

# **JFK Redevelopment Ground Transportation Center (GTC) Roof Level Plaza**

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**Industry Briefing | February 8, 2022**

# Today's Speakers

## **James Heitmann**

Deputy Director,  
Aviation Development

## **Manuel Rivera**

Deputy Program Director,  
JFK Redevelopment

## **Raquel Pinto**

Procurement Contracts Manager  
Procurement Department

# Today's Agenda

Introduction and Overview

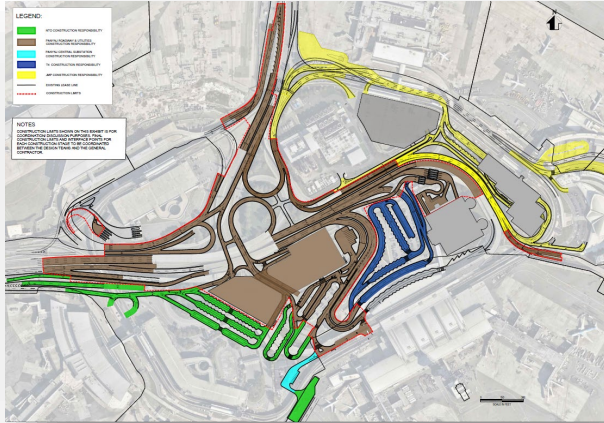
Scope of work

Ground Transportation Center (GTC) and Roof Level Plaza Development Coordination

Procurement Strategy

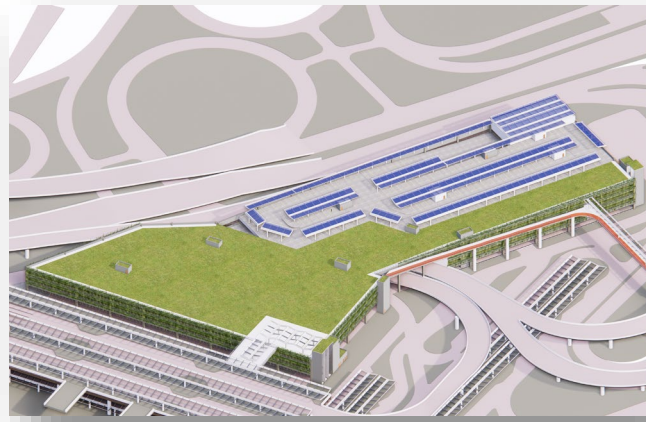
# **Introduction and Overview**

# Introduction



## ROADWAYS

- Reconfigured CTA roadway system
- Seamless and more efficient access to Terminals
- Intuitive wayfinding and enhanced traffic technologies



