

Olivencia, Mildred

From: jbabin@wnyc.org
Sent: Thursday, September 03, 2015 3:19 PM
To: Olivencia, Mildred
Cc: Torres-Rojas, Genara; Van Duyne, Sheree; Ng, Danny
Subject: Freedom of Information Online Request Form

Information:

First Name: janet
Last Name: babin
Company: wnyc
Mailing Address 1: 160 varick street
Mailing Address 2:
City: new york
State: NY
Zip Code: 10013
Email Address: jbabin@wnyc.org
Phone: 6468294028
Required copies of the records: Yes

List of specific record(s):

List of specific records: Pursuant to the New York Public Information Act, I would like the following records: The preliminary and or final Public Private Partnership agreement approved of by the Port Authority of NY and NJ based on the RFQ 31224 dated October 26, 2012, The Central Terminal Building Replacement Project. If that is not available, please provide any summary of this agreement that was made available to the Board of Directors of the Port Authority for consideration. If my request is too broad or does not reasonably describe the records I am requesting please contact me by email so that I may clarify my request and if appropriate, inform me of the manner in which records are filed, retrieved or generated. If for any reason any port of my request is denied, please inform me of the reasons for the denial by email and kindly provide the name and email address of the person to whom an appeal should be directed. Thank you, Janet Babin WNYC

THE PORT AUTHORITY OF NY & NJ

FOI Administrator

September 28, 2015

Ms. Janet Babin
WNYC
160 Varick Street, 8th Floor
New York, NY 10016

Re: Freedom of Information Reference No. 16300

Dear Ms. Babin:

This is in response to your September 3, 2015 request, which has been processed under the Port Authority's Freedom of Information Code (the "Code", copy enclosed) for copies of (1) the preliminary and/or final Public Private Partnership agreement approved by the Port Authority in connection with RFQ 31224, dated October 26, 2012, for the Central Terminal Building Replacement Project, or, (2) if that is not available, any summary that was made available to the Board for consideration.

We have searched our files and found no documents relating to #1 of your request. Material responsive to #2 of your request and available under the Code can be found on the Port Authority's website at <http://www.panynj.gov/corporate-information/foi/16300-C.pdf>. Paper copies of the available records are available upon request.

Pursuant to the Code, certain portions of the material responsive to your request are exempt from disclosure as, among other classifications, intra-agency and deliberative process.

Please refer to the above FOI reference number in any future correspondence relating to your request.

Very truly yours,


Danny Ng
FOI Administrator

Enclosure

*4 World Trade Center, 18th Floor
150 Greenwich Street
New York, NY 10007
T: 212 435 7348 F: 212 435 7555*

(Board – 6/25/15)

LAGUARDIA AIRPORT – AUTHORIZATION TO IMPLEMENT EARLY ACTIONS IN SUPPORT OF THE NEW LAGUARDIA REDEVELOPMENT PROGRAM

It was recommended that the Board authorize certain early actions in support of the New LaGuardia Airport (LGA) Redevelopment Program (Program), at an estimated aggregate amount of \$110.9 million, and composed of the following elements: (1) expenditures, in the total estimated amount of \$68.7 million, for the Executive Director to take certain actions in support of the Program, including: (i) award an agreement to LaGuardia Gateway Partners, the Preferred Proposer for the replacement of the LGA Central Terminal Building (“New Terminal B Project”), to perform design and code compliance work, and on-site investigative and preliminary construction activities (collectively, the “Early Work”), the initial total cost of which shall not exceed \$50 million; and (ii) advance a project for the rehabilitation of, and improvements to, Hangar 7 South at LGA, at a total estimated cost of \$18.7 million, inclusive of the award of Contracts LGA 124.226 and LGA 124.229 to construct the project, pursuant to publicly advertised/low-bid procurement processes, at an estimated total construction cost of \$12.2 million; (2) authorize the Executive Director to take certain actions pertaining to program delivery, oversight and support services in connection with the Program (collectively, the “Program Delivery Services”), at a total estimated amount of \$42.2 million, including: (i) award of agreements, pursuant to a publicly advertised Request for Proposals process, for professional program and project delivery support services on a “call-in” basis for a period of three years, with discretion to extend the agreements for an additional three years, at an estimated total cost of \$20 million; (ii) authorization of the expenditure of \$10 million under an existing agreement with STV Construction and Tishman Construction Corporation, a Joint Venture, for construction oversight and support services for the Early Work and the Hanger 7 South Improvements; and (iii) award of a contract to CohnReznick LLP and Hill International, Inc., pursuant to a publicly advertised Request for Proposals process, for the performance of integrity monitoring services to support elements of the Program, at an estimated total cost of \$12.2 million; and (3) authorize the Executive Director to take certain actions pertaining to the submission of an application to the Federal Aviation Administration for the collection and use of up to \$110.9 million in Passenger Facility Charges to provide for recovery of the early-action costs, as outlined above. The Early Work, as outlined above, will not preclude implementation of recommendations provided by Governor Andrew Cuomo’s Airport Master Plan Advisory Panel (Advisory Panel).

