

**The Port Authority of New York and New Jersey
WTC Redevelopment Subcommittee Meeting Transcripts
December 8, 2011**

[Chair A. Sartor] I want to call the World Trade Center Redevelopment Subcommittee in public session to order. 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 of reviews 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. Now Mr. Plate, we need you to be very concise today please. So please start with your discussion of construction trade contracts, thank you.

[S. Plate] [No audio] I recommend a contract award for the Hub. The signage contract, which includes mounted and freestanding graphics and signs throughout the Hub was publicly advertised with the joint venture of Bunting Graphics Inc. an architectural sign group, which happens to be an MBE firm, being the lowest-priced qualified proposer at a cost of \$3.2 million, excluding extra work and clause work, which compares favorably to the staff estimate of \$4.6 million. Authorization for this contract includes payments of \$250,000 to Downtown Design Partners and \$300,000 to Tishman/Turner for Design and Construction Management Services, respectively. The award of the contract will bring us to 97% of Hub Trade Contracts awarded to date.

[Chair A. Sartor] Any questions on this item? If not, I will entertain a motion to move this to the full committee.

[Vice-Chair S. Rechler] So moved.

[Chair A. Sartor] Next item.

[S. Plate] The next item concerns the vehicular security center, which I'm recommending the award of 2 contracts. The first contract for security screening equipment, which includes installation and commissioning of 2 gantry-mounted high-energy vehicle scanners, and inspection systems, and other associated equipment, which was publicly advertised with Rapiscan Systems, Inc. being the lowest qualified proposer at a cost of \$14.8 million, excluding extra work, which again, compares favorably to the staff estimate of \$24.8. Authorization for this contract also includes a payment of \$460,000 to Liberty Security Partners for Design Services.

[Chair A. Sartor] Any questions on these items? Seeing none. I'll entertain a motion. --Second?

[Comm. J. Moerdler] Second.

[Chair A. Sartor] Okay, next item Steve.

[S. Plate] The second VSC contract for architectural finishes was also publicly advertised with Padilla Construction Services Inc., which again, is an MBE firm, being the lowest qualified proposer at a cost of \$29.5 million dollars, excluding extra work, which compares favorably to the staff estimate of \$29.5

million and also includes a payment of \$1.34 million to Liberty Security Partners for Design Services. [Chair A. Sartor] Again, any questions on this item? Seeing none--I will entertain a motion.

[Comm. V. Bauer] So moved.

[Chair A. Sartor] Second?

[Vice-Chair S. Rechler] Second.

[S. Plate] Next I move on to retail and parking projects. The first of which is the carpentry and drywall contract was also publicly advertised pursuant to a 2-step prequalification bid process with Pabco Construction being the lowest qualified proposer at a cost of \$10.9 million, excluding extra work, which compares favorably to the staff estimate of \$18.3. Your authorization of this item will provide for nearly 75% of retail contracts awarded to date.

[Chair A. Sartor] Again, any questions on this item? Seeing none--I will entertain a motion. [Chair A. Sator] Second?

[Commissioners] Second. >>

[Chair A. Sartor] Okay.

[S. Plate] Moving on to One World Trade Center. The first contract will provide for the design instillation and commissioning of a first responder communication system and base building tenant 2-way radio system, which was requested by the Durst Organization. The contract was publicly advertised with the joint venture of North American Mobile Systems and TechMer being the best value proposer at a cost of \$10.9 million, excluding extra work, which compares favorably to the staff estimate of \$16.3.

[Chair A. Sartor] \$16.3 versus \$11, that's a good number.

[S. Plate] Yes, in fact. >>

[Chair A. Sartor] I will entertain a motion that this be moved.

[Comm. V. Bauer] So moved.

[Chair A. Sartor] Second?

[Vice-Chair S. Rechler] Second.

[Chair A. Sartor] All those in favor?--Aye--Next--next item.

[S. Plate] The next contract for waterproofing concrete slabs, walls, and tree pits that comprised the East and West plaza surrounding One World Trade Center. The recommended award was negotiated with 4 Star Contracting at an amount of \$950,000, which compares favorably to our staff estimate of \$1.1 million. 4 Star will complete waterproofing work that was originally defined on our previously awarded

Plaza Finishes Contract that was later terminated for convenience. Approximately 99% of One World Trade Center contracts have been awarded to date.

[Chair A. Sartor] Any questions on this item? Seeing none--move. Second?--Next item Steve.

[S. Plate] Our last item requests an increase in authorization as requested by the Memorial Foundation to the existing memorial trade contract with KSW Mechanical Inc. for the Bronze Name Parapets heating and cooling systems. The requested amount of \$168,000 will cover instillation fittings to accommodate changes to piping connections as well as retrofit work performed to conceal the heating and cooling system components. Via a letter dated December 2, the Memorial Foundation confirmed the responsibility to pay for the total requested cost. This will also enable us, and we have already done it, to winterize the names and parapets as you requested to protect the systems. To date, we have awarded 97% of the memorial contracts.

[Chair A. Sartor] Pat?

[Comm. P. Schuber] Question if I might Mr. Chairman. Steve, just a question, how-- and it's--it's not a great length of time we're talking about so far-- how is the memorial holding up under the weather?

[S. Plate] Very well--very well, it's--it's--there's no problems at all. As far as temperature goes, these are the small piping under their names, so that's that-- that's covered by this, and we're almost ready to turn on the steam any day now.

[Comm. P. Schuber] Okay.

[S. Plate] Which will cover the full amount, we rushed to do that, so we should be in good shape Commissioner.

[Chair A. Sartor] Okay, I will entertain a motion that this be moved to full committee.

[Comm. J. Lynford] So moved.

[Chair A. Sartor] Second? >>

[Vice-Chair S. Rechler] Second.

[Chair A. Sartor] Okay. Steve, I think that was record time on your part.

[S. Plate] I have one more actually.

[Chair A. Sartor] Oh, see, I remember this one. This is--this is--this is one of my-- this has been one of my favorites over the years, but go ahead Steve.

[S. Plate] So, in summary, I'm just kidding. I would now like to update you on funding for the Lower Manhattan Construction Command Center. In November 2006, the Board authorized up to \$21.7 million dollars to support LMCCC's operation for the fiscal year of 2011. Relative to our commitment, the Port

Authority has paid \$13.4 million to LMCCC to date through December 31, 2010. At this time, we request your concurrence to make a payment to LMCCC to be applied to the period of January 1, 2011, through March 31, 2011, in the amount of \$500,000.

[Chair A. Sator] Any questions on this item? Seeing none. I will entertain a motion. >>

[Vice-Chair S. Rechler] Second. >>

[Chair A. Sartor] All those in favor? >>

[All Commisioners] Aye.

[Chair A. Sartor] Steve, you got out of here easy Steve.

[S. Plate] Alright, thank you--thank you.

[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.