

**Torres Rojas, Genara**

FOI#14821

**From:**  
**Sent:** Friday, April 04, 2014 2:34 AM  
**To:** Duffy, Daniel  
**Cc:** Torres Rojas, Genara; Van Duyne, Sheree; American, Heavyn-Leigh  
**Subject:** Freedom of Information Online Request Form

Information:

First Name: Stephen  
Last Name: Smith  
Company: Next City  
Mailing Address 1:  
Mailing Address 2:  
City:  
State:  
Zip Code:  
Email Address:  
Phone  
Required copies of the records: Yes

List of specific record(s):

I would like to know what the latest cost estimate -- the latest cost estimate, not just the latest publicly-issued cost estimate which I believe is 633 million back in 2008, before the latest round of cost overruns -- for the World Trade Center Vehicular Security Center and Tour Bus Parking Facility, along with the estimated completion date. Furthermore, Id like to see a breakdown of the costs into their various components, including costs that were paid through any programs including but not limited to federal grant money, including but not limited to costs for flood mitigation during construction and after the site opens that were paid through by FTA grant programs. Finally, I would like to know if any portions of these costs are also counted in the official, approximately 3.9 billion price tag of the WTC Transportation Hub.

**THE PORT AUTHORITY OF NY & NJ**

FOI Administrator

September 12, 2014

Mr. Stephen Smith  
Next City  
1600 Bedford Avenue, Apt. 1D  
Brookln, NY 11225

Re: Freedom of Information Reference No. 14821

Dear Mr. Smith:

This is in response to your April 4, 2014 request, which has been processed under the Port Authority's Freedom of Information Code (the "Code") for copies of the following records: "the latest cost estimate -- the latest cost estimate, not just the latest publicly-issued cost estimate which I believe is 633 million back in 2008, before the latest round of cost overruns -- for the World Trade Center Vehicular Security Center and Tour Bus Parking Facility, along with the estimated completion date" and "a breakdown of the costs into their various components, including costs that were paid through any programs including but not limited to federal grant money, including but not limited to costs for flood mitigation during construction and after the site opens that were paid through by FTA grant programs," and "would like to know if any portions of these costs are also counted in the official, approximately 3.9 billion price tag of the WTC Transportation Hub."

Material responsive to your request and available under the Code can be found on the Port Authority's website at <http://www.panynj.gov/corporate-information/foi/14821-WTC.pdf>. Paper copies of the available records are available upon request.

Please refer to the above FOI reference number in any future correspondence relating to your request.

Very truly yours,



Daniel D. Duffy  
FOI Administrator



U.S. Department  
of Transportation  
**Federal Transit  
Administration**

Lower Manhattan Recovery  
Office  
One Bowling Green  
Room 436  
New York, NY 10004-1415  
212-668-1770  
212-668-2505 (fax)

April 10, 2010

Mr. Steven Plate  
Director, WTC Capital Construction  
Port Authority of New York & New Jersey  
111 Broadway  
New York, New York 10006

Re: WTC Vehicular Security Center and Related Infrastructure Project  
Project Development Agreement and Grant Close Out

Dear Mr. Plate:

Thank you for your letter dated March 11, 2010 requesting the close-out of Federal Transit Administration (FTA) Grant Agreement NY-43-0004 for the Vehicular Security Center and Related Infrastructure Project (VSC Project). Part of closing out the FTA Grant Agreement for the VSC Project requires a modification to the Project Development Agreement (PDA). In accordance with Section V of the PDA, modifications may be proposed at any time during the period of performance by the parties and will become effective upon approval of the parties.

The PDA executed on September 22, 2005 outlines the fiscal commitments and roles and responsibilities for the development, implementation and oversight of the VSC Project. As provided for under Section II B, a total allocation of \$478 million for the VSC Project was made available from the "*2002 Supplemental Appropriations Act for Further Recovery From and Response to Terrorist Attacks on the United States*" (Public Law 107-206). FTA awarded a grant for the same amount on July 7, 2005.