## GTC GARAGE

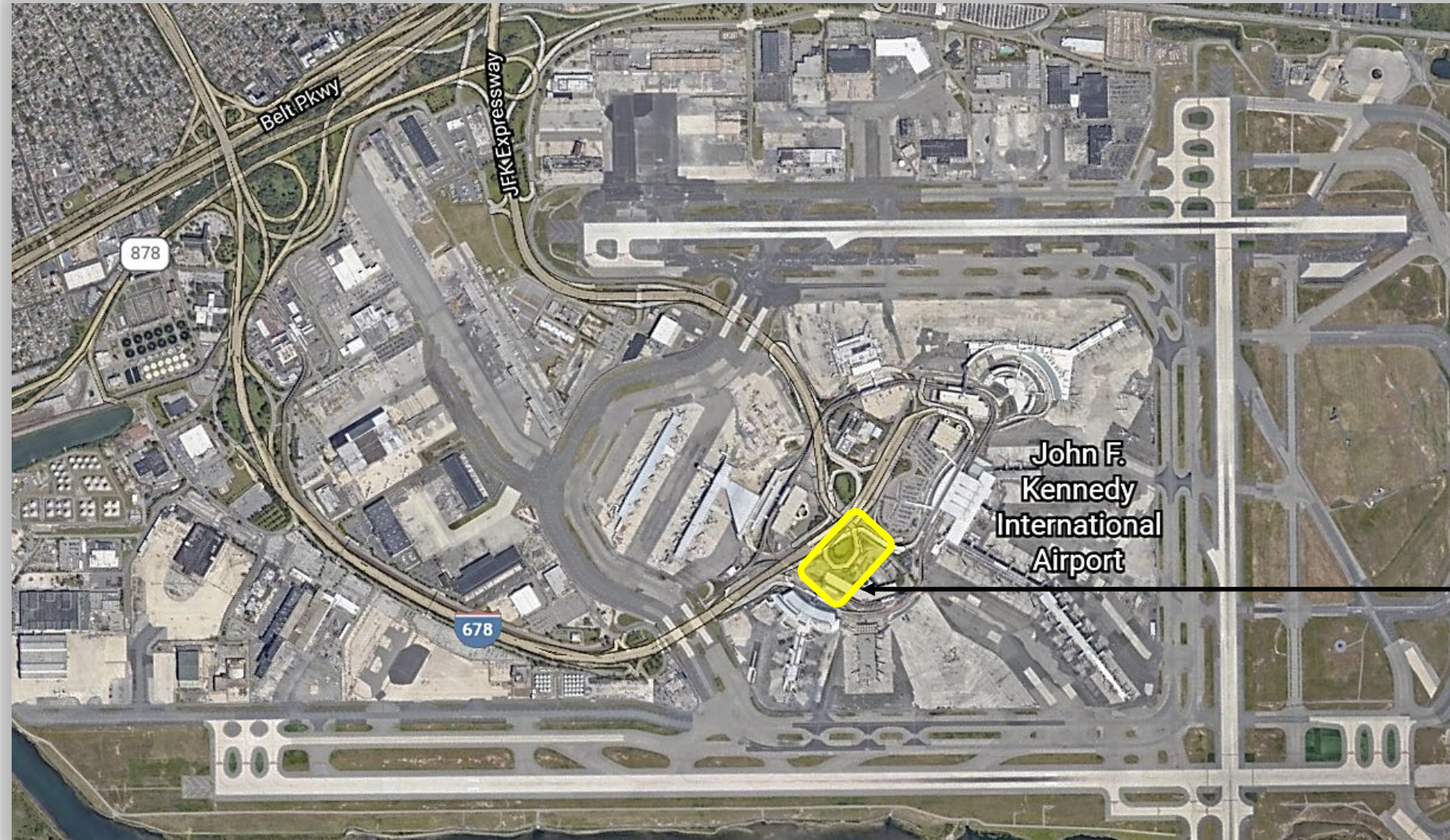
- Multi-level parking with enhanced technology
- Arrivals plaza to support multiple functions at-grade
- ❖ **Accommodate roof level plaza (future build-out)**



