem Construction being the lowest-priced qualified proposer at a cost of \$27.475 million excluding extra and clause work, which compares favorably with our estimate of \$27.1 million and also includes allowances of \$1.5 million to Downtown Design Partnership and \$2 million to Tishman/Turner for design and construction management services respectively.

[Chair A. Sartor] Questions on this item? [Comm. W. Schuber] So moved. [Chair A. Sartor] Next item, Steve.

[S. Plate] The next item requests authorization of a supplemental agreement with EIC Associates to perform foundation construction for the Oculus and Transit Hall in the East Bathtub. In order to meet the commitment to open the Memorial by 9-11-11, the construction of the Memorial was given the highest priority during the October 2008 assessment and required a complete restaging of the Hub project. This included implementation of top down construction and resequeing of

priorities resulting in significant impact to the Hub. An authorization of a supplemental agreement amount of \$5,910,146, excluding clause work, which compares favorably to the staff estimate of \$6 million is required to close out the contract and provides a general release to the PA, and this will bring the total authorized amount to \$27.5 million.

[Chair A. Sartor] Any questions on this--Commissioner Steiner. [Comm. W. Schuber] Second. [Chair A. Sartor] Next one.

[S. Plate] The next item requests authorization of a contract for the performance of all general conditions work for the retail project. The contract was publically advertised with 9 firms bidding and resulted in Northbrook Contracting being the lowest-priced qualified proposer at a cost of \$9,739,143, excluding extra work, which compares favorably to the staff estimate of \$11.3 million. The Port Authority staff took the initiative to publically bid this contract, and this process resulted in a savings of approximately \$2 million as compared to the conventional approach of utilizing the construction manager to perform the work as part of the general conditions work.

[Chair A. Sartor] Any questions on this item? [Comm. W. Schuber] So moved. [Chair A. Sartor] Next item, Steve.

[S. Plate] The next item requests authorization of the early-action contract for the installation of heat and ventilation systems for the roadway network. The contract was competitively bid with WDF being the lowest-priced qualified proposer at a cost of \$8.15 million, excluding extra work, which again compares favorably to the staff estimate of \$8.3 million.

[Chair A. Sartor] Questions on this? [Comm. W. Schuber] Second. [Chair A. Sartor] Next one, Steve.

[S. Plate] The next item requests authorization of an early-action contract for the installation of a power distribution center for the same roadway network. The contract was competitively bid with Zwicker Electric being the lowest-priced qualified proposer at a cost of \$22.45 million, excluding extra work, which again compares favorably to the staff estimate of \$26.7 million.

[Chair A. Sartor] Questions on this one? Seeing none. >>[Comm.] Second.

[S. Plate] Our last item requests authorization for the construction of the streets and sidewalks around Tower 4. The contract was publically advertised to our pre-qualified list of firms with Paul J. Scariano being the lowest-priced qualified proposer at a cost of \$5.795 million, excluding extra work and net cost work, which compares favorably to the staff estimate of \$7.8 million. This work has been staged to minimize impacts as well to the future campus plan. Thank you, Commissioners. I request you advance these items to the full Board for approval.

[Chair A. Sartor] Any questions on this item? >>[Comm.] No. [Chair A. Sartor] Okay. Steve, that wasn't too bad. That was pretty quick. Are there any other items for the open session?

[S. Plate] Nope.

[Chair A. Sartor] This concludes the public portion of today's meeting. The Subcommittee will now adjourn to executive session to discuss matters involving ongoing negotiations or reviews of contracts or proposals.