

THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY
WORLD TRADE CENTER SITE PLANNING SUBCOMMITTEE
MINUTES
Thursday, September 21, 2006

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THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY
MINUTES OF WORLD TRADE CENTER SITE PLANNING SUBCOMMITTEE
225 Park Avenue South,
New York, NY
Thursday, September 21, 2006

PRESENT:

Hon. Anthony J. Sartor, Chair
Hon. Bruce A. Blakeman
Hon. Anthony R. Coscia
Hon. Christine A. Ferer
Hon. Angelo J. Genova
Hon. David S. Steiner
Subcommittee Members

Darrell B. Buchbinder, General Counsel
Karen E. Eastman, Secretary

A. Paul Blanco, Chief Financial Officer
Ernesto L. Butcher, Chief Operating Officer
Lucy Foster, General Manager, Priority Capital Programs
Michael B. Francois, Chief of Real Estate/Regional and Economic Development
Donald F. Free, Assistant Director, World Trade Center Redevelopment
Aaron Graham, Management Associate, Human Resources
Linda C. Handel, Assistant Secretary
Timothy Lizura, Director, World Trade Center Redevelopment
Francis J. Lombardi, Chief Engineer
Steve Pasichow, Assistant Director, Inspector General
Steven P. Plate, Director, Priority Capital Programs
Andrea Roitman, Director, Procurement
Timothy G. Stickelman, Chief of Public Securities, Law
Peter J. Zipf, Deputy Chief Engineer

Guest:

Jeffrey Keitelman, Piper Rudnick, LLP

The Subcommittee meeting was called to order in executive session by the Chair at 8:10 a.m. and ended at 8:27 a.m.

Action on Minutes

The Secretary reported that the Minutes of the meeting of October 11, 2005 had been signed and distributed to the Commissioners.

Whereupon, the Subcommittee approved the Minutes of the meeting of October 11, 2005.

DOWNTOWN RESTORATION PROGRAM – WORLD TRADE CENTER VEHICULAR SECURITY CENTER AND TOUR BUS PARKING FACILITY – AWARD OF EXPERT PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES AGREEMENT

It was recommended that the World Trade Center Site Planning Subcommittee authorize the Executive Director to award an agreement to Liberty Security Partners to provide expert professional architectural and engineering services for the World Trade Center (WTC) Vehicular Security Center and Tour Bus Parking Facility (Vehicular Facility). Work to be provided pursuant to this authorization (Phase IA and Phase IIA) would be limited to preliminary engineering services (through Stage II) and certain early action contract preparation work, at an estimated amount of \$15 million.

In August 2005, New York Governor George E. Pataki requested an allocation from a Federal Transit Administration (FTA) grant to fund the first phase of the WTC Vehicular Facility project. The Port Authority and FTA entered into a Project Development Agreement in September 2005, providing for preliminary engineering and environmental review of the project. Certain Stage I (Conceptual Planning) work was performed by Port Authority staff.

In accordance with FTA funded projects, procurements must meet federal requirements. As such, this procurement was based on a “best value solicitation,” which requires that award be made to the responsive firm whose proposal is most advantageous to the agency. In June 2006, a publicly advertised Request for Proposals (RFP) was issued. This RFP was issued to 94 interested parties. On July 19, 2006, responsive proposals were received from two firms.

A staff evaluation committee evaluated the proposals received and invited the responsive proposers to make oral presentations. The evaluation committee evaluated the proposals on the following criteria: the firm’s qualifications and experience, the proposed project team’s qualifications and experience, the proposer’s technical approach and its management approach.

Based on the evaluation committee’s initial assessment of the two firms, further discussions and negotiations were held with each. Commencing on July 31, 2006, there were various clarifications, discussions and negotiations with these two firms, and on August 2, 2006, the Port Authority received revised proposals from them. Based on all of the information received from the proposers, including the revised proposals, the evaluation committee identified Liberty Security Partners as the firm whose proposal offered the greatest business value to the Port Authority to perform the architectural and engineering services.

The specific services to be performed are as follows:

Phase I:

The work would encompass planning and preliminary engineering for a new basement structure area south of the existing WTC site, including a below-grade level to support approximately 28 future parking spots for buses transporting visitors to Downtown Manhattan, including an entryway. In addition, internal access ramps will be designed, which would include a vehicle screening area as part of the Security Center for buses and service vehicles.

The Security Center will be designed to include the latest in proven technologies, including a vehicle scanning system, vehicle arrest devices, control gates, security booths, a closed-circuit television surveillance system and an Operations Office.

The Scope of Work provides for an extensive, vertical roadway network to access the subsurface tour bus parking level. The security program to be implemented will assist with the protection of valuable mass transit assets located within the boundaries of the WTC site.

Phase IA - Under the proposed agreement, the recommended firm will provide Preliminary Engineering Design (Stage II) and certain early action construction contract preparation work for the above-described Phase I work.

Phase IB - Final Design and Contract Documents (Stage III) and Post-Award Services (Stage IV) for the above-described Phase I scope. The total estimated value of all Phase I work under this agreement is \$22 million.

Phase II:

The work would encompass planning and engineering for a new tour bus parking facility with approximately 50 spaces that would be constructed within the WTC East Basement beneath the Port Authority Trans-Hudson system. This area will be accessed through the entry described above in Phase I.

Phase IIA - Under the proposed authorization, the work will include Conceptual Engineering Design (Stage I) and Preliminary Engineering Design (Stage II) for the above-described Phase II work.

Phase IIB - Under future authorizations, the work will include Final Design and Contract Documents (Stage III) and Post-Award Services (Stage IV) for the above-described Phase II work. The total estimated value of all Phase II work under this agreement is \$2 million.

For Phases IA and IB, \$478 million of program expenditures associated with this work is reimbursable via the FTA grant for the Vehicular Facility, consistent with the terms of the grant, the Project Development Agreement and other applicable agreements with the FTA.

For Phase II (Optional Scope), recovery of any expenditure for Phase II work will be determined as part of future authorizations.

Of the total authorization for the proposed agreement, \$7 million would be funded through previously authorized planning funding for WTC Site Public Infrastructure. Authorization for the balance of preliminary engineering services will be requested in the late 2006 via an increase in the planning authorization. Funding for additional services (Phase IB and Phase IIB), including Final Design and Contract Documents (Stage III), and Construction (Stage IV), currently estimated at an additional cost of \$9 million, would be sought at the time of project authorization.

Pursuant to the foregoing report, the following resolution was adopted by the

Subcommittee in executive session with Commissioners Blakeman, Coscia, Ferer, Genova, Sartor and Steiner voting in favor; none against:

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to award an agreement to Liberty Security Partners to provide expert professional architectural and engineering services for the World Trade Center Vehicular Security Center and Tour Bus Parking Facilities, with work to be provided pursuant to this authorization (Phase IA and Phase IIA) being limited to preliminary engineering services (through Stage II) and certain early-action contract preparation work, at an estimated amount of \$15 million; and it is further

RESOLVED, that the form of the foregoing agreement shall be subject to the approval of General Counsel or his authorized representative.

Whereupon, the meeting was adjourned.

Secretary