



# AirTrain Newark Replacement Program Industry Forum

---

March 14<sup>th</sup>, 2024

# Today's Agenda

1. **Welcome**  
*Dr. Keith D. Wright, Director Business Diversity,  
Office of Diversity, Equity & Inclusion*
2. **PANYNJ Supplier Diversity Program**  
*Dr. Keith D. Wright, Director, Business Diversity,  
Office of Diversity, Equity & Inclusion*
3. **AirTrain Newark Replacement Program  
Overview**  
*Ralph D'Apuzzo, Lead Program Director, Aviation-  
Redevelopment*
4. **Early Works Program Overview**  
*Megan Connors, Contracts Manager,  
Procurement*
5. **Doppelmayr (Systems Technology)**  
*Thomas Kurz; D'Anna Bradley*
6. **CFH AirTrain Partners (Guideway & Stations)**  
*Kevin Conaboy*
7. **Liberty AirTrain Constructors (Guideway &  
Stations)**  
*Dennis Capolino*
8. **Tutor Perini / O&G, a Joint Venture (Guideway &  
Stations)**  
*Mitchelle Thompson – Strickland; Dennis McNerney*
9. **Questions**
10. **Closing Remarks/ Networking**

# **Supplier Diversity Program**

-----

**Dr. Keith D. Wright**  
**Director, Business Diversity**  
**Office of Diversity, Equity & Inclusion (ODEI)**

# Opportunities through Certification

- ❑ The Port Authority of NY & NJ's Supplier Diversity program helps the region's MWBEs, SDVOBs, SBEs, and DBEs participate in our business opportunities
- ❑ We believe that our operations should reflect the diversity of our community
- ❑ Participation goals include:
  - 20% Minority-owned Business Enterprises (MBE)
  - 10% Women-owned Business Enterprises (WBE)
  - 3% Service-Disabled Veteran-owned Businesses (SDVOB)
- ❑ We require each of our partners to embrace these goals

## ACRONYMS:

DBE: Disadvantaged Business Enterprise  
MBE: Minority-owned Business Enterprise

WBE: Woman-owned Business Enterprise  
SDVOB: Service-Disabled Veteran-Owned Businesses

SBE: Small Business Enterprise  
LBE: Local Business Enterprise



# How to Apply for Certification

Complete the application found at: (<https://panynj.diversitysoftware.com>)

- ✓ Create an account
- ✓ Complete all portions of the application and provide all required documents  
The required documentation will vary depending on the type of certification you are pursuing. The complete list of documents you need will be outlined within the [Diversity Management Software](#) portal once you login.
- ✓ Submit the application
- ✓ Forms to submit
  - These sample forms are effective as of 6/1/2023 and are periodically updated according to guidelines
  - [Certification Forms and Sample Documents](#)  
[Stock Transfer Ledger Template](#)  
[Sample Stock Certificate Template](#)