## UTILITIES

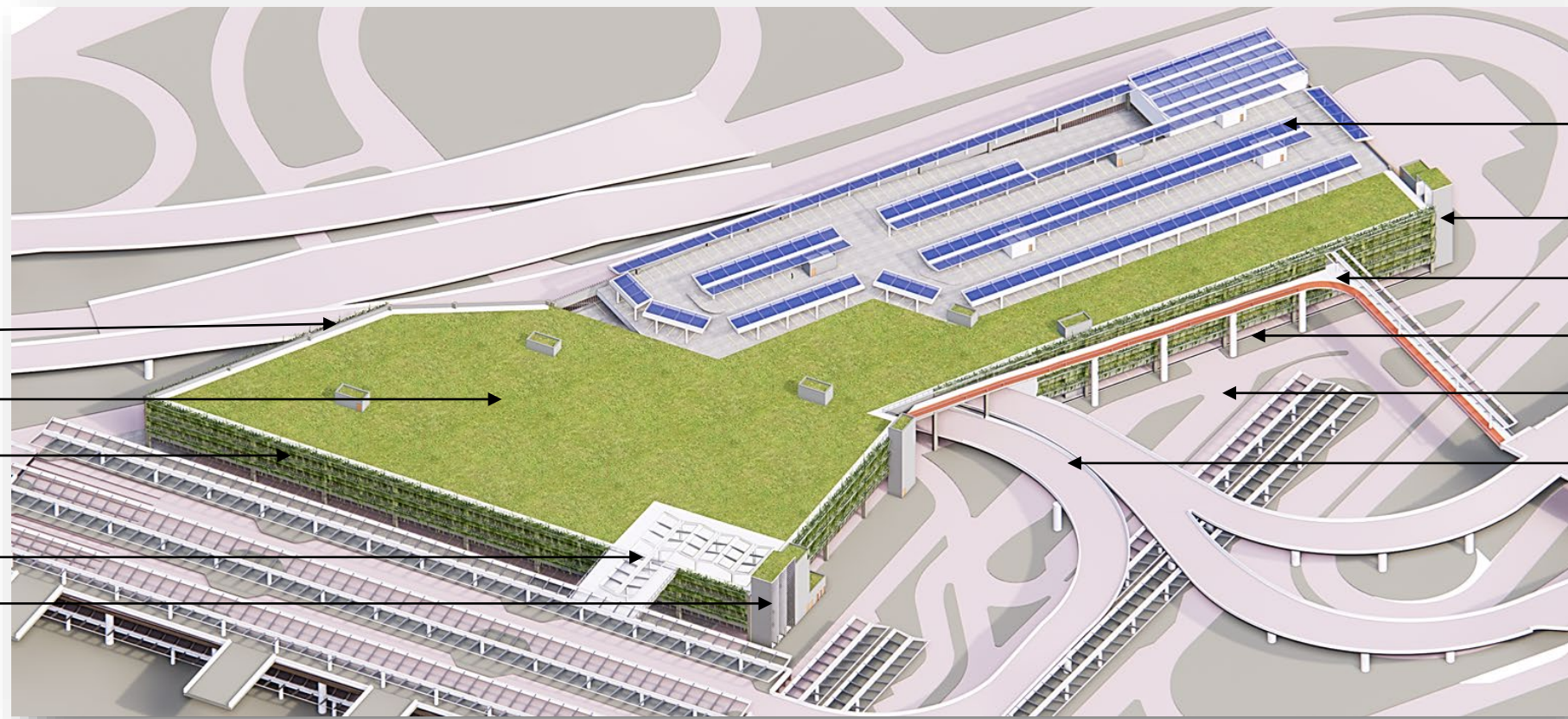
- Relocate existing utilities
- Selected utility upgrades to current standards
- New utilities to support new facilities and systems

# Site Overview



Approximate  
Site Location

# GTC Garage Concept (Base Build)



- FUTURE PHOTOVOLTAIC PANELS (TYP)
- T4 CORE
- T4 BRIDGE
- GROUND LEVEL
- ARRIVALS PLAZA
- T4 DEPARTURES AND T1 ARRIVAL ROADWAYS

- MULTI-LEVEL PARKING STRUCTURE
- ROOF LEVEL
- GREEN WALL
- T1 BRIDGE
- T1 CORE

Illustrative Plan – Not Final

# GTC Roof Level Plaza Concept



Illustrative Plan – Not Final

# **Scope of Work**

# Scope of Work

## Base Build (GTC Design Builder)

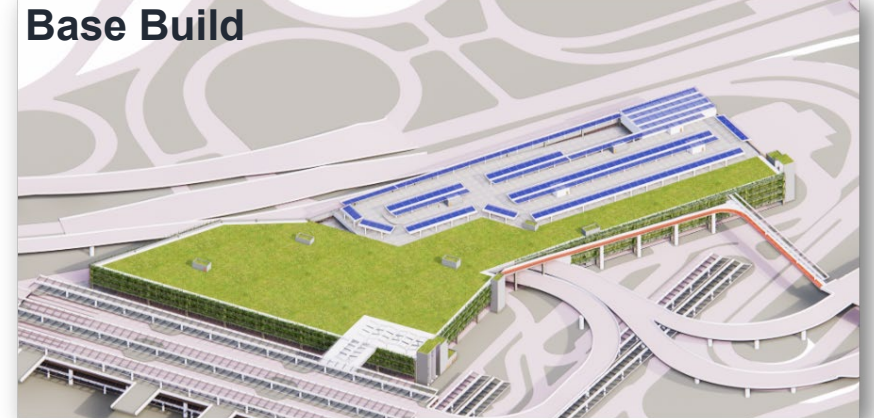
- Roof level suitable for various structural loads
- Connector bridges and access cores to T1 and T4 with associated canopies
- Planted façade
- Rooftop parking facilities with PV canopies over the rooftop parking
- Infrastructure pathways from the grade level to the rooftop
- Egress stairs (locations to be coordinated)

## Required (Roof Level Plaza Contractor)

- ❖ **Sustainable Landscape**
- ❖ **A gateway marker (developed in conjunction with the Port Authority)**
- ❖ **Hardscaping, including Food Truck areas**

