

PRIOR INFORMATION NOTICE

THE PORT AUTHORITY POLICE DEPARTMENT COMMAND CENTER AND PROPERTY MANAGEMENT FACILITY (A DESIGN-BUILD PROJECT)

The Opportunity

The Port Authority of New York & New Jersey intends to issue solicitation documents to potential Bidders in late January 2019 for the design and construction of a new Port Authority Police Department Command and Property Management Facility located at the World Trade Center (the “**Project**”). The Project will be delivered using a design-build project delivery model. By utilizing a design-build project delivery approach, the Port Authority expects to secure substantial public benefits. These benefits include expedited project design and construction scheduling, optimal risk allocation, and clear assignment of performance responsibilities to a single contracting entity (the “**Design-Builder**”), and cost savings. The Port Authority’s current estimate for the Project’s total value of work is approximately \$50 - \$75 million. Further, the Port Authority expects all work to be performed under the contract to be completed no later than twenty-four months after contract award.

The Project

The Project generally consists of the design and construction of the 65,000 square-foot PAPD and PMF Facilities in a highly constrained area in the West Bath tub of the World Trade Center site, with additional two locations, one noted as The Police Desk, located at Tower 2 Level C2 and a 1,500 square-foot office space located at SW corner of Oculus elevation 260’-0” denominated PAPD “HUB 2”. The facility will contain offices, locker rooms, an emergency generator, workstations, break areas, restrooms, showers, control rooms, conference rooms, a Police Desk, storage areas, communications rooms, and equipment rooms. The project is categorized as Confidential Privileged and will require the Design Build team to comply with specific security protocols specific for the WTC. The subgrade facility will be integrated into the existing mechanical, electrical, fire alarm, telecommunications, security, radio, plumbing and fire protection systems and will require coordination with various stakeholders at the WTC.

As part of the solicitation documents, the Port Authority will provide to Bidders existing available Architectural, Structural, Mechanical (HVAC, Plumbing and Fire Protection), Electrical, Electronics, IT Infrastructure & Security, Acoustics & Audio-Visual, Radio & Communications, Vertical Transportation, and Signage drawings and specifications related to the area of work, developed to 35% completion of final design (the “**Bridging Documents**”). The Bridging Documents will serve as the basis of design for the purpose of soliciting bids to complete the design and construction of the Project. The Port Authority will also provide design criteria for a 1,500 square foot PAPD “HUB 2” located at SW corner of Oculus elevation 260’ space as well as the 100% final design drawings for Phase I of the PAPD-PMF which is currently under construction. The Design-Builder will be responsible

for integrating Phase I and HUB 2 design when completing the Final Design Construction Documents for this Project.

Bidder Qualifications

Bidders interested in submitting bids for the Project will be required to demonstrate the following to the Port Authority's satisfaction:

- (a) That the Bidder possesses the relevant experience, and capability to construct a project of this type. The bidder must fulfill this requirement by providing verifiable references for one (1) project completed within the past five (5) years that is similar in size, type and complexity to the Project.
- (b) The Bidder's lead contractor must have a minimum of ten (10) years construction experience working on projects of comparable size, type and complexity as the Project.
- (c) The Bidder's lead designer must have a minimum of ten (10) years design and construction support experience for projects in comparable size, type and complexity as the Project.
- (d) The Bidder must provide a narrative describing its understanding of the Project scope, design, and schedule requirements and understanding and approach to design-build contracting.
- (e) The Bidder's Project Superintendent, Engineer of Record, Design Manager, and Project Manager must have ten (10) years of verifiable experience in work of similar size and complexity as the Project.

Obtaining Bid Documents

Only those Bidders who can satisfactorily demonstrate that they meet the requirements of the Port Authority of New York and New Jersey's Information Security Handbook on-line at <http://www.panynj.gov/business-opportunities/information-security-requirements.html> will be able to obtain and view the Project's Bid Documents.

As such, we strongly encourage potential Bidders to submit their requisite security credentials by mail or email to the Port Authority's contact person in advance. These security credentials include the name of your firm's designated Security Information Manager ("SIM"), who must also possess SWAC credentials.

Contact Person

Prospective Bidders can submit their security credentials and all questions concerning the upcoming solicitation to Allison Agliardo at aagliardo@panynj.gov.