

# **JFK Redevelopment**

**Central Terminal Area | Roadways |  
Utilities | Ground Transportation Center**

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**Industry Briefing | 01.11.2022**

# Today's Agenda

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Project Overview

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Key Airport Interfaces

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Project Goals

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Roadways

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Utilities

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Ground Transportation Center (GTC) - Garage

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Procurement Strategy

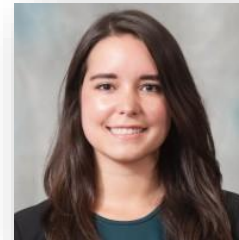
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MBE/WBE/SDVOB/LBE Participation

# Today's Speakers



Derek Utter  
Chief Development Officer



Raquel Pinto  
Procurement Contracts Manager



Manuel Rivera  
Deputy Program Director  
JFK Redevelopment



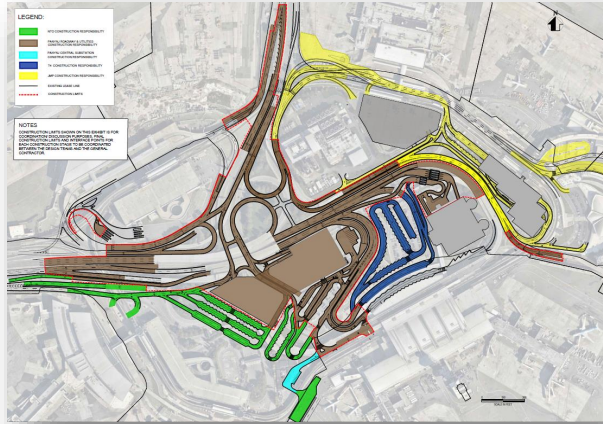
Glenessa Gordon  
Assistant Director, ODEI



Hersh Parekh  
Government and Community Relations

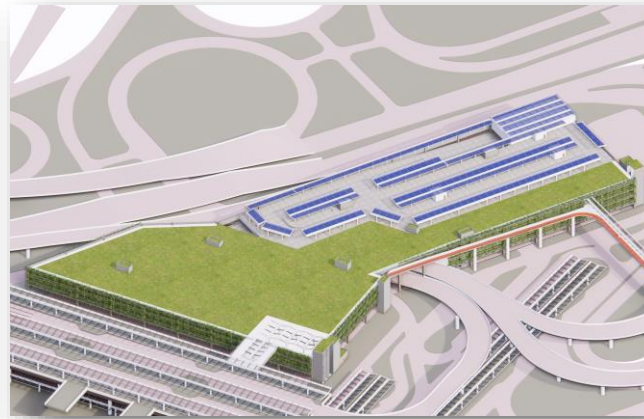
# **Project Overview**

# Overview



## 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

# **Key Airport Interfaces**

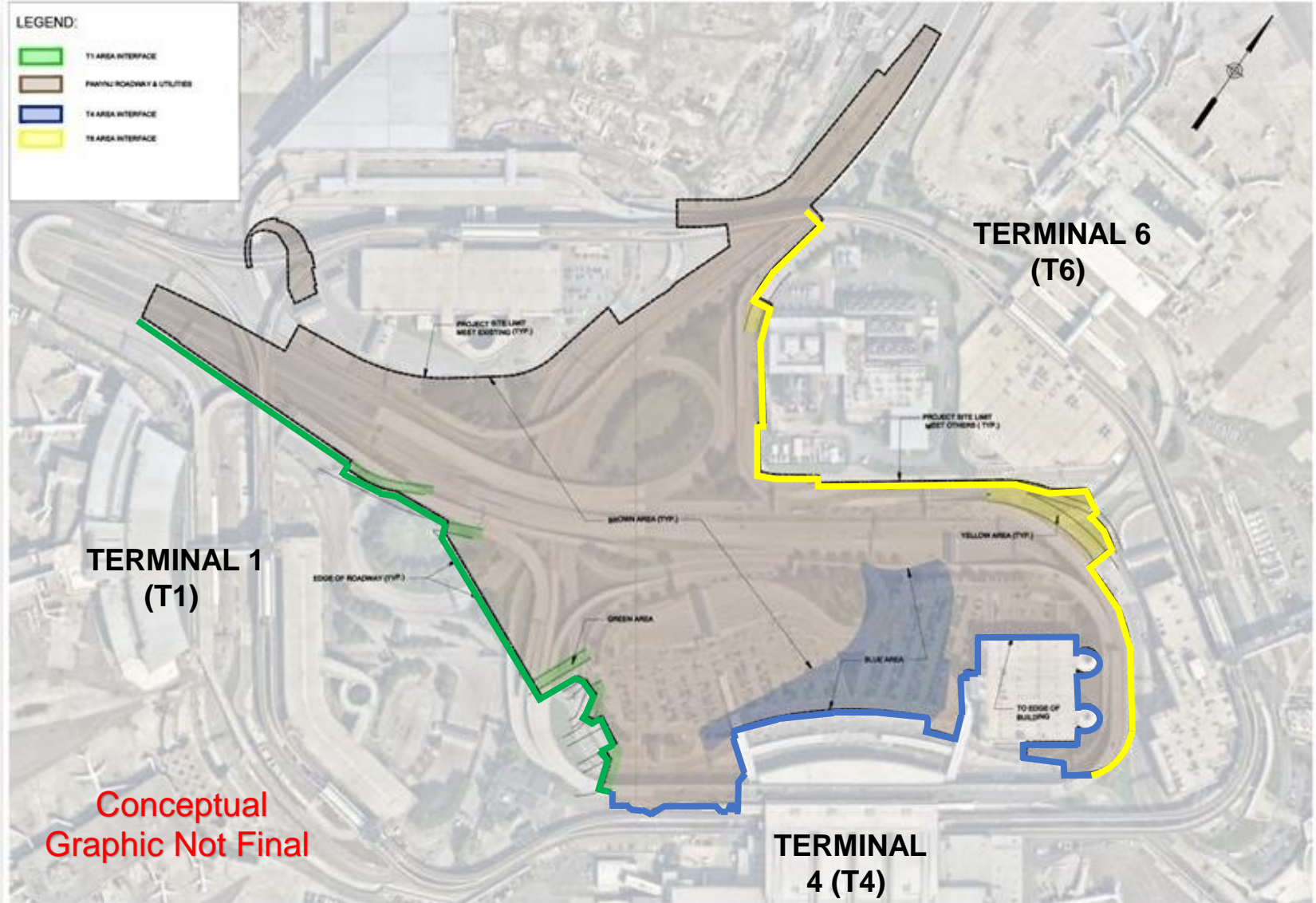
# General Stakeholder List



- Customers / Employees / Passengers
- Air Carriers
- Airport Management and Operations
- Airport Community Relations
- Police and Emergency Response
- Terminal Developers
- AirTrain
- Other JFK Redevelopment Contractors
- Regulatory Agencies (FAA, TSA, etc.)
- Con Edison
- Utility and Communications Owners
- Concessionaires, Vendors, Contractors
- Cargo
- Ground Transportation
- Other Intermodal connections