Consistent with the request made by NY State Governor David Patterson in his letter dated June 30, 2009, and accepted by FTA Administrator Peter Rogoff on September 10, 2009, the balance of funds in the amount of \$458,084,051 will be de-obligated from the VSC Grant Agreement and will be redirected to the PANYNJ WTC Transportation Hub Project (Grant Agreement NY-43-0002). Additionally, funds in the amount of \$95.6 million originally set aside as an FTA Project Reserve for the VSC Project will also be made available for the construction of the WTC Transportation Hub Project. These funds will be allocated upon execution of a Revised and Restated Construction Agreement with the FTA for the WTC Transportation Hub Project.

Re: WTC Vehicular Security Center and Related Infrastructure Project  
Project Development Agreement and Grant Close Out

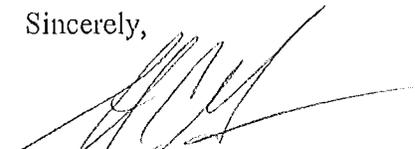
The PDA limited reimbursement for work including planning, environmental, and preliminary engineering including completion of final design, or as authorized by FTA. Therefore, based on the above, the PDA and grant allocation for the VSC project will be reduced to \$19,915,949 for work completed through June 30, 2009.

In addition, the PANYNJ has committed to completing the VSC Project, which is integral to the overall security, operations and redevelopment of the WTC site, as demonstrated by its May 2009 Board action to locally fund the project. Therefore, PANYNJ will not seek a Construction Agreement with FTA for the VSC project.

FTA requests your mutual concurrence to the above, and in doing so, FTA and PANYNJ may proceed with the close out of Grant Agreement NY-43-0004. Upon close out of the VSC Grant Agreement, FTA will have divested its federal interest in the VSC Project.

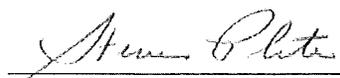
Please provide your concurrence below and continue working with LMRO staff to finalize the grant close-out. If you have any questions, please contact me at 212.668-2500. Thank you.

Sincerely,



Stephen Goodman, P.E.  
Director, LMRO  
Federal Transit Administration

PANYNJ Concurrence:



Steven Plate, Director WTC Capital Construction  
Port Authority of New York & New Jersey

Date 4/12/2010

**DOWNTOWN RESTORATION PROGRAM - WORLD TRADE CENTER VEHICULAR SECURITY CENTER AND TOUR BUS PARKING FACILITY – PROJECT AUTHORIZATION AND AWARD OF CONTRACT WTC-264.599**

It was recommended that the Board authorize: (1) a project for the design and construction of the World Trade Center Vehicular Security Center and Tour Bus Parking Facility (WTC VSC), at an estimated total project cost of \$667 million; and (2) the Executive Director to: (a) enter into a construction trade contract, through construction manager Tishman Construction Corporation (Tishman), with Yonkers Contracting Company, Inc. (Yonkers Contracting) for excavation and foundations work associated with the construction of the WTC VSC Project, at an estimated total cost of \$70,607,160, inclusive of an eight-percent allowance for extra work; and (b) increase, by an estimated amount of \$2.8 million, the compensation under the Port Authority's existing agreement with Liberty Security Partners (LSP) for architectural and engineering services (Stage IV services) to support the construction of the WTC VSC Project.

The WTC VSC Project is critical for the redevelopment of the World Trade Center (WTC) site, and the WTC VSC will play an important role in improving vehicular circulation and access within Lower Manhattan. The scope of work for the project includes construction of an entrance on Liberty Street and internal access ramps, which will include a vehicle screening area as part of the WTC VSC for tour buses, cars and service vehicles, and a new basement structure area south of the existing WTC site with below-grade support for approximately 25 future parking spots for tour buses transporting visitors to downtown Manhattan. The proposed project cost will cover engineering, project and construction management, payments to contractors and consultants, payments for early-action work, a project contingency and other project costs.