# Efforts to Achieve MBE / WBE / SDVOB / LBE Goals

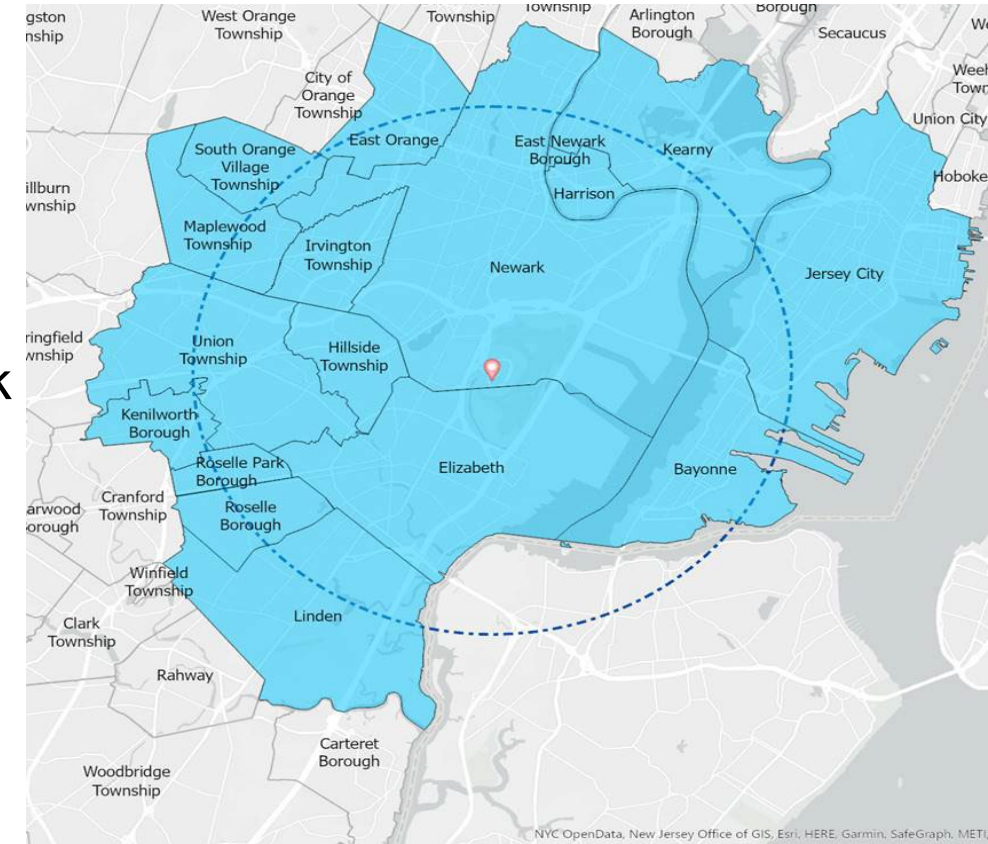
- ❑ **Develop a 'Roadmap'** to inform a comprehensive participation plan for evaluation and approval with goals applied for **20% MBE, 10% WBE, 3% SDVOB, and 10% LBE utilization**
  - Each prime work provider under the Contractor is required to provide a participation plan in support of the roadmap framework
- ❑ Create participation plans that provide **meaningful opportunities** for MBE/WBE/SDVOB/LBEs across the full spectrum of the project across all phases of the project, and categories of work and contracting tiers
- ❑ **Strongly encourage LBE** participation for this opportunity
- ❑ **Develop contracting packages** that are **commensurate with** capacity of the preponderance of the available pool of MBE/WBE/SDVOBs
- ❑ Encourage the formation of joint ventures, partnerships or similar arrangements among subcontractors, as required to achieve the participation goals

# Additional Good Faith Efforts

- ❑ Ensure **diversity within diversity** in all areas of work and tiers (professional services, goods & operational services, and construction)
  - For purposes of illustration, but not limitation, examples of a lack of sufficient diversity, might include:
    - (i) all MBEs either in a Category of Work or across all Work are only from 1 or 2 minority groups, or
    - (ii) only 1 MBE firm and 1 WBE firm are used in a Category of Work.
- ❑ **Establish transparent processes for pre-qualifying and selecting firms**
- ❑ **Provide business capacity building support** through financial services, technical guidance and trainings, and business services support, as appropriate
  - **AirTrain Newark Community Benefits Program: AACCNJ & CUEED Business MWSDBE & SDVOB Capacity Training Program**
- ❑ Conduct business affairs with MBE/WBE/SDVOB partners **in accordance with PANYNJ's standards**, including within our supplier code of ethics, prompt payment protocols, etc.

# Local Business Enterprise (LBE) Goals

- ❑ Throughout the term of the Agreement, good faith efforts to achieve 10% LBE Goal include:
  - Prioritizing their participation in each phase, category of work and tiers, including Design & Construction, Professional Services, Goods & Services work
  - **First priority (“Zone 1”)**, the municipalities of Newark and Elizabeth
  - **Priority zone 1A (“Zone 1A”)** includes all municipalities within a 5-mile radius of the outside border of the Airport
  - **Second Priority (“Zone 2”)** all firms within Essex, Union, and Hudson County outside of Newark and Elizabeth
  - LBE Review Request Form