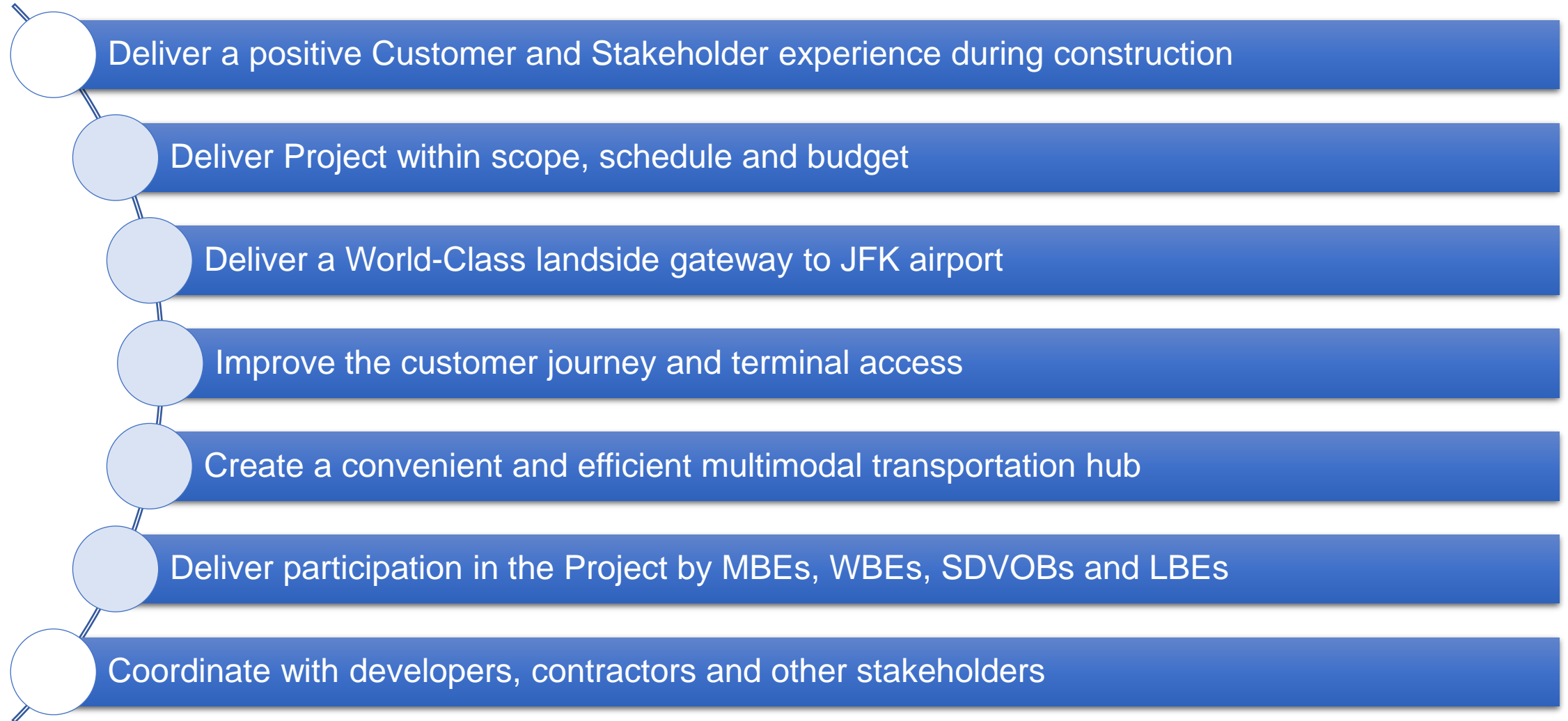
# Project Interfaces





# **Project Goals**

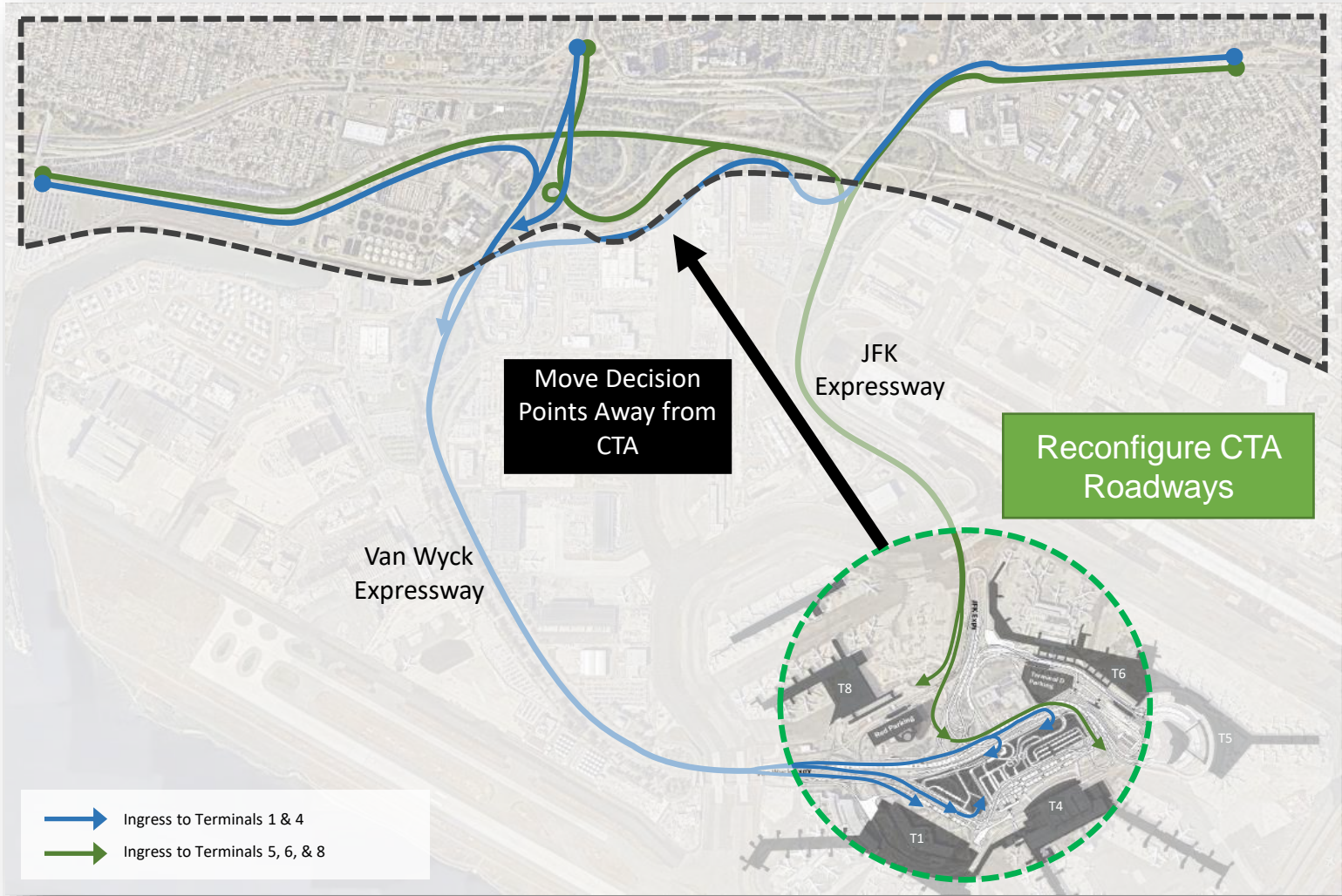