The Program consists of two major elements, the LGA Capital Infrastructure Renewal program (LGACI Program), the cost of which is currently forecast at \$1.1 billion, and the New Terminal B Project, to be implemented through a public-private partnership. The LGACI Program is a collection of projects that address short- and long-term infrastructure needs at LGA, such as utility and electrical infrastructure, parking, roadways, bridges, and select building demolitions. Projects under the LGACI Program are required to maintain a state of good repair and contribute to the redevelopment of the entire airport. The New Terminal B Project provides for the design, finance, construction, maintenance and operations of a new Terminal B and related facilities, to be performed by a private entity under a public-private partnership.

At its May 28, 2015 meeting, the Board authorized the selection of the Preferred Proposer in connection with the New Terminal B Project, pursuant to a competitive Request for Proposals (RFP) selection process, and authorized the Executive Director to take certain actions in connection therewith, including entering into an exclusive negotiating period with the Preferred

(Board – 6/25/15)

Proposer, with the final agreed-to proposal subject to further Board approval. In recognition of the critical need to implement the project, the RFP identified certain Early Work Items to be performed by the Preferred Proposer concurrent with the exclusive negotiating period. These Early Work Items, as further outlined below, are time-sensitive but generic in nature, and would be required to support the overall New Terminal B Project regardless of the final means and methods for project delivery. It is convenient for the Port Authority to retain the Preferred Proposer to perform the Early Work Items at this time in order to maintain the overall schedule for the Program and to meet critical path milestones for the New Terminal B Project.

Similarly, the Port Authority is advancing certain early action work to support the New Terminal B Project, as well as program, delivery, oversight and support for the New LGA Redevelopment Program and portions thereof, as further outlined below. These initiatives would, among other things, support the integration of the New Terminal B project with other ongoing construction projects at the airport.

Early Work Items

Pursuant to the proposed Early Work agreement, the Preferred Proposer will perform design and code compliance work, on-site investigative activities and preliminary construction activities. Specifically, the agreement is anticipated to cover: (a) the design and construction work, including site and building work to the existing Building 30 required for the relocation of Port Authority operations staff from Terminal B; (b) the development of all documents, including reports and preliminary drawings, for code compliance review and permitting for the New Terminal B Project; (c) the design and certain site work for the landside roadway and bridge network; (d) the design and certain site work for the landside utility network; (e) the design and certain site work for the West Garage; and (f) planning, design and certain site work in connection with the incorporation of a non-exclusive central entryway portal (Portal), the concept of which was recommended by the Advisory Panel, in order to ensure that preliminary construction activities associated with the new Terminal B Project performed under the Early Work agreement do not preclude the potential future development of a Portal. The initial aggregate cost of the Early Work will not exceed \$50 million.

Hangar 7 South Improvements

The rehabilitation of Hangar 7 South is necessary to accommodate the relocation of maintenance and operational staff, together with airport-wide Building Management and Life Safety Monitoring Systems, currently located in Terminal B. This would permit more efficient coordination among and across staffing units, while locating their activities outside of the congested terminal area. Additionally, certain on-airport vendors and contractors supporting core airport activities (e.g., parking lot management) also would be relocated to Hangar 7 South.

The rehabilitation work would include replacement of a new roof membrane, rehabilitation of interior space, abatement of asbestos and lead-containing materials, and replacement of electrical systems, lighting, heating, ventilation, and air conditioning (HVAC) systems. Improvements for life safety and code compliance include the construction of a new stairway and elevator, and upgrades to fire protection systems.

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Program Delivery Services

These services are necessary to retain project delivery support services, construction oversight and support services and integrity monitoring services to support the successful implementation of the Program or portions thereof.