# **AirTrain Newark Replacement Program Overview**

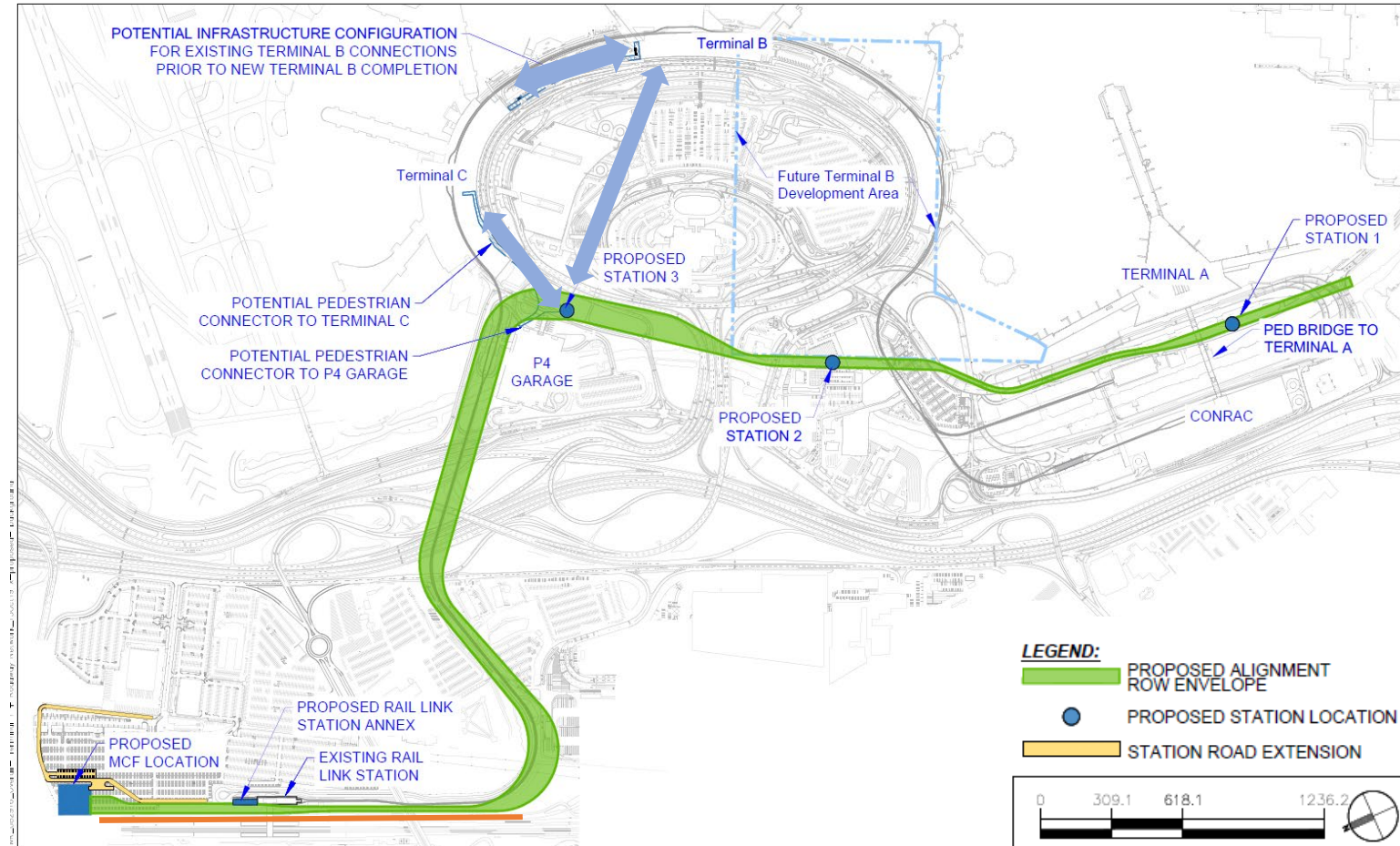
-----

**Ralph D'Apuzzo**  
**Lead Senior Program Director**  
**Aviation Redevelopment**



# Multi-Contract Strategy

- ✓ *Automated People Mover (APM) System Technology*
- ✓ *Early Works Projects*
- **Guideway and Stations**
- Maintenance and Control Facility
- Pedestrian Connections
- Demolition of Existing AirTrain



# Guideway & Stations Project Overview

## Design and Construction of the Civil Infrastructure, including:

- 2.5-mile elevated Guideway Structure
- 3 Stations including back of house (BOH) equipment areas
- Patron assembly areas and areas of refuge
- Restoration of all roadways, parking lots, driveways, and entrances impacted by the work
- Associated site work and utilities, etc.