# Project Goals - Overview



# Roadways

# Roadways

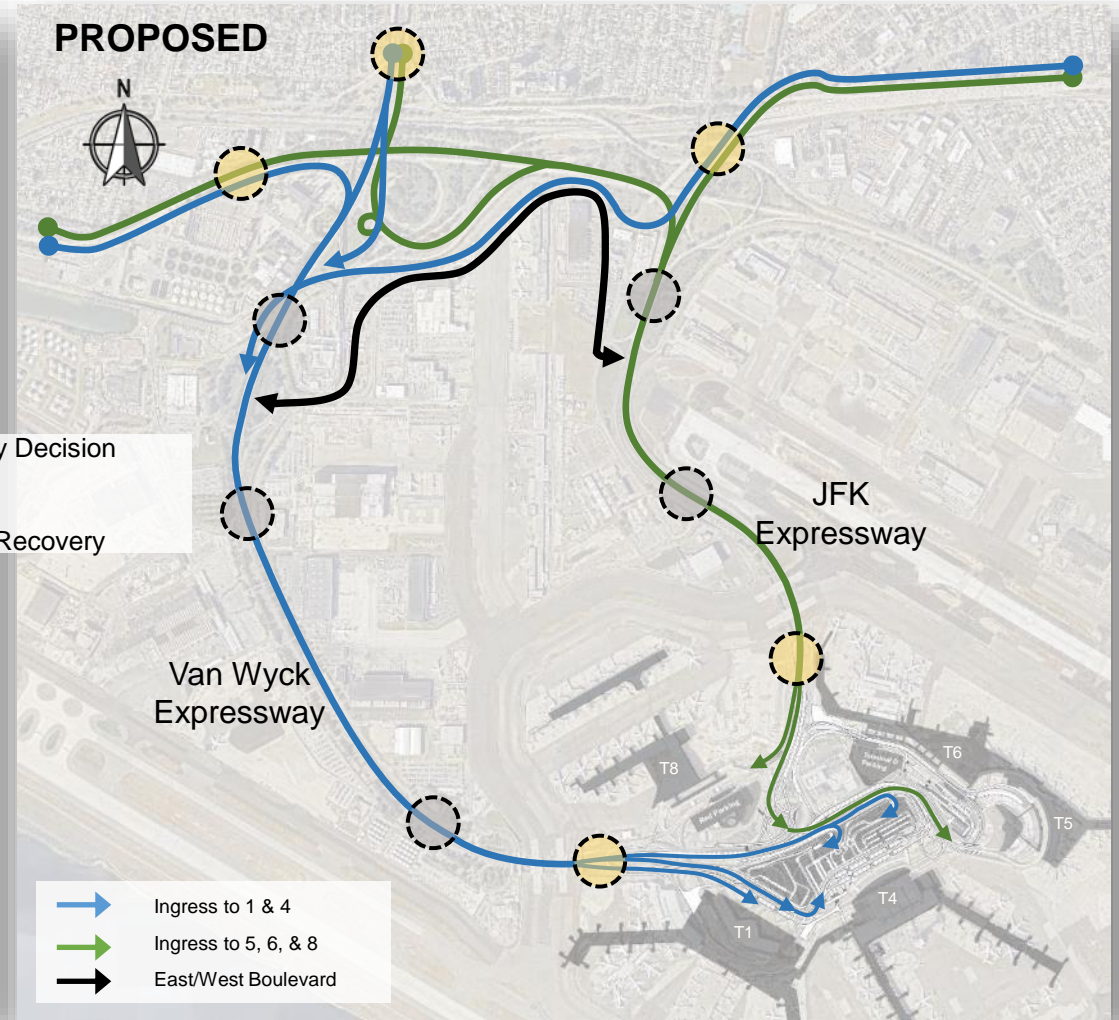
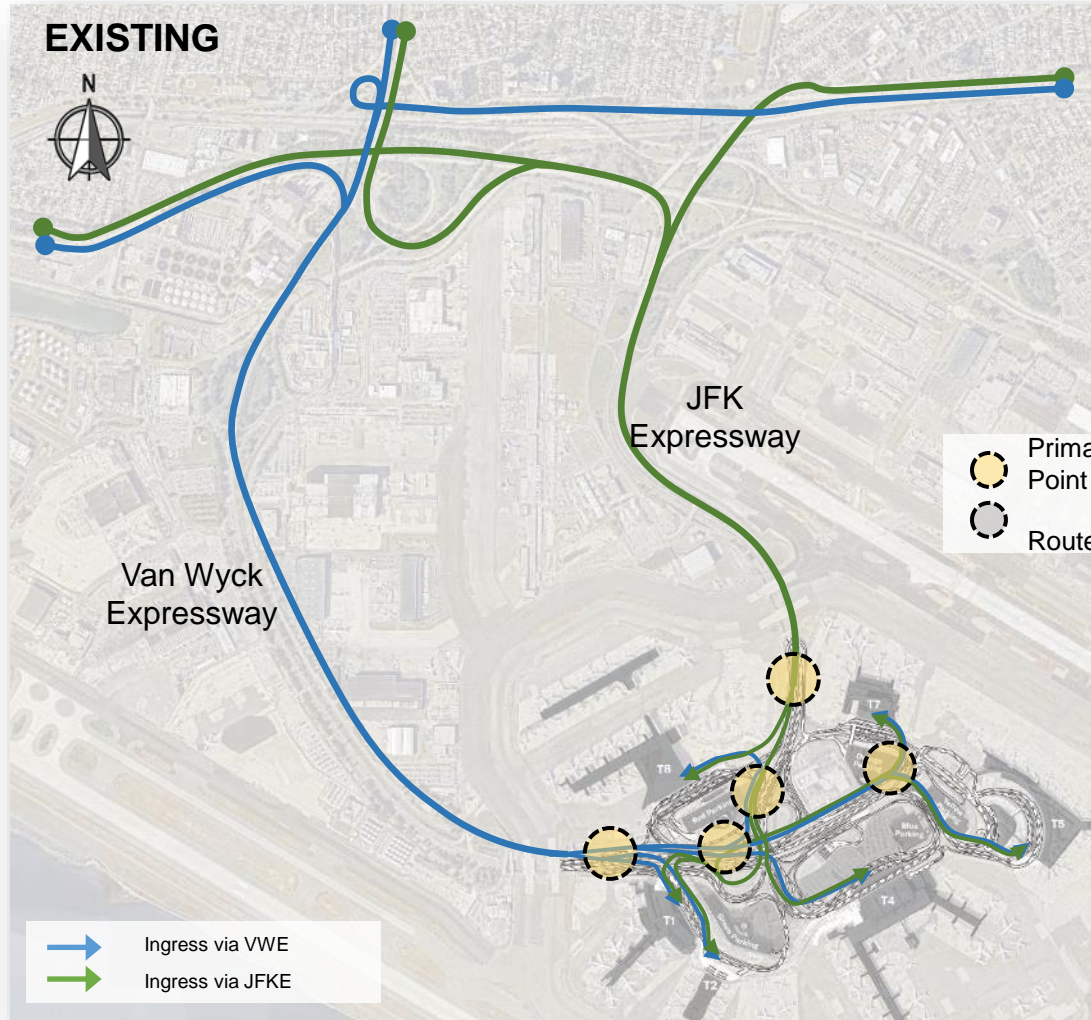
## Journey to Terminals Concept