Previously authorized work to support the proposed project totals \$177 million, inclusive of prior Board authorizations through February 2010 for: (1) planning, Stage III design, relocation of a sewer at the WTC site South Bathtub, construction of the perimeter foundation walls at the South Bathtub, construction support services for the sewer and perimeter wall contracts, additional preliminary engineering necessary to incorporate value engineering recommendations, and redesigned construction staging and additional construction design services needed to mitigate delays caused by 130 Liberty Street deconstruction and steel detailing design, at a total aggregate amount of \$139.1 million; (2) construction management services necessary to implement the project, at an estimated amount of \$31 million; and (3) installation and subsequent removal of a temporary demising slurry wall, to enable excavation work to begin for the project, at an estimated amount of \$6.9 million.

The scope of work under the proposed construction trade contract includes the excavation required for the installation of foundations, including footings, piers, foundation walls, slab on grade, subdrainage and waterproofing work. The contract would include work previously authorized to be performed by E.E. Cruz & Company (E.E. Cruz) under Contract WTC-724.078 for excavation and placement of perimeter foundation walls and tiebacks at the eastern side of the WTC VSC. Ongoing delays associated with the deconstruction of the Deutsche Bank building have prevented E.E. Cruz from completing this work under their existing contract. This scope would be performed under the proposed construction trade contract, to avoid further mobilization costs and mitigate potential construction delays.

It is also necessary to increase the amount authorized under the existing agreement with LSP to provide for architectural and engineering services (Stage IV services) to support the construction of the WTC VSC Project. Since LSP's initial retention in September 2006, a total of \$47.6 million has been authorized for architectural and engineering design services to implement various components of the WTC VSC Project. Including the proposed increase, a total of \$50.4 million will have been authorized. Approximately \$40.6 million of that amount has been expended to date.

Pursuant to the foregoing report, the following resolution was adopted with Commissioners Bauer, Coscia, Grayson, Holmes, Moerdler, Pocino and Steiner voting in favor; none against; Commissioner Sartor recused:

**RESOLVED**, that a project for the design and construction of the World Trade Center Vehicular Security Center and Tour Bus Parking Facility (WTC VSC), at an estimated total project cost of \$667 million, be and it hereby is authorized; and it is further

**RESOLVED**, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to enter into a construction trade contract, through construction manager Tishman Construction Corporation, with Yonkers Contracting Company, Inc. for excavation and foundations work associated with the construction of the WTC VSC Project, at an estimated total cost of \$70,607,160, inclusive of an eight-percent allowance for extra work; and it is further

**RESOLVED**, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to increase, by an estimated amount of \$2.8 million, the compensation under the existing agreement with Liberty Security Partners for architectural and engineering services to support the construction of the WTC VSC Project; and it is further

**RESOLVED**, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to take action with respect to construction contracts, contracts for professional and advisory services and such other contracts and agreements as may be necessary to effectuate the foregoing project, pursuant to authority granted in the By-Laws or other resolutions adopted by the Board; and it is further

**RESOLVED**, that the form of all contracts and agreements in connection with the foregoing shall be subject to the approval of General Counsel or his authorized representative.

**WORLD TRADE CENTER (WTC) VEHICLE ROADWAY NETWORK AND EASTSIDE TOUR BUS PARKING FACILITY – PROJECT AUTHORIZATION – AND WTC VEHICULAR SECURITY CENTER AND TOUR BUS PARKING FACILITY – AWARD OF CONTRACT AND INCREASE IN EXISTING CONTRACT**

It was recommended that the Board authorize: (1) a project for the design and construction of the World Trade Center (WTC) Vehicle Roadway Network and Eastside Tour Bus Facility (WTC Roadway Network), at a total estimated project cost of \$260.6 million; and (2) the Executive Director to: (a) enter into a contract with Jacobs Engineering New York, Inc. for sustainability commissioning services for multiple WTC Vehicular Security Center and Tour Bus Parking Facility (WTC VSC) systems for a two-year term, with two additional one-year extension periods, at an estimated total cost of \$1,268,743, inclusive of a contingency and a contract option to provide commissioning services for the WTC Roadway Network; and (b) increase the compensation under the existing agreement with Liberty Security Partners (LSP), a joint venture of STV, Inc., AECOM and URS Corporation, for expert professional architectural and engineering services (Stage IV services), including certification services, to support the design and construction of the WTC VSC and WTC Roadway Network Projects, consistent with the terms outlined to the Board.

