

The Port Authority of New York and New Jersey
WTC Redevelopment Subcommittee Meeting Transcripts
September 18, 2013

[Chair A.Sartor] The World Trade Center Redevelopment Subcommittee is being held in public session. In addition, the public portion of this meeting, is being broadcast live on the Port Authority's Web site for those interested in viewing today's proceedings via the Internet. We had our planning session before this meeting. For discussion, Phillippe will take us through the Site-wide Wayfinding Signage and Operational Communications Program.

[P. Visser] Sure. Good morning, commissioners. Today I'm here to present and give you an overview of the proposed Site-wide Wayfinding Signage and Operational Communications Program. As part of a large, multi-use complex, the World Trade Center has a real need to finalize site-wide wayfinding signage and a communications program related to operations as we transition the site to operations starting this fall. The objectives of the program are, 1, to commence critical on-site operational activities and prepare for millions of visitors who will be visiting the site, connect the complex project with lots of different parts and components from the office, retail, transit, and PATH uses and of course the 9/11 memorial, and then promote that diversity of new offerings in a way that customers, visitors, workers, commuters can all experience it in the best way possible for the way that it's been designed. We would utilize that signage and wayfinding in a phased way to support the site opening as the site transitions. Give you a quick background, the Port Authority retained Landor Associates marketing firm, who also has worked on signage and wayfinding, in October 2011. They were procured via competitive government contract based selection process. They have laid the groundwork for the effort that we are proposing now, interviewing a diverse range of stakeholders, all of whom you're familiar with from the 9/11 memorial, survivors and families group, key business partners including Durst, Silverstein, Westfield, and various downtown groups, civic, and religious, from the Downtown Alliance to the Greek Church, with the goal of really just understanding what everyone's conception of the different components and how they fit together and what's the best way to knit it with what we're proposing today and assessing the operational and the public interface needs for what will be a diverse set of users. Today's proposed authorization is for \$3.57 million to develop and implement the program. It will provide an integrated approach to coordinate with those key business partners as well as the stakeholders, with a contract through December 2015. The specifics have not been set, of the entire program. That's what they're working on. To give you a sense of what the program's scope is, It will consist of wayfinding and signage and mobile applications related to that, given that is where the world is going in terms of digital technology and employing that kind of state-of-the-art technology for users who can download an app as they visit from around the globe and understand and navigate the site when they land in New York City or a commuter from around the region or a resident of downtown. And integrate the retail wayfinding, obviously there's a robust shopping center retail component as part of it that our partner Westfield is currently leasing, and we'll have directories that will be integrated into this with digital wayfinding as well. And then an online presence because, as I just said, in some sense, wayfinding starts from around the world. When a visitor from China Googles the World Trade Center, you want them to land on a site which showcases a diverse set of offerings, whether it be retail, whether it be observation deck, and users or potential office lessees, retail lessees, can find the various online

presence from our various other partners in a coordinated fashion, in a way that maximizes the value of the Port Authority and the ability to navigate the site. There will also be some nuts and bolts, property manager, identification, and exploring information, use of information kiosk to translate that information on site. In terms of key next steps, we're going to finalize that digital communications program strategy, continue to work with World Trade Center Construction, Steve Plate and his group, as well as Peter Zipf in engineering and develop that kind of coordinated program in a way that meets not only code, of course, but the results of the users. Work on that Westfield JV requirement to integrate the wayfinding, and support the phased opening starting later this year. So thank you very much, and I propose that this get moved to the full Board for approval.

[Chair A.Sartor] Any questions at this time? Bring this to the full board? >>So moved. I second. [Chair A.Sartor] Next item, Mr. Plate. [inaudible]

[S. Plate] As part of our ongoing effort to deal with the damages from Sandy, we continue to track the expenditures that are anticipated in the future. The total request this month is \$20.5 million, which brings the overall total to date of \$417 million. Some of the elements included in this, such things as high-tension feeders located in our substations that we had to replace, some of the latent damage as a result of that. We're very much at the cutting edge of dealing with this as far as not just what water does but saltwater has a long-term impact. So we're staying ahead of it. We're writing the book on this as we move forward. It's a very new event that has to be dealt with, and we're up to the task and are doing it. In fact, I'll give you an example. On Tower 1, we're in the process of not just turning up above substations but down below, the ones that got damaged by Sandy. So we've been able to significantly mitigate any impact on schedule to Tower 1 completion, as a result of your support. Are there any questions? [inaudible] [S. Plate] The next item is constantly looking at opportunities within my department to find ways to move the project along at a much more rapid pace than we initially committed to do. In this case, we went out to bid for a scope of work that will enable us to open the Oculus portion, the east side of the site, much earlier, on a temporary beneficial occupancy use. Our target is to, by sometime next year, which is '14— as opposed to the commitment of late '15— to open up the portions underneath the Oculus so the experience will be, in many cases, coming off— this is the new platform that will be completed by late this year, early next year, come up to the mezzanine, which is in the process of being painted right now. It's almost an acre in size, as many of you have seen. Moving up through the grand staircase, and then underneath the portions of the Oculus and into this green area, it will enable us to go down to Wall Street or across east or north. The net effect of that will be an early opening for that portion of the site on a beneficial use basis. It will also enable us to start taking down the existing PATH station, which will enable us to finish that whole railway network and superstructure and infrastructure that's located beneath. We went out to bid, and we had very competitive bids. And our recommended award is to T.B. Penick, who's done a great job. They're also working at the site at Cortlandt Street and is a very premiere contractor. [inaudible] [S. Plate] The last item is more of a routine contract to use for abatement of any remaining asbestos on the site. It's down to a very minimal amount. Occasionally you hit a piece of transite pipe or that type of material. We had an exiting contractor who was charging us a markup of 11% and wanted to increase it to between 20% and 30%, and we said that wasn't acceptable, so we went out for bid. The recommended contractor that you see before, SCE, who is doing work at Kennedy Airport, on behalf of the Port

Authority, we negotiated them down to a 10% markup. So our recommendation is to award to SCE, who we utilize on a call-in-type basis. Thank you. Any questions?

[Comm. D.Steiner] I presume that they're work is satisfactory.

[S. Plate] Yes. >>[Comm. D.Steiner] How have they done on billing? Fair?

[S. Plate] Yes. Yes. And our integrity monitors are imbedded in this, so they are watching over very carefully. They actually do full audits on T&M type material.

[Comm. D.Steiner] The audit process [inaudible]? >>[S. Plate] No. The problem ones didn't bid. Motion. Second. [inaudible]

[Chair A.Sartor] So this ends our public session. The Committee will now adjourn to executive session to discuss matters related to the purchase, sale or lease of real property, or securities where disclosure would affect the value thereof or the public interest.