# Roadways

## Ingress Decision Points





# Roadways

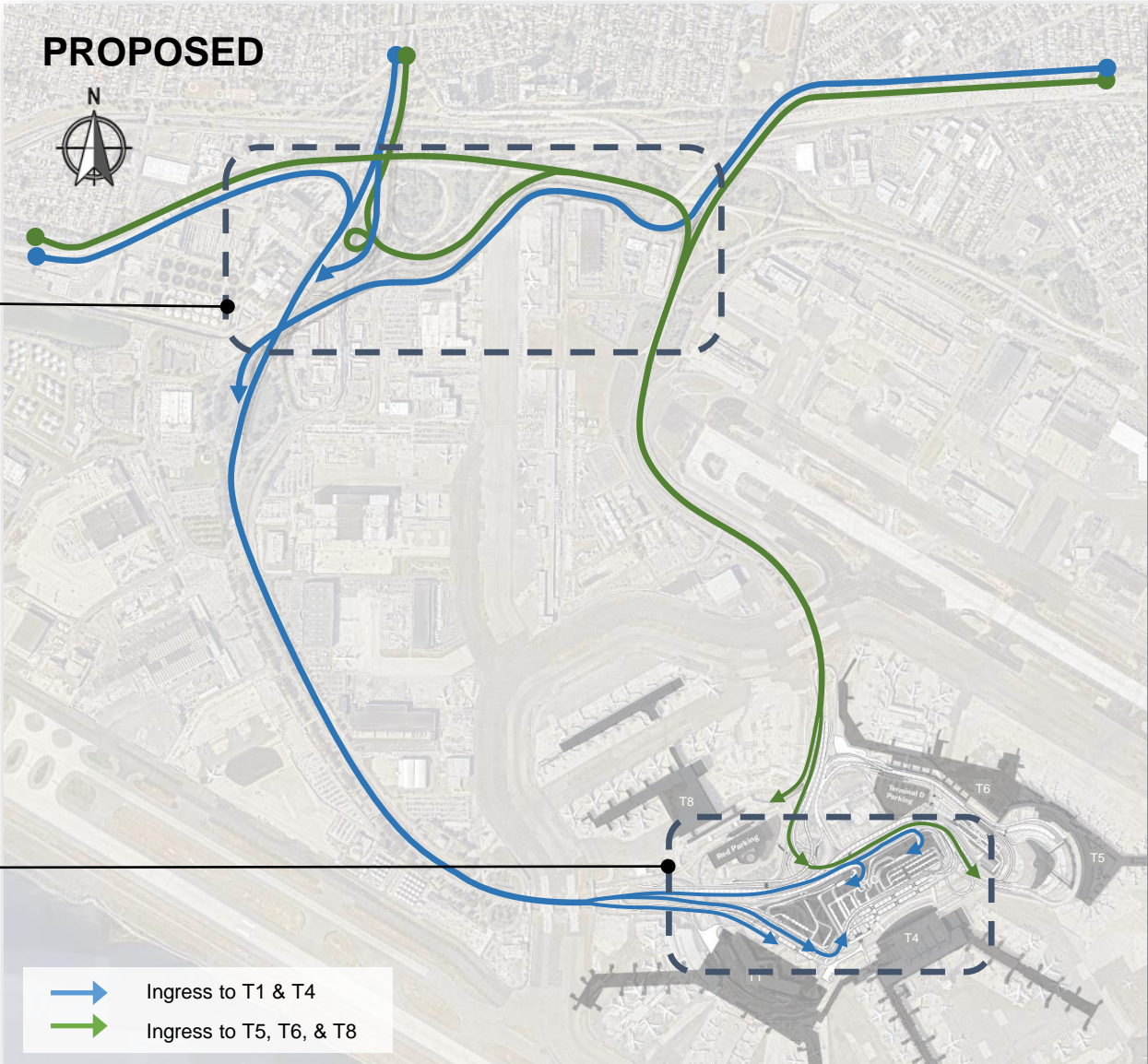
Proposed Reconfiguration

OFF-CTA ROADWAYS  
PROJECTS

WORK BY OTHERS

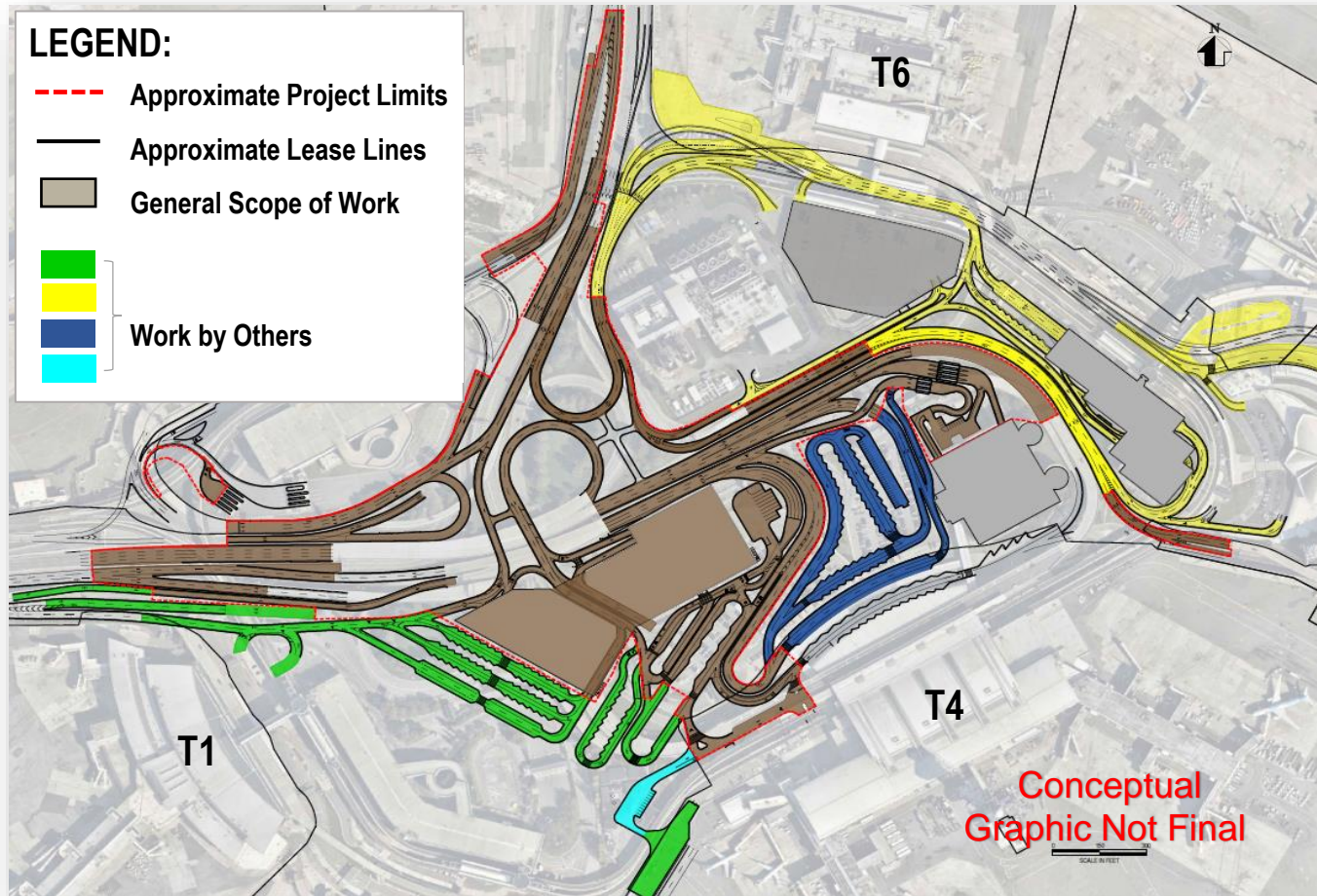
CTA ROADWAYS  
RECONFIGURATION

IN SCOPE



# CTA Roadways

## General Scope of Work - Concept



At-grade, Infilled and Elevated roadways

Drainage

Temporary roadways and utilities

Lighting and Signing

Traffic Signals & ITS Devices

Landscaping

Fare Collection Facilities

Maintenance of Traffic



