

**The Port Authority of New York and New Jersey
WTC Redevelopment Subcommittee Meeting Transcripts
November 18, 2010**

[Comm. A. Sartor] Not good morning. Good afternoon.

[Chair A. Sartor] I'm used to saying, "Good morning." I apologize for that. Today's meeting of the World Trade Center Redevelopment Subcommittee is being held in public session in its entirety. In addition, this meeting is being broadcast live on the Port Authority's website for those interested in viewing today's proceedings via the Internet. We will start with Mr. Plate -- World Trade Center Infrastructure program.

[S. Plate] Good morning, Commissioners. Today I'm requesting your approval of several actions necessary to continue the significant progress being made at World Trade Center each and every day. A critical need for the initial operation of One World Trade Center is to provide truck access to facilitate scheduled tenant occupancies. Today I'm requesting \$2.5 million dollars for the planning necessary to evaluate alternatives for truck access to One World Trade Center that would best support the current leasing plan. Working closely with the Durst organization over the next several months, our goal is to balance costs and marketing needs to determine an efficient solution to effectuate this strategy. For the next item, the Memorial Pavilion carpentry contract, which includes such--

[Chair A. Sartor] Hold on. Let me just make sure there are no questions with respect to that item from the Board. Okay, continue.

[S. Plate] Again, for the next item, the Memorial Pavilion Carpentry contract, which includes such items as drywall, wall panels, and ceiling tile, was competitively bid, with Island Acoustics being the lowest responsive bidder, at a cost of \$2.2 million dollars, excluding extra work, which compares favorably to the staff estimate of \$2.6 million. The total cost of this trade contract will be borne by the Memorial Foundation.

[Chair A. Sartor] Any questions on this item? Seeing none, move on to the next one.

[S. Plate] The heating and cooling contract for the Bronze Name Parapets which will regulate the bronze surface temperature during the winter and summer months, was competitively bid with KSW Mechanical Systems being the lowest responsive bidder, at a cost of \$3.25 million dollars, excluding extra work, which again, compares favorably to the staff estimate of \$4 million. The total cost of this trade contract will be borne by the Memorial Foundation. Your authorization of these items will provide for over 96 percent of Memorial contracts awarded to date.

[Chair. A. Sartor] Any questions on this item? If not, I'll entertain a motion to move all three items to the Board.

[Comm. R. Pocino] Motion to move.

[Comm. D. Steiner] Second.

[Chair A. Sartor] Okay.

[S. Plate] Proceed?

[Chair A. Sartor] The last item?

[S. Plate] Your concurrence is also requested to enter into a supplemental agreement for both the design and purchase and installation of a 1,000-ton chiller to provide cooling capacity to the Memorial Project, which will accelerate the fit-out of below-grade finishes and provide long-term flexibility to manage partial load demands at the site. KSW and Five Star joint venture, the existing contractor for the fit-out of the central chiller plant, can meet our aggressive schedule and furnish and install this new chiller at a cost of \$1 million, which compares favorably to our staff estimate of \$1.2 million. AKF/WM Group will provide professional architectural engineering services during construction to support this work at a cost of \$77,000. The Memorial Foundation is responsible for 85 percent of this work, with 15 percent to be borne by the Port Authority. Commissioners, I request your concurrence of these supplemental agreements.

[Chair A. Sartor] Any questions on this item? I entertain a motion that it be moved to the full Board.

[Comm. R. Pocino] Motion to move.

[Comm. A. Sartor] Second?

[Comm. V. Bauer] Second.

[Chair A. Sartor] Done.

[S. Plate] One last item--I would now like to update you on funding for lower Manhattan Construction Command Center. In November of 2006, the Board authorized up to \$21.7 million to support LMCCC's operation for the fiscal year 2011, which namely is March 2010 to March 2011. Relative to our commitment, the Port Authority has paid to date \$12.3 million. At this time, we request your concurrence to make our regular quarterly payment for the period of April 1st through December 31st of this year in the amount of \$1,147,776. This payment is based on an actual expenditure for the first 2 quarters from April 1st to September 30th, and an estimated payment for the third quarter, namely October 1st to December 31st, while applying a credit forward of \$801,500 from 2010.

[Chair A. Sartor] As I understand it, you're asking for approval to pay the \$1.1 million?

[S. Plate] That's correct.

[Chair A. Sartor] Okay, the quarterly payment. And my understanding from David is that all other agencies involved have also paid their portion of the share?

[D. Tweedy] That's correct. The agencies that you requested paid before we have paid for this period of time.

[Chair A. Sartor] Okay. Any questions on this item? If not, move it to the full Board?

[K. Eastman] Excuse me, in concurrence.

[Comm. A. Sartor] In concurrence with the committee, right. Okay. Done. Any other items? No? I'll entertain a motion that we adjourn.

[side conversations]