

Gateway Development Commission

Board Meeting

December 12, 2024



Agenda

Progress Overview

2025 Proposed Operating Budget

Delivery Partner Phase A Extension

Construction Progress

Action Items



Progress Overview

Patrick McCoy, Acting CEO and CFO

Progress Overview

CONSTRUCTION PROGRESS

- ✓ West side of Tonnelle Ave. Project complete
- ✓ First Hudson River Ground Stabilization (HRGS) cofferdam complete
- ✓ Hudson Yards Concrete Casing – Section 3 (HYCC-3) secant pile work nearly complete

FUNDING PROGRESS

- ✓ \$4 billion in federal funds obligated
- ✓ First draw downs on Capital Investment Grant (CIG) and Railroad Rehabilitation and Improvement Financing (RRIF) loans

ORGANIZATIONAL PROGRESS

- ✓ Continuing to build GDC and mPa staff capacity
- ✓ Community engagement centers secured in NY and NJ
- ✓ 7 of 10 contract packages either under construction or in procurement

2025 CONSTRUCTION HIGHLIGHTS

- Tonnelle Ave. Project completion
- Tunnel Boring Machines (TBMs) procured
- Initial work on vent shaft and building the portal for the Palisades Tunnel

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2025 Proposed Operating Budget

2025 Proposed Operating Budget

Operating Expenses	
Staff	\$19,924,035
Professional Support Services	\$17,200,879
Rent and Utilities	\$378,416
Administration	\$1,416,750
Office Equipment, Services and Supplies	\$190,000
Sub - Total Operating Expenses	\$39,110,080
Interest on Short Term Facility	\$17,272,000
Total Budgeted Operating Expenses	\$56,382,080



Construction Updates

Hamed Nejad, Acting Chief Technical Officer

Hudson Yards Concrete Casing – Section 3 (HYCC-3)

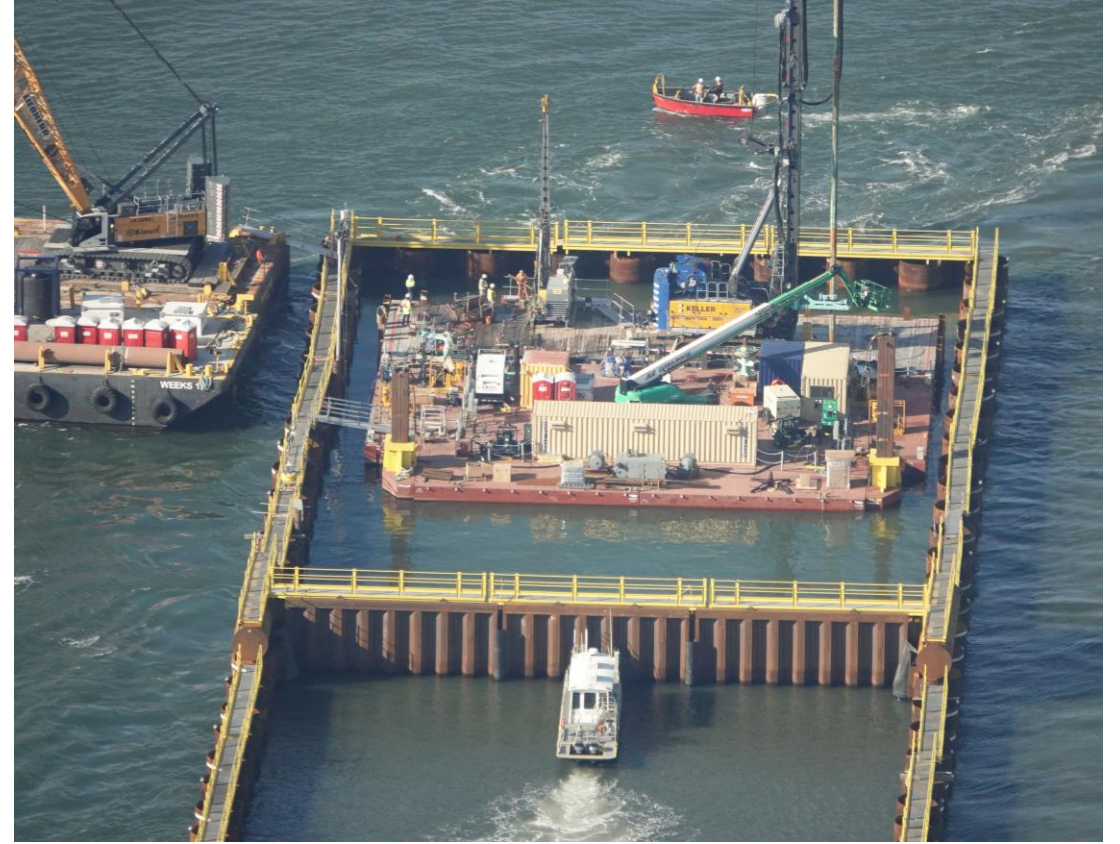
Construction Progress



Secant pile installation will be finished before the end of the year. Once complete, excavation to install the tunnel box will begin.

