Newark Liberty International Airport Terminal One Redevelopment Program

Program Reauthorization and Terminal Design Build Authorization
February 15, 2018
3 – Terminal One Dedicated Roadway Access

THE PORT AUTHORITY OF NY & NJ
4 - Terminal One Check-in Hall
5 – Terminal One Retail Plaza
Strategic Project Delivery Model

- Design-Build
- Public Solicitation
- Future terminal operator who will be responsible for operations, maintenance and the concessions program was retained early in the design phase

Procurement

- Selection made by a cross functional committee
  - Proposal Scored on Technical Merits, then on Pricing
- Validating the proposal costs
  - Independent Cost Estimate provided by Gilbane
  - Pricing Data Points established for comparison
- Recommended award to Tutor Perini/Parsons JV
  - Estimated Contract Award - $1.41B
The Builder – Tutor Perini / Parsons, JV

- Tutor Perini is an experienced contractor with a history of performing airport terminal work across the US
- Parsons is a premier engineering, construction, and management firm throughout the world to federal, regional, and local government agencies

The Designer – STV Incorporated & Grimshaw Architects PC

- STV brings expertise in vertical infrastructure and complex projects
- Grimshaw is internationally recognized for design excellence

The Operator – Munich Airport International GmbH

- As a key strategic advisor and long-term partner, MAI will advise us on fostering a best-in-class airport terminal experience for our customers
Program Increase Driven by Market Conditions

Increased Program Cost: $360 Million

- Construction Costs: $240 Million
- Soft Costs: $120 Million

Construction Costs are higher due to significant numbers of competing regional projects, skilled labor and subcontractor cost escalation, and material cost escalation beyond prior ranges.

Anticipated revenues will support the increased Program costs.
Authorization Request Overview

Previously Authorized Amount: $2.36 billion
Increase Program Authorization: $0.36 billion
Revised Total Project Cost: $2.72 billion

Authorize Expenditure of Funds $1.85 billion
Including Award /DB Contract $1.41 billion to Tutor Perini / Parsons JV

Targeted Terminal One Completion Date – 2022
Economic Impact

Terminal One Redevelopment is a key regional economic driver

- $4.6 billion in economic activity
- $1.175 billion in direct wages
- 12,240 direct job-years