## Optional (Roof Level Plaza Contractor)

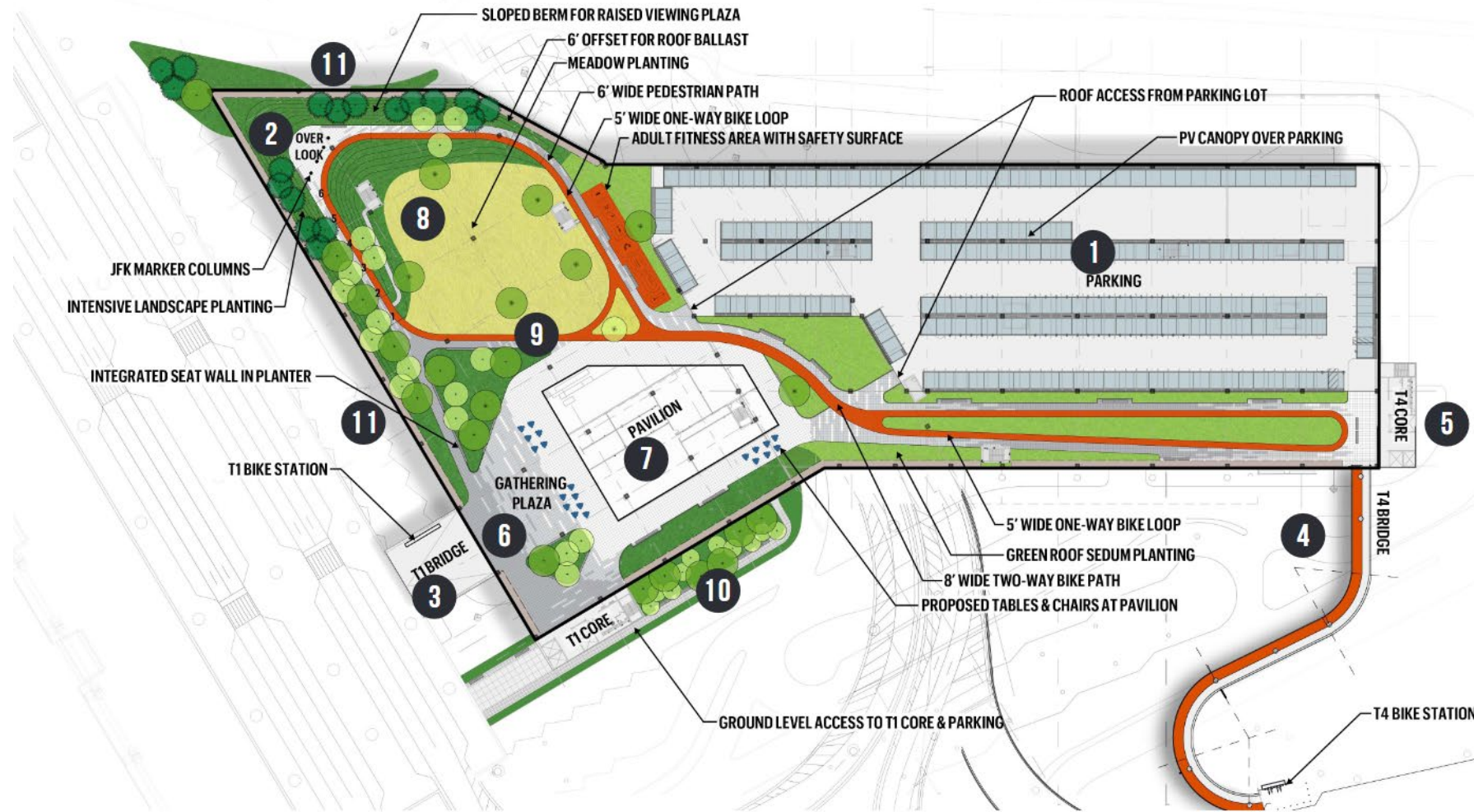
- Pavilion for food or other merchandise
- Performance space.
- Running/cycle track with exercise workstations throughout
- Viewing platforms
- Bicycle facilities
- PV Panels other than those provided over the roof top parking spaces



