

The Port Authority of New York and New Jersey
WTC Redevelopment Subcommittee Meeting Transcripts
April 26, 2012

[Comm. 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 and matters related to the purchase, sale, or lease of real property, or securities where disclosure would affect the value thereof or the public interest. In addition, the public portion of this meeting is being broadcast live on the Authority's website for those interested in viewing today's proceedings via the internet. Mr. Plate, you're under the gun to get this thing done efficiently today.

[S. Plate] Yes, Sir.

[Chair A. Sartor] Not as you usually do, okay?

[Chair A. Sartor] Go ahead, first item.

[S. Plate] Thank you.

[S. Plate] Good morning, Commissioners. Today I'm requesting several major actions to continue our unprecedented progress at the World Trade Center site. In an effort to advance the underground network of pedestrian connections in lower Manhattan in the most cost-efficient manner, this item authorizes an agreement with Brookfield Properties for the fit-out of the western portion of the Route 9A underpass in an estimated amount of \$20 million. As background, the initial agreement with Brookfield was authorized in September of 2009 and provided for the core and shell construction at a total cost not to exceed \$100 million, which was completed in December of 2011 at a cost of \$60 million, resulting in a net savings to the Port Authority of \$40 million. Brookfield will competitively bid the architectural fit-out of this area at a cost that remains within the \$100 million amount previously authorized by the Board.

[Comm. A. Sartor] Any questions on this item? Seeing none, I obtain a motion to move it to the full board.

[Commissioners] So moved.

[Chair S. Sartor] Thank you. I've got to take this call.

[Comm. R. Pocino] Okay, while Tony is out, I will pick up second item, the World Trade Center site professional program and construction management support services. Steve, you're going to do that as well?

[S. Plate] Yes, Commissioner, thank you. The next item requests your authorization of critical program management support services for the One World Trade Center and Memorial projects with STV at an amount of \$5,879,158 through June of 2014, which compares favorably to our

staff estimate of \$5.9 million. The proposed action reflects a significantly reduced multiplier and provides tremendous continuity of historical knowledge and a fully integrated team as we near the critical stages of completion for both these projects.

[Comm. R. Pocino] Okay, thank you Steve. Commissioners, any other questions or comments? I have a motion to move this forward.

[Comm. Moerdler] Second.

[Comm. R. Pocino] So moved. Second. All in favor? Okay.

[Comm. R. Pocino] Is he okay?

[Comm. R. Pocino] Okay, the next item of the World Trade Center construction trades contracts. Steve and Alan Reiss will do that.

[S. Plate] I will do the first one, and Alan will do the second one. Regarding the Hub, the oculus skylight spanning the full 300 foot long length atop the oculus structure was competitively bid with Enclos Corporation being the highest technically-rated and lowest-priced qualified proposer at a cost of \$28.7 million, excluding extra work and clause work, which again compares favorably to the staff estimate of \$29.9 million. In addition, this item will authorize payments of \$2.5 million to Downtown Design Partners and \$2 million to Tishman/Turner for design and construction management services respectively. This contract includes maintenance for a period of 1 year on all hardware and operating components with a 24-hour service response time as well as warranties ranging from 5 to 20 years on the movement system, glazing, sealant, and metal panel finish. Our next slide will show you a short clip of the mechanical opening of the skylight.
[Video playing]

[S. Plate] No music sir. [Slide playing]

[Chair S. Sartor] What is the width when it's open in full?

[S. Plate] 30 feet.

[Chair S. Sartor] 30 feet, that's what I thought, okay.

[Comm. Pocino] Was that in real time or slow motion?

[S. Plate] It takes 2 minutes in actuality to do, which is pretty quick. It's a really well thought out system. It's done by people who have done it throughout the world and very intimate and very detailed applications from stadiums to shopping malls, just tremendous systems so we really worked this very hard and got a very, very good price. So we are very excited about this, and this is really the last major piece of the Hub project.

[Chair A. Sartor] That conclude that?

[S. Plate] No Alan.

[Comm. Pocino] Alan is going to do a part.

[Chair A. Sartor] No, I want to-- Let's take any questions on the oculus right now. Any issues from--any questions from the Commissioners on this?

[Comm. R. Pocino] No questions, do you want a motion?

[Chair A. Sartor] I'll take a motion that we move it to full committee..

[Comm. R. Pocino] Motion to move.

[Chair A. Sartor] Second?

[Comm. Moerdler] Second.

[Chair A. Sartor] Okay. Next item.

[A. Reiss] Good morning, Commissioners. For the World Trade Center Construction's last item today, I'm presenting the plaza finish contract, which will provide for stone paving, irrigation, landscaping, and lighting features in an approximately 15,000 square foot area of the West Plaza. This contract was competitively bid through a 1-step request for proposals process with Railroad Construction Company being the lowest bidder at a cost of \$7 million, excluding extra work, which compares favorably to our staff estimate of \$7.9 million. Railroad Construction will complete the plaza finish work that was originally to be implemented under a previously awarded contract that was later terminated at its convenience, and this represents an approximate \$3 million savings as compared to that contract. Any questions?

[Chair A. Sartor] Any questions on this item?

[Comm. R. Pocino] No questions.

[Chair A. Sartor] I will entertain a motion to move to full Board.

[Comm. R. Pocino] So moved.

[Chair A. Sartor] Second?

[A. Reiss] Thank you.

[Chair A. Sartor] I believe 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 of matters related to the purchase, sell, or lease of real property or securities where disclosure would affect the value thereof or the public interest, thank you.