Hudson River Ground Stabilization Project (HRGS)

Construction Progress



King pile and sheet pile installation for the first 600 feet of the cofferdam was completed ahead of schedule. Deep soil mixing and coring samples are now underway.

Tonnelle Avenue Bridge and Utility Relocation Project

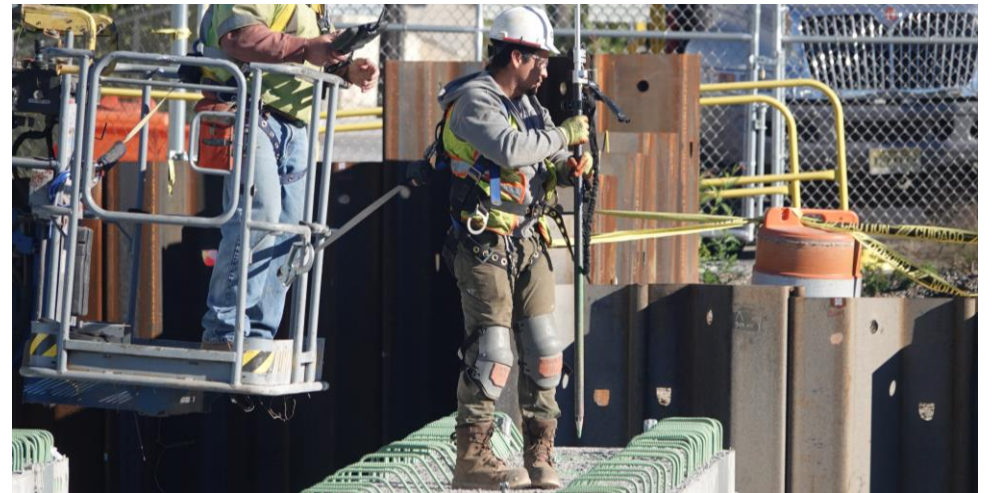
Construction Progress



The temporary pedestrian bridge providing access over the construction site on the eastern side of Tonnelle Ave. opened to the public on November 27.

Milestone Announcement: 50% Completion at Tonnelle Avenue

- GDC reached the halfway point on the Tonnelle Ave. Project **on schedule** and **on budget**.
- This critical early works project is expected to conclude by the **end of next year**, as expected.
- Finishing the Tonnelle Ave. Project on time is essential. Once complete, the **Tunnel Boring Machines (TBMs)** will **have a launch site** for the Palisades Tunnel.



The background features several decorative green line art elements: a stepped line pattern at the top, a wavy line pattern below it, a zigzag line pattern at the bottom, and horizontal lines on the right side. The main title is centered and underlined.

Delivery Partner Phase A Extension

Madeleine McDonnell, Deputy Chief Program Officer

Delivery Partner Phase A Extension

- GDC requests authorization for additional DP services through July 31, 2025, to ensure **continuous project and contract management support**, while **expanding technical and advisory services** for construction packages.
- GDC also seeks approval to cover direct costs through March 18, 2030, for the following:
 - Leasing and operation of two **Program Management Offices** and two **Community Engagement Centers** in New York and New Jersey, the latter required under the Environmental Impact Statement (EIS).
 - Acquisition of project tools and systems contracts for **essential software, technology, and systems** critical to GDC's project management and administration. This includes the Project Management Information System (PMIS) license, reporting tools, legal research systems, and 2025 costs for additional systems.
- The additional funding required for these services and direct costs is \$96,165,389.

PUBLIC COMMENT PERIOD



Action Items

Action Items

Item #1224-01: Authorization of Amendment to Board Bylaws.

Item #1224-02: Adoption of Gateway Development Commission's Final Annual Operating Budget for Fiscal Year 2025.

Item #1224-03: Authorization of Delegation of Authority to Chief Executive Officer in Connection with Contract GDC-24-005-HTP for the Performance of Professional Services by Delivery Partner to Support the Hudson Tunnel Project, Issuance of New Task Orders, and Assignment and Assumption of Leases.

Hudson Tunnel Project Construction Milestone

December 2024

**CELEBRATING 50% COMPLETION ON THE
TONNELLE AVENUE BRIDGE &
UTILITY RELOCATION PROJECT**

**GATEWAY DEVELOPMENT
COMMISSION**

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