Illustrative Plans – Not Final

# Conceptual Plan

Base Build, Required and Optional Scope



B = BASE BUILD  
R = REQUIRED  
O = OPTIONAL

1	PV CANOPIES OVER PARKING	B
2	GATEWAY MARKER	R
3	T1 BRIDGE + CANOPIES	B
4	T4 BRIDGE + CANOPIES	B
5	T4 ACCESS CORE	B
6	HARDSCAPING / FOOD TRUCK AREA	R
7	PAVILION	O
8	ROOF LANDSCAPE PLANTING	R
9	RUNNING / CYCLING TRACK	O
10	AT-GRADE LANDSCAPING	B
11	PLANTED FAÇADES	B

Illustrative Plan – Not Final

# **Required Concepts**

# GTC Roof Level Plaza

## Sustainable Design



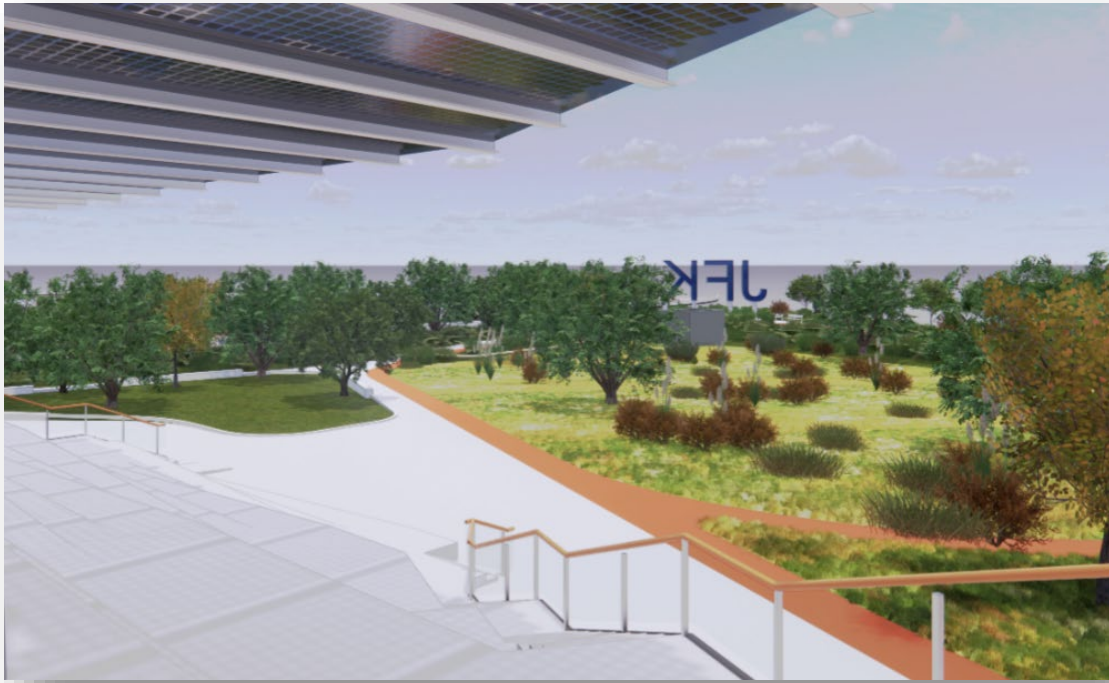
- High-functioning sustainable landscape
- Must adhere to FAA guidance documents to mitigate wildlife hazards
- Adhere to sustainable design criteria
- Must be approved by the Port Authority
- Must be consistent with Airport Standards

### [Port Authority Environmental Initiatives](https://www.panynj.gov/port-authority/en/about/Environmental-Initiatives.html)

<https://www.panynj.gov/port-authority/en/about/Environmental-Initiatives.html>

# GTC Roof Level Plaza

Roof landscape planting



Illustrative Plan – Not Final

- Trees
- Shrubs
- Groundcover planting
- Green Roof planting
- Accommodations for all future landscape services, systems and structural requirements to be within the GTC Garage Design-Build

# GTC Roof Level Plaza

Gateway Marker



Illustrative Plan – Not Final

- Multi-level feature at northwest corner of GTC
- Recognizable Brand
- Marquee Sign (ex: JFK)
- Architectural Lighting and/or LED Screens
- Prominent Location
- Developed in coordination with the Port Authority