# Utilities

# Utilities

## General Scope

### New

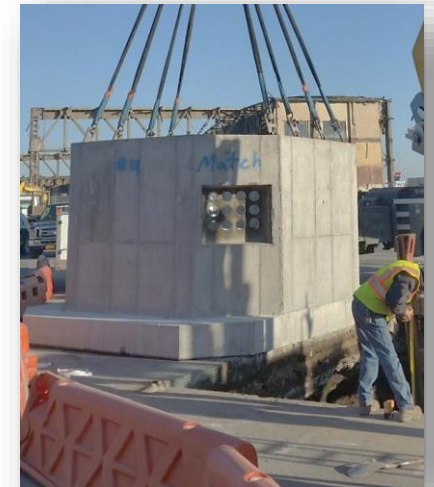
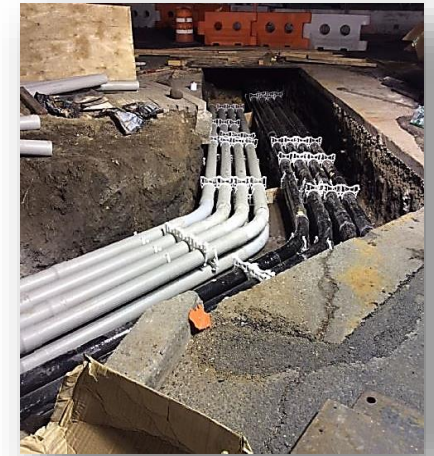
- Hot Water
- Sanitary Sewer
- Low Pressure Water
- Storm Sewer
- Electrical & Communication

### Avoidance or Relocation

- Hot & Chilled Water
- Gas
- Storm & Sanitary Sewer
- High & Low Pressure Water
- Electrical & Communication

### Upgrade

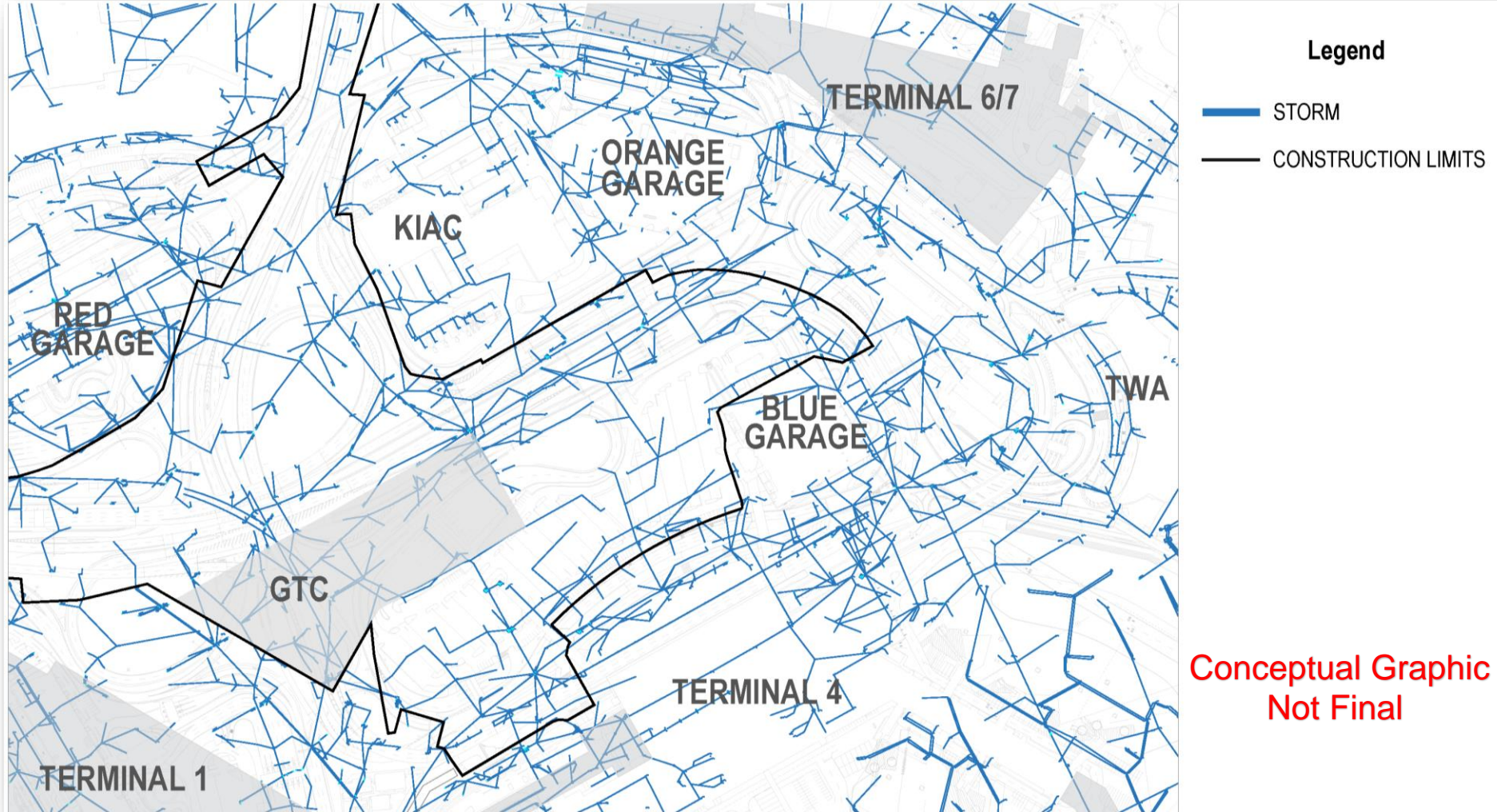
- Hot Water
- Sanitary Sewer
- Low Pressure Water
- Storm Sewer