Staff anticipates seeking project authorization for the full Program at the completion of the exclusive negotiation process with the Preferred Proposer, with a request to authorize the execution of a lease agreement and related documents pursuant to which the Port Authority and the Preferred Proposer (or its designee) will agree to the terms for the implementation and delivery of the New Terminal B Project. The award of other professional services agreements prior to the final authorization for the full Program, including possibly agreements with the Preferred Proposer, may be necessary to obtain engineering and architectural services, and project management and construction management services, to complete the Program. Specific work efforts would be advanced under existing authorized consultant agreements, as well as future professional service agreements.

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

RESOLVED, that the expenditure of a total estimated amount of \$110.9 million to implement certain early-action work in support of the New LaGuardia Airport (LGA) Redevelopment Program (Program), consistent with the terms outlined to the Board, be and it hereby is authorized; and it is further

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to award an agreement to LaGuardia Gateway Partners to perform planning, design and code compliance work, and on-site investigative and preliminary construction activities, in connection with the Program, at an initial total cost not to exceed \$50 million; and it is further

RESOLVED, that, in connection with the Program, a project for the rehabilitation of, and improvements to, Hangar 7 South at LGA (the Project), at a total estimated cost of \$18.7 million, be and it hereby is authorized; and it is further

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to award Contracts LGA-124.226 and LGA 124.229 for construction work in connection with the Project, at a total estimated construction cost of \$12.2 million; and it is further

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to take action with respect to other construction contracts, contracts for professional and advisory services and such other contracts and agreements as may be necessary to effectuate the Project, pursuant to authority granted in the By-Laws or other resolution adopted by the Board; and it is further

(Board – 6/25/15)

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to award agreements, pursuant to a publicly advertised Request for Proposals process, in the amount of \$20 million, for professional program and project delivery support services in connection with the Program on a call-in basis for a period of three years, with discretion to extend the agreements for an additional three years; and it is further

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to expend \$10 million under an existing agreement with STV Construction and Tishman Construction Corporation, a Joint Venture, for construction oversight and support services for the early-action work in connection with the Program; and it is further

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to award a contract to CohnReznick LLP and Hill International, Inc., pursuant to a publicly advertised Request for Proposals process, for the performance of integrity monitoring services to support elements of the Program, at an estimated total cost of \$12.2 million; and it is further

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to take certain actions pertaining to the submission of an application to the Federal Aviation Administration for the collection and use of up to \$110.9 million in Passenger Facility Charges to provide for recovery of the costs for the foregoing early-action work in support of the Program; and it is further

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to take action with respect to construction contracts, contracts for professional and advisory services and such other contracts and agreements as may be necessary to effectuate the Program, pursuant to authority granted in the By-Laws or other resolution adopted by the Board; and it is further

RESOLVED, that the form of all contracts and agreements in connection with the foregoing shall be subject to the approval of General Counsel or his authorized representative.

**LaGuardia Airport –
Authorization to Implement
Early Action Works In Support of**

New LaGuardia Airport Redevelopment Program

Committee on Capital Planning, Execution &
Asset Management

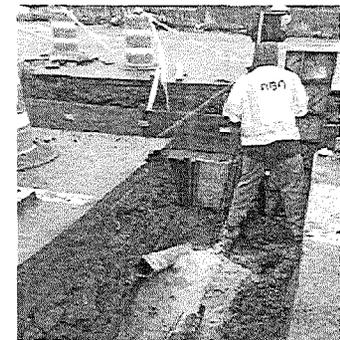
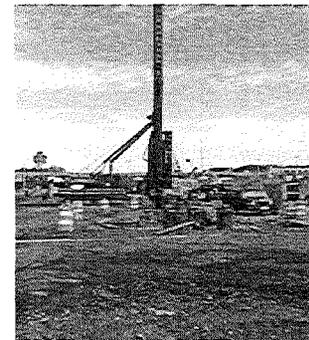
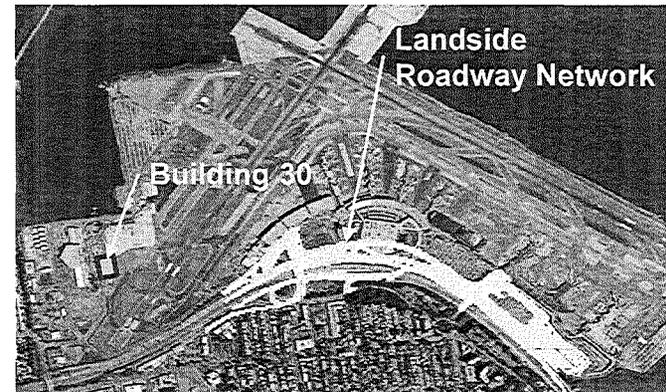
June 25, 2015