# GTC Roof Level Plaza

Hardscaping / Food Truck area



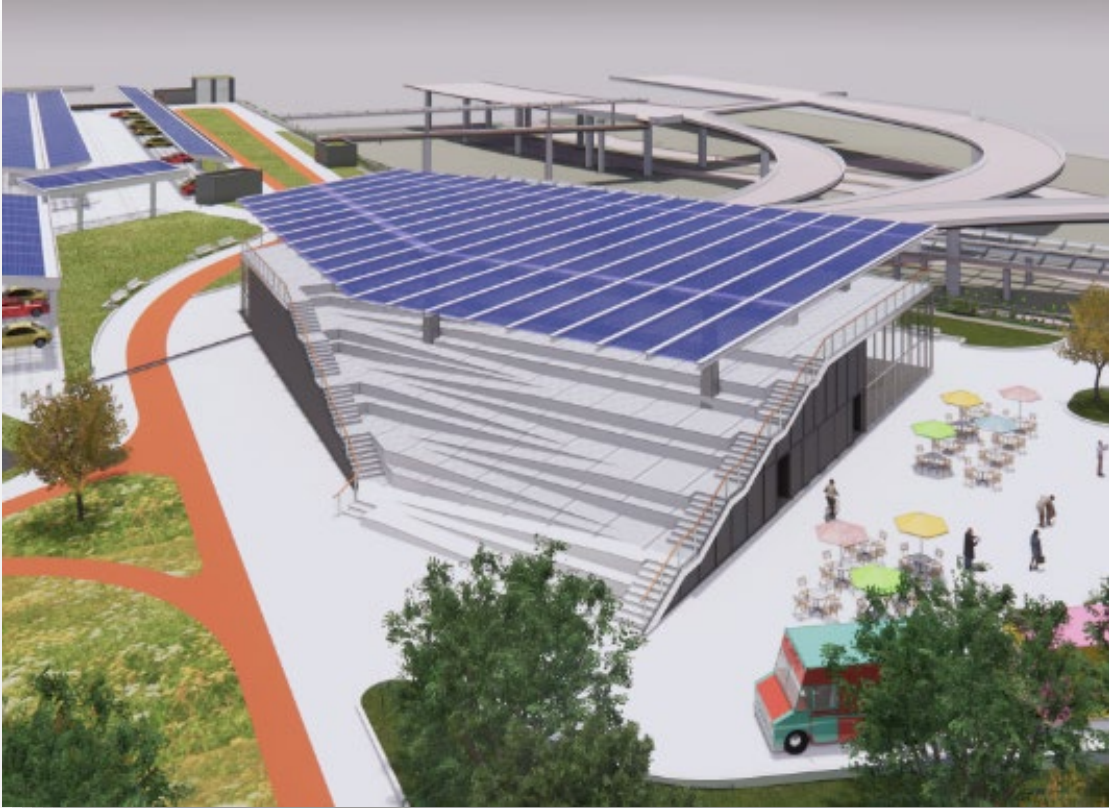
Illustrative Plan – Not Final

- Between T1 Bridge and Pavilion
- Concrete Architectural Pavers
- Bollards
- Food Truck Parking
- Flexible Seating
- Canopies
- Architectural Lighting