Sample Photos

# Existing Utilities

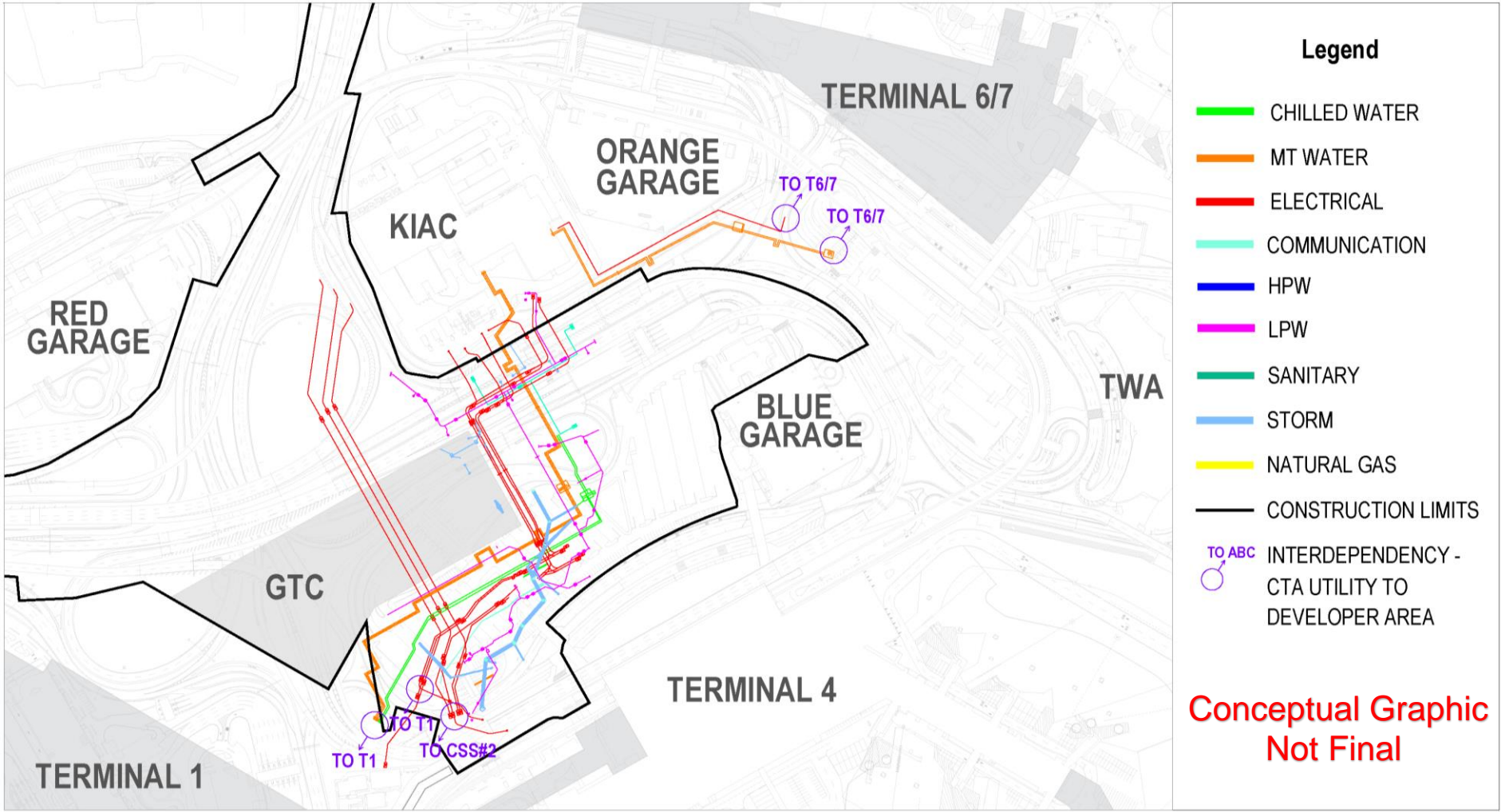
## Storm Water





# Utility Work

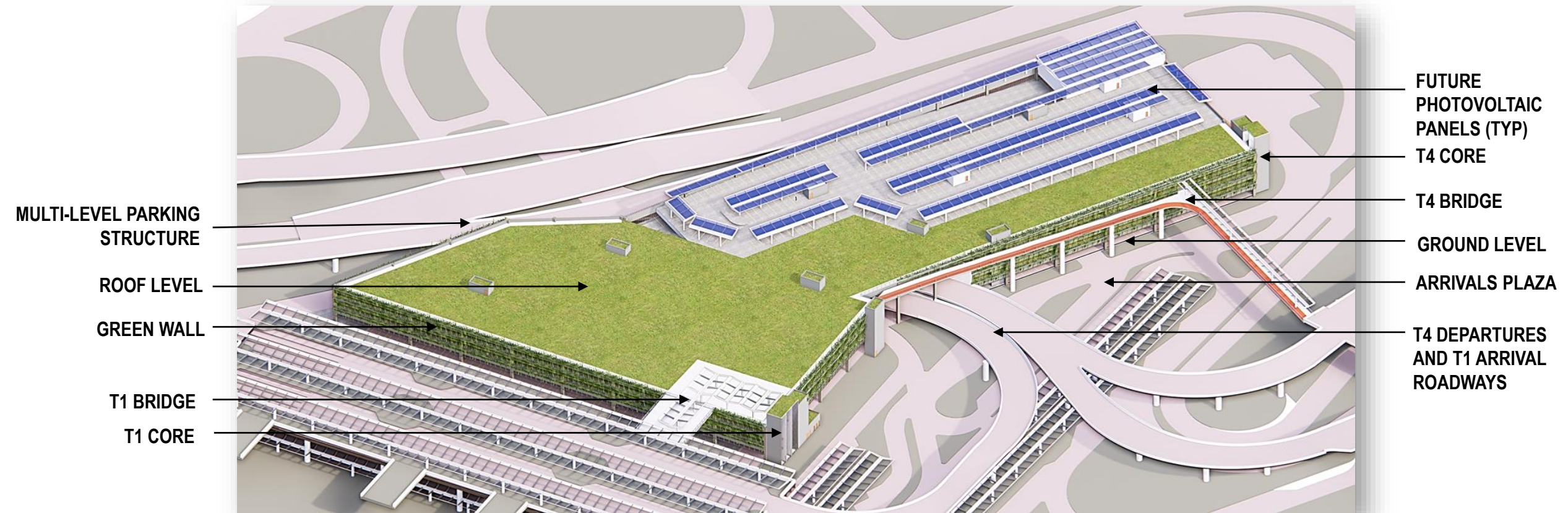
By Others



# **Ground Transportation Center Garage | GTC**

# GTC Garage

## Conceptual Features





# GTC Roof

## Accommodations for Future Roof Level Plaza



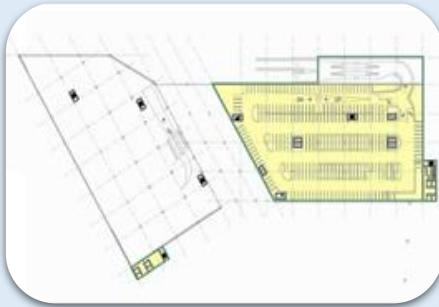


# GTC Garage Parking

## Multi-Level Concept



**Level 1**  
Parking and  
Roadway



**Level 1.5**  
Parking



**Level 2**  
Parking



**Level 3**  
Parking

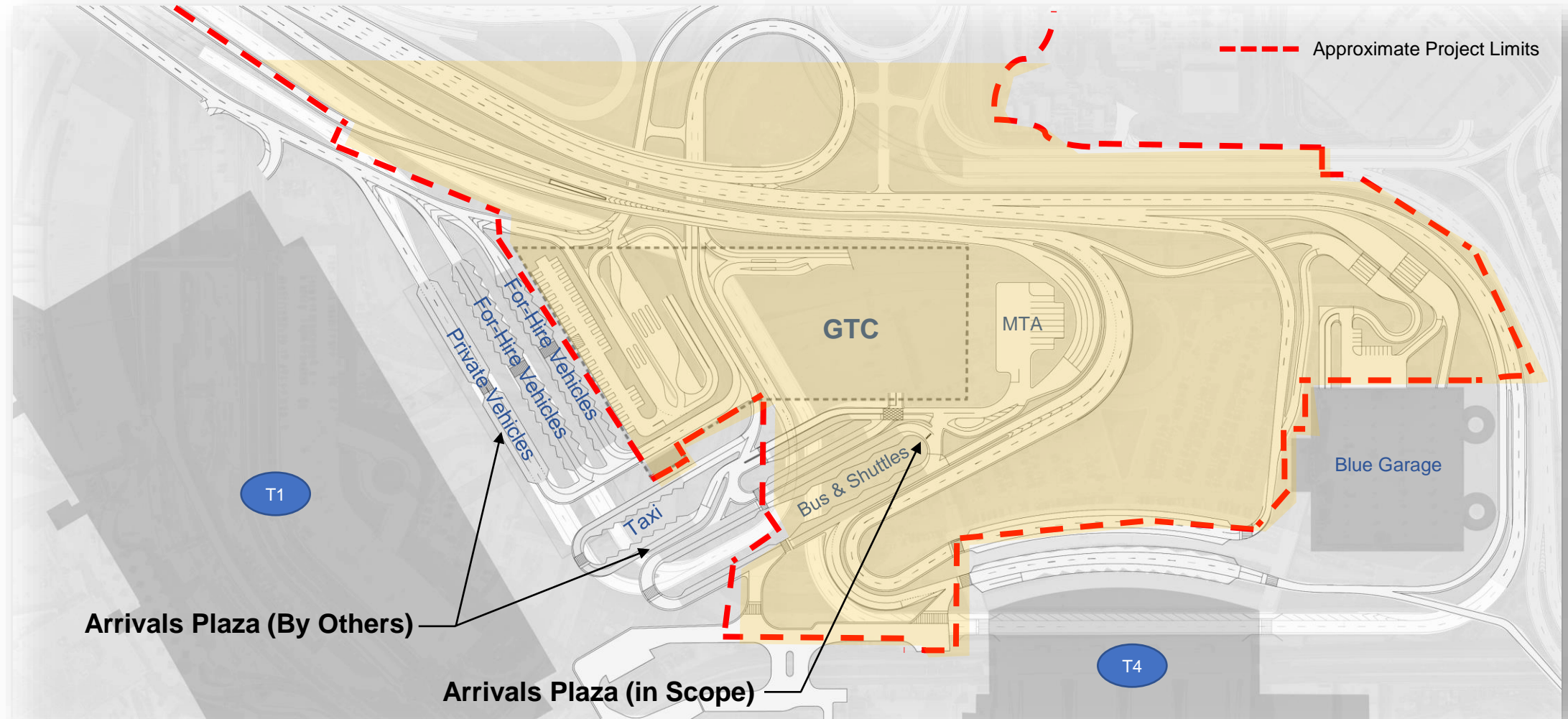


**Level 4 - Roof**  
Parking, Plaza and  
Terminal  
Connections

Conceptual Graphic  
Not Final

# GTC Garage

## Arrivals Plaza



# **Procurement Strategy**

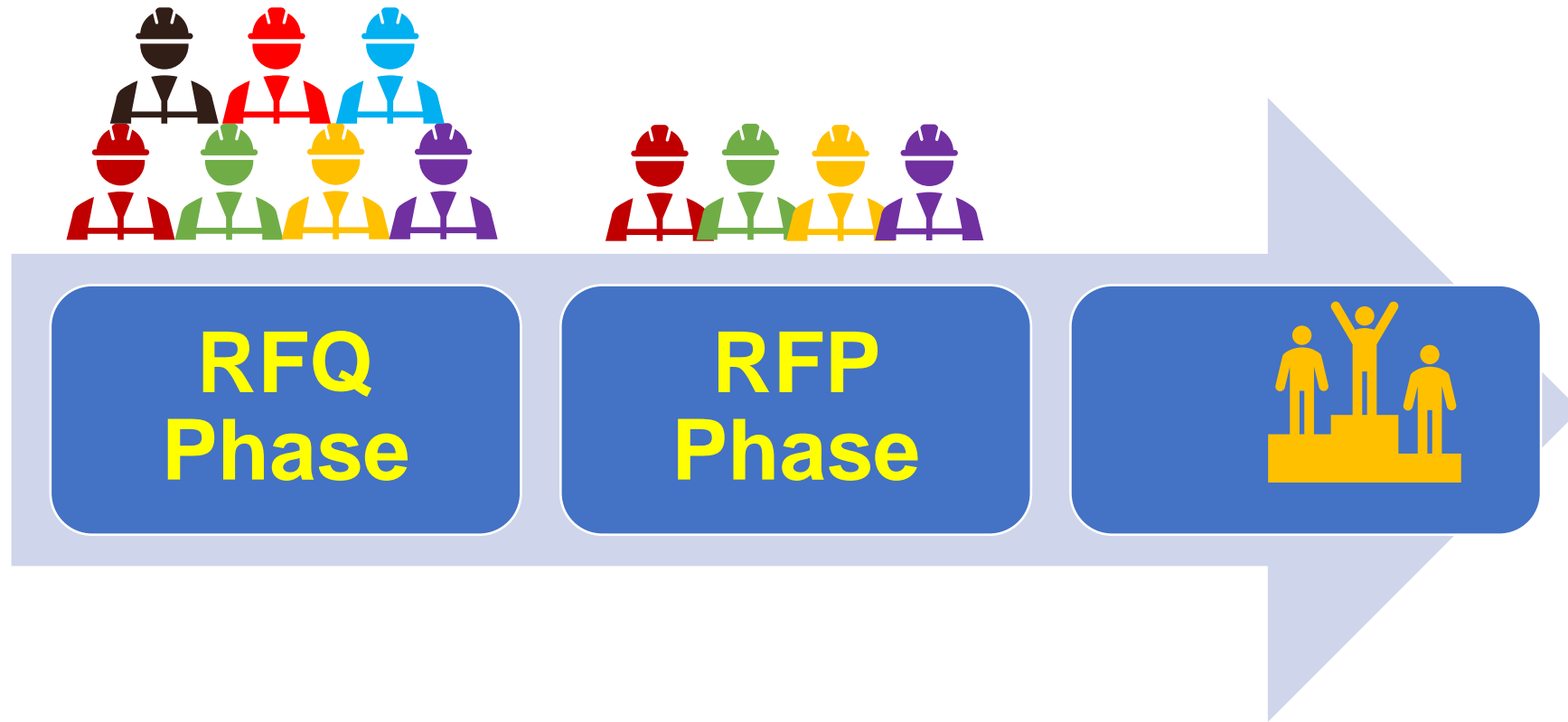
# Project Delivery Model



**Design | Build**

# Procurement Strategy

Two-Phased Procurement (RFQ and RFP)



# Request for Qualifications

## Respondent Profile



### The Respondent:

- ✓ Lead Designer
- ✓ Lead Contractor
- ✓ Key Subcontractor
- ✓ Principal Participants

# Request for Qualifications

Seeking the Most Highly Qualified Respondents



## **Mandatory Evaluation Criteria:**

- ✓ Responsiveness
- ✓ Legal
- ✓ Financial
- ✓ Vendor Responsibility

## **Comparative Evaluation Criteria:**

- ✓ Respondent Team Members' Structure & Experience
- ✓ Key Personnel
- ✓ Project Understanding and Management Approach
- ✓ Record of MBE/WBE/SDVOB and LBE Participation



# SOQ Submissions

- The Port Authority is utilizing an entirely digital submission process
- Respondents must register to use the Bonfire Strategic Sourcing Platform
- All SOQs 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>

# Procurement Schedule

Activity	Date - Timeframe