Items For Authorization

- Early Action Works by Preferred Proposer \$50.0 M
 - Code Compliance Work
 - Site Investigative and Preliminary Work
- Early Action Works by Port Authority \$18.7 M
 - Hangar 7 South Renovations
- Program Delivery, Oversight, & Support \$42.2 M
 - Project Delivery Support Services
 - Construction Oversight and Support Services
 - OIG Fraud Prevention Program
- Authority to submit PFC Application \$110.9 (Total)

Early Action Works by Preferred Proposer LaGuardia Gateway Partners

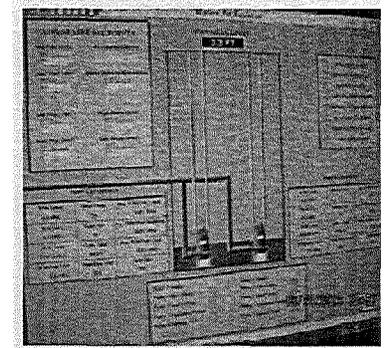
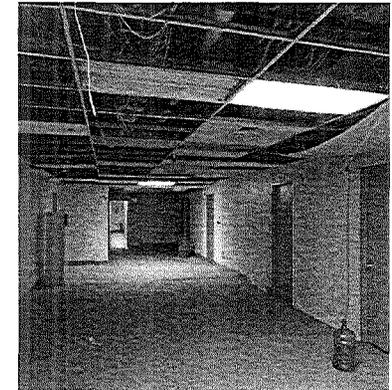
- ➔ Not-to-exceed \$50 million
- ➔ Scope includes:
 - Pre-Design and Engineering Activities:
 - Code compliance work
 - Site investigative and preliminary work
 - Non-exclusive entryway portal
 - Preliminary Construction Activities:
 - Building 30 fit out for PA Operations
 - Landside utility relocations
 - Early Action Work identified in RFP & slated for post-selection / lease negotiation phase



Early Action Works by PA

Hangar 7 South Renovations \$18.7 M

- Relocate building management and life safety monitoring systems
- Relocation of Watch Engineer's Office
- Code compliance work – ADA & egress improvements
- NYPA Program – HVAC and Window replacement



Program Delivery, Oversight & Support

→ Project Delivery Support Services

- Award initial agreement for \$20 million
- 3-year term with extension option

→ Construction Oversight and Support

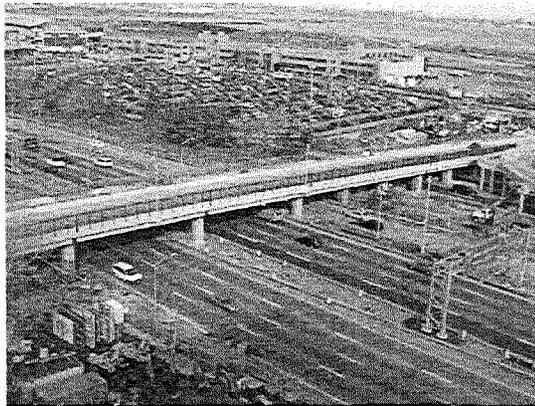
- Authorize additional \$10 million under existing call-in agreement
- Previous authorization supports ongoing construction

→ OIG Fraud Prevention Program

- Award contract for \$12.2 million
- 7-year term with one 1-year extension option

Economic Impact – New LGA Airport Redevelopment Program

- 18,200 job-years
- \$1.3 billion in wages
- \$5.2 billion in economic activity



Cost & Schedule

→ **Early Action Works by PPP** **\$50.0 million**

→ **Early Action Works by PA** **\$18.7 million**

- Total Construction Costs \$12.2 million
- Planning/Engineering/Support \$ 2.7 million
- Contingency \$ 2.0 million
- Agency Allocation \$ 1.8 million
(Insurance/Admin/Financial Expense)

→ **Program Delivery, Oversight and Support** **\$42.2 million**

- Program Delivery Support Services \$20.0 million
- Construction Oversight Services \$10.0 million
- Integrity Monitoring Services \$12.2 million

→ **Amount Recoverable through PFC** **100 %**

→ **Construction Duration** **Q3 2015 – Q2 2017**