# **Selected Optional Concepts**

# GTC Roof Level Plaza

## Pavilion

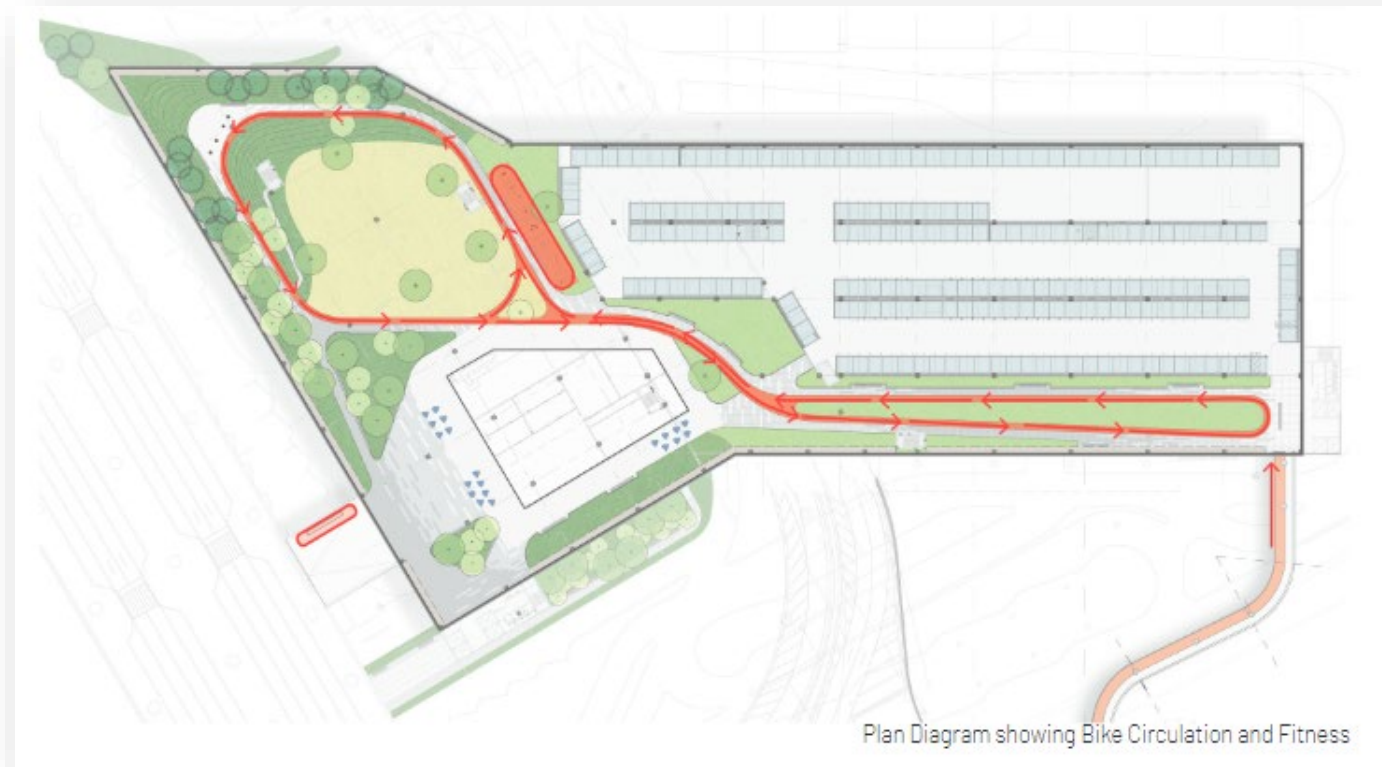


Illustrative Plan – Not Final

- One-story structure with accessible rooftop
- Accommodations for food and beverage tenants
- Seating
- ADA Ramps
- Canopy structure with accommodations for photo-voltaic (PV) panels