<b>RFQ Phase</b>	
RFQ documents issued publicly	January 11, 2022
Deadline for Respondent Questions and Requests for Clarification	February 1, 2022
SOQ Due Date	February 22, 2022, 2pm (EST)
Shortlisted Respondents Notified	Q1 2022
<b>RFP Phase</b>	
RFP Issued to Proposers (Short-List Only)	Q1-Q2 2022
MBE/WBE/SDVOB/LBE Industry Forum	Q2 2022
Project Site Visit	Q2 2022
RFP Collaborative Dialogue Meetings	Q2 2022 – Q4 2022
Technical & Price Proposal Due Date	Q4 2022
Selection of Preferred Proposer	Q1 2023
Project Substantial Completion	Q4 2025

# **MBE | WBE | SDVOB | LBE Participation**

# Office of Diversity, Equity & Inclusion

## (ODEI)

- The Port Authority is **strongly committed** to doing business with minority, women-owned, small, and local enterprises
- ODEI proposes policy and establishes practices for all Port Authority departments, tenants and developers to enable them to achieve our agency's policy and associated utilization goals
- **ODEI supports departments, tenants and developers by:**
  - Recruiting and certifying eligible MBE/WBEs, SBEs, and SDVOBs
  - Establishing rigorous compliance regiments, including OIG monitoring, and performance penalties
  - Providing capacity building services for MBE/WBEs, SDVOBs, and LBEs

### Acronyms:

DBE: Disadvantaged Business Enterprise | LBE: Local Business Enterprise | WBE: Woman-owned Business Enterprise  
SDVOB: Service-Disabled Veteran-Owned Businesses | SBE: Small Business Enterprise

# MBE/WBE/SDVOB Overview

Commit to achieve at least 20% minority business enterprise (MBE), 10% women business enterprise (WBE), and 3% service-disabled veteran owned business participation across all phases of the project, categories of work and tiers.