The WTC Roadway Network is a sub-grade roadway network that will span the length of the East Bathtub and connect to the loading docks of Towers 2, 3 and 4, as well as to the WTC Transportation Hub. Once completed, the WTC Roadway Network will: alleviate the need for tour buses to park or idle on local streets; accommodate delivery trucks; improve the operation and efficiency of the WTC complex; and enhance accessibility and circulation within Lower Manhattan. The WTC Roadway Network is critical for the redevelopment of the WTC site and will play an important role in the safe and efficient delivery of goods and services to the WTC site facilities, as well as provide for new tour bus parking areas that will accommodate approximately 46 buses.

Under prior actions through February 2010, the Board authorized the expenditure of \$14.3 million for work in connection with the WTC Roadway Network, including preliminary and final engineering services. From June 2012 through September 2012, the Board authorized the award of several early-action construction contracts, through construction manager, Tishman Construction Corporation, for fire protection, electrical, heating, ventilation and air conditioning, and architectural fit-out work associated with the construction of the WTC Roadway Network.

The WTC VSC Project, which was authorized by the Board at its meeting of August 5, 2010, at a total estimated project amount of \$667 million, is critical for the redevelopment of the WTC site, because it will improve vehicular circulation and access within Lower Manhattan. Once completed, the WTC VSC will accommodate off-street screening of vehicles that enter the sub-grade roadway and loading docks, as well as a new below-grade support for site-wide operations.

In accordance with the Building Commissioning component of the WTC Sustainable Design Guidelines, the WTC VSC Project is required to retain the services of an independent Sustainability Commissioning Agent to: (1) prepare a commissioning plan for heating, ventilation and air conditioning, mechanical, electrical and plumbing, vertical transportation, building automation and temperature control, and architectural systems; (2) conduct audits of the commissioning of these systems, in accordance with sustainable design guidelines; and (3) prepare a comprehensive final commissioning report.

The proposed contract also would also include an option for sustainability commissioning services for the WTC Roadway Network Project.

Authorization also was requested to increase the compensation under the existing agreement with LSP, which initially was authorized by the Board on September 21, 2006, for architectural and engineering services for Stage IV design of the WTC VSC and WTC Roadway Network Projects. These services relate to construction, including certification services, preparation of documents needed for post-award contract changes, responding to requests for information submitted by contractors, reviewing contractor submittals and preparing as-built drawings upon completion of construction.

Pursuant to the foregoing report, the Board adopted the following resolution, with Commissioners Bagger, Lipper, Lynford, Rechler, Rosado, Samson, Schuber and Steiner voting in favor; Commissioners Moerdler and Sartor recused and did not participate in the consideration of, or vote on, this item. General Counsel confirmed that sufficient affirmative votes were cast for the action to be taken, a quorum of the Board being present.

**RESOLVED**, that a project for the design and construction of the World Trade Center (WTC) Vehicle Roadway Network and Eastside Tour Bus Parking Facility (WTC Roadway Network), at a total estimated project cost of \$260.6 million, be and it hereby is authorized; and it is further

**RESOLVED**, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to enter into a contract with Jacobs Engineering New York, Inc. for sustainability commissioning services for multiple WTC Vehicular Security Center and Tour Bus Parking Facility (WTC VSC) systems for a two-year term, with two additional one-year extension periods, at an estimated total cost of \$1,268,743, inclusive of a contingency and a contract option to provide commissioning services for the WTC Roadway Network; and it is further

**RESOLVED**, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to increase the compensation under the existing agreement with Liberty Security Partners, a joint venture of STV, Inc., AECOM and URS Corporation, for expert professional architectural and engineering services (Stage IV services), including certification services, to support the design and construction of the WTC VSC and WTC Roadway Network Projects, consistent with the terms outlined to the Board; and it is further

**RESOLVED**, that the form of all contracts and agreements in connection with the foregoing shall be subject to the approval of General Counsel or his authorized representative.