# GTC Roof Level Plaza

Running / Cycling track

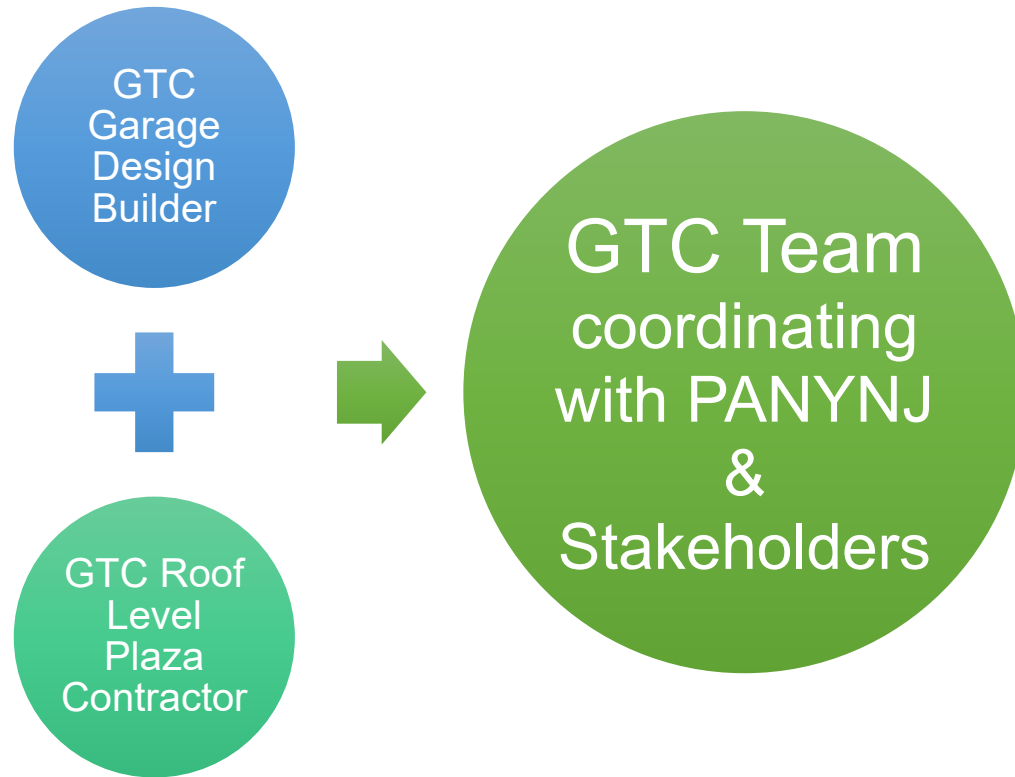


Illustrative Plan – Not Final

- One Long Loop / One Short Loop
- Special paving to delineate running and cycling
- Architectural Lighting
- Fitness Equipment

# **Development Coordination**

# Coordination of GTC Team



## Roof Level Plaza Contractor Responsibilities

- Development (design and construction), programming, management, maintenance, and operation
- Coordination with GTC Design-Builder and Stakeholders
- Coordinate Access to Roof Level Plaza
- Manage the Roof Level Plaza O&M to provide the highest levels of customer service
- Coordinate with GTC Design-Builder for the concurrent completion of the GTC Roof Level Plaza and GTC Garage

# **Procurement Strategy**

# Request for Expression of Interest (RFEOI)

## First Phase of Procurement

- Obtain Expressions of Interest from firms interested in the opportunity
- Port Authority review of potential concepts
- Port Authority may issue RFP with requirements from proposed concepts
- RFP will be issued publicly to all interested parties

# Roof Level Plaza Scope



Illustrative Plan – Not Final

## Required Scope:

- ✓ Iconic Gateway Marker
- ✓ Roof Landscape Planting
- ✓ Hardscaping for potential food truck area

## Optional Scope:

- ✓ Pavilion
- ✓ Running/Cycling Track
- ✓ Additional Proposed Concepts

# Submittal Requirements

To be submitted by interested Respondents



**RFEOI**

## **Respondent Information:**

- ✓ Interest in participating in opportunity
- ✓ Overview of Respondent Team
- ✓ Respondent contact information
- ✓ Respondent Experience

## **Project Specific Information:**

- ✓ Respondent understanding of project
- ✓ Vision Statement
  - ✓ Preliminary Concepts
  - ✓ Use Cases
  - ✓ Type of Agreement or Project Delivery Model
- ✓ Agreement on Terms of Discussion

# Roof Level Plaza and GTC Procurement

- Respondents will be expected to research and program the Roof Level Plaza.
- The Contractor will be afforded the opportunity to review the GTC design
- The Contractor will be expected to start construction once the GTC is made available, which could be in phases.
- This RFEOI process and the separate procurement process for the GTC Design-Builder selection will be largely contemporaneous, as will the RFP processes.



# Procurement Schedule

Activity	Date
<b>Issuance of RFEOI</b>	2:00 P.M. EST on February 8, 2022
<b>Deadline for RFEOI Questions</b>	February 24, 2022
<b>EOI Due Date</b>	2:00 P.M. EST on March 8, 2022
<b>Interest Meetings with Respondents</b>	Week of March 14, 2022
<b>Potential Issuance of RFP</b>	Q2 2022

# SOQ Submissions

- The Port Authority is utilizing an entirely digital submission process
- Respondents must register to use the Bonfire Strategic Sourcing Platform
- All Expressions of Interest must be uploaded to the platform by the due date
- Submissions to the opportunity can be uploaded using the following link:

<https://panynj.bonfirehub.com/portal/?tab=login>

# Questions and Clarifications

Submit any questions or requests for clarifications by no later than **February 24, 2022**

## Procurement Contact

**Raquel Pinto**

Procurement Contracts Manager

Aviation Capital Projects

Procurement Department

Email: [rpinto@panynj.gov](mailto:rpinto@panynj.gov)

# Thank You!

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