Phases: Planning, Design, Construction

Categories of Work: Non-A&E Professional Services,  
A&E Professional Services, Construction

Ensure that utilization of each MBE/WBE racial/ethnic group is spread across all categories of work

# Eligibility Criteria for Certification

## MBE or WBE

- Minority Owned Business Enterprise (MBE)
  - Women Owned Business Enterprise (WBE)
- 
- 51% Owned and managed by **Minority or Women** Owner(s) who are citizen or permanent residents;
  - Make critical day to day decisions;
  - Capital contribution are real, substantial and continuing;
  - Been in business for a year; and
  - Valid for 5 years – Renew at the end of validity period.

## SDVOB

- Service Disabled Veteran Owned Business (SDVOB)
- 
- **SDVOB** is 51% owned and managed by Service Disabled Veteran Owner(s);
  - Letter or documentation issued by Veteran Affairs showing SDVOB status;
  - Meet the Small Business Administration (SBA) three-year gross receipt threshold for the industry;
  - Principal offices located in either, or both of, New York and New Jersey; and
  - Valid for 3 years – Renew at the end of 3 years.

# Efforts to Achieve MBE/WBE Policy

Develop a 'Roadmap' to inform a comprehensive participation plan for evaluation and approval with goals applied for 20% MBE and 10% WBE utilization

Design contracting packages that are commensurate with capacity of the preponderance of the available pool of MBE/WBEs

Encourage the formation of joint ventures, partnerships or similar arrangements among subcontractors, as required to achieve the participation goals

Establish transparent processes for pre-qualifying and selecting firms

Conduct business affairs with MBE/WBE partners in accordance with PANYNJ's standards, including within our supplier code of ethics, prompt payment protocols, etc.

Provide business capacity building support through financial services, technical guidance and trainings, and business services support, as appropriate



# Service-Disabled Veteran-Owned Business (SDVOB) Policy



Encourage good faith effort 3% Service-Disabled Veteran-Owned Business

- Inclusive team of SDVOBs reflective of demographics racially and ethnically from the local community
- Ensure that utilization of SDVOB is spread across all categories of work

# Interested PA Certified Subcontractors List

- Certified subcontractors can demonstrate interest in the opportunity on the Port Authority website
- PA Procurement Website: <https://www.panynj.gov/port-authority/en/business-opportunities/solicitations-advertisements/alternate-project-delivery.html>
- Under each procurement opportunity, firms can provide their contact information for review by the prime Design-Builders
- Firms can add themselves to the list of interested parties here: [MWBE Supplier \(panynj.gov\)](#)
- We encourage the Lead Contractor and Lead Designer to review the list to incorporate certified MBE, WBE, and SDVOB certified firms into their teams

# Local Business Enterprises (LBE)

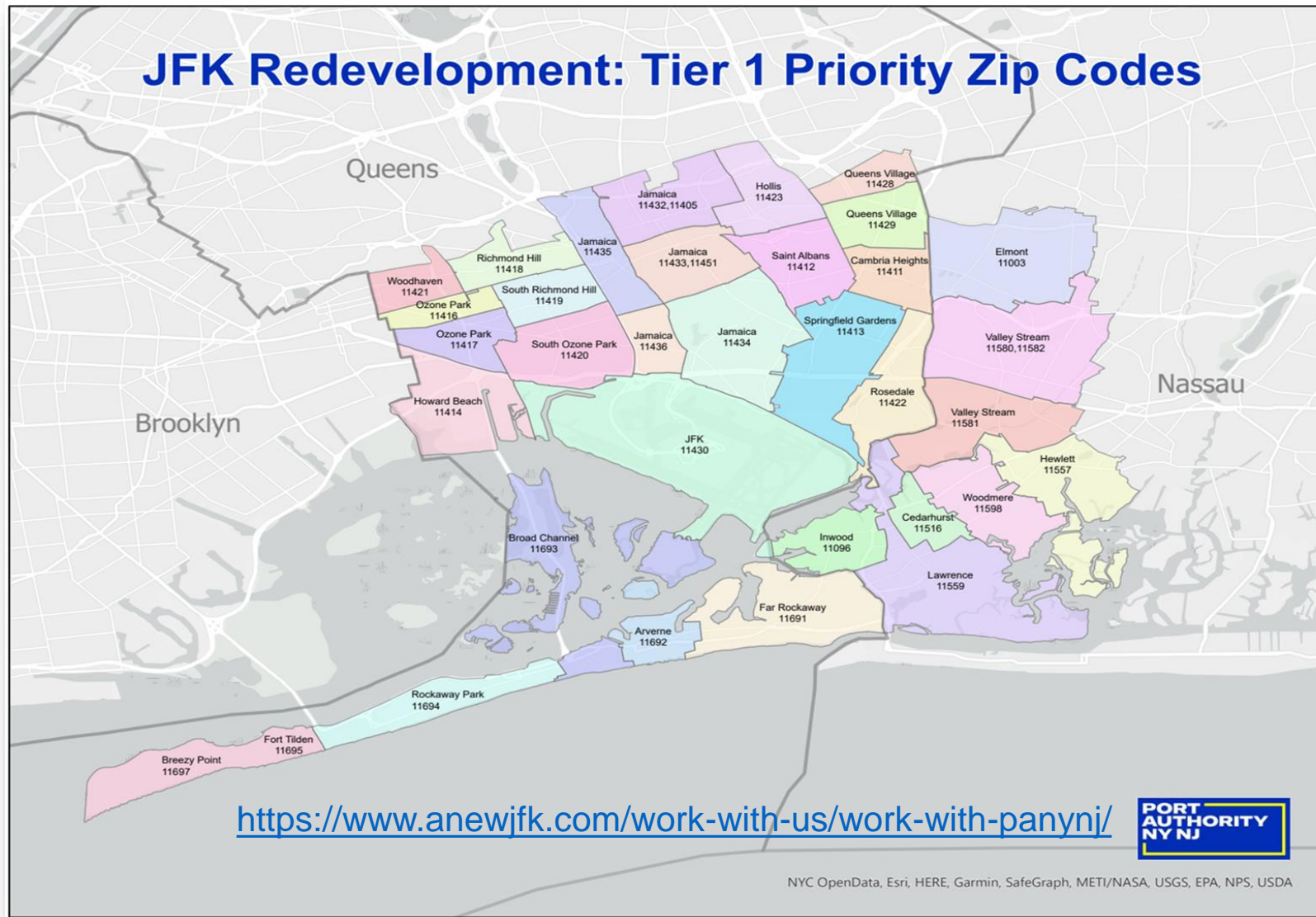
A focus on Queens and the surrounding local community

Participation in each phase, category of work and tiers

Provide appropriate support strategies for priority LBE bidding

Strengthen business capacity by supporting appropriate strategies such as business advisory and technical trainings and other related supportive programs

# Local Business Enterprises (LBE)



# Questions and Clarifications

Submit any questions or requests for clarifications by no later than **February 1, 2022**

Procurement Contact

**Raquel Pinto**

Strategic Procurement Advisor – Aviation Capital Projects

Procurement Department

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

# **Thank You!**

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