# Program Procurement Status

- **Guideway and Stations:**
  - Bid phase underway (design-build).
  - Award anticipated Q4 2024
  - Design and Construction period Q1 2025 to Q2 2029
- **Early Works (Enabling Projects)**
  - Upcoming work orders to be released throughout 2024 include additional general site work, construction of an access roadway, modifications to existing AirTrain, demolition of a parking garage and weigh station, etc.
  - A total of 11 work orders anticipated
- **Maintenance and Control Facility (MCF) and Pedestrian Connections**
  - Preliminary design underway
  - Design-Bid-Build

- System Technology Contractor (APM System)  
Selected December 2023: **Doppelmayr**

- **Major Contract Construction Starts:**

- ☐ Maintenance Facility: 2025
- ☐ Pedestrian Connections: 2026
- ☐ APM System Equipment: 2027

***Phased Contract Approach targeting First Passenger Service in 2029***



# **Early Works Overview**



**Megan Connors**  
**Contracts Manager**  
**Procurement Department**



# **RFQS 1282 for Master Agreements for General Construction Services on a Work Order Basis – AirTrain Newark Replacement Project**

- To expedite the completion of the AirTrain replacement project, the Port Authority will maintain a roster of pre-qualified firms under contract to perform general construction services work that is required but not explicitly covered under any existing contract including but not limited to work that will enable and facilitate the new AirTrain construction.
- The Port Authority will continue to execute Master Agreements (also referred to as “Contracts”) with multiple firms that prequalify under this Request for Qualification Statements (RFQS).

# Overview

- Request for Qualification Statements (RFQS)
- Work Orders throughout 2024
- 3 Work Orders Released in January (General Site Work Phase 1, Geotechnical Testing, and Crash Wall)
- Work Orders are issued to Master Agreement Holders
- Range A and Range B Opportunities

# Range A Qualifications

- **Contracts: Under \$2.5M**
- **Good Faith Effort Goals: 20% MBE- 10% WBE- 3% SDVOB (prioritization of Local)**
- **Requirements:**
  - As a prime or general contractor, with at least five (5) years of construction experience on two (2) or more projects of similar type to those listed in Section III, with multiple disciplines or subcontractor management that each have a total construction cost of at least \$500,000 per project
  - The firm's Project Manager, Superintendent, and Site Safety Manager(s) must each have a minimum of five (5) years construction experience on two (2) or more projects of similar type to those listed in Section III, each with a total construction cost of at least \$1 million.
  - ***Only Local (as defined in Section VI 3 Local Businesses) Port Authority certified minority and women business enterprises ("MWBE") firms can qualify for Range A. Local MWBE firms can also qualify for Range B***

# Range B Qualifications

- **Contracts: Over \$2.5M**
- **Good Faith Effort Goals: 20% MBE – 10% WBE – 3% SDVOB – 10%LBE**
- **Requirements:**
  - As a prime or general contractor, with at least five (5) years of construction experience on projects of similar type to those listed in Section III, each with a total construction cost of at least \$5 million; and
  - As a prime or general contractor, during the last five (5) years, it has successfully completed or substantially completed at least two (2) construction contracts of a similar type to those listed in Section III, each with a total construction cost of at least \$5 million, with multiple disciplines and subcontractor management
  - The firm's Project Manager, Superintendent, and Site Safety Manager(s) must each have a minimum of ten (10) years construction experience on contracts of similar types to those listed in Section III, each with a total construction cost of at least \$5 million.

# How to Become Involved ?

- Submittals are reviewed on a rolling basis. Please submit qualifications if your firm meets them.
- Stay Engaged (Attending Outreach Events for relevant Work Orders)
- Contact Master Agreement Holders/ Potential Prime Contractors
  - Contact Information available on PANYNJ Website: Construction Opportunities | Port Authority of New York and New Jersey (panynj.gov)
- If there are any Procurement-related questions, please contact Elza Renazile, [erenazile@panynj.gov](mailto:erenazile@panynj.gov), (212) 435 - 4657



# Tips

- ✓ Review Bid Documents and all associated addendums
- ✓ Confirm with Prime(s) the information provided is comprehensive
- ✓ Ask for Insurance Requirements & flag any that are restrictive
- ✓ Inquire about SWAC Requirements
- ✓ Request Prime to organize site visits
- ✓ Meet all appropriate deadlines as provided by Prime(s)

# **Doppelmayr and Short-Listed Proposer Teams**

# **Doppelmayr (Systems Technology)**

-----

**Thomas Kurz | D'Anna Bradley**



# System Technology



DOPPELMAYR A FAMILY-OWNED COMPANY SINCE

1893

EMPLOYEES BASED OVER 50 COUNTRIES

3,154

MARKET SHARE IN ROPEWAY SOLUTIONS

> 55%

INSTALLATIONS WORLDWIDE

15,300

TURNOVER

\$ 1B

## Company Description:

Doppelmayr is the world market leader in rope-propelled transport systems, with branch offices, plants, and agencies all over the globe and more than 15,400 installations worldwide. Our mission is to improve the quality of life with innovative and safe People-Mover solutions.

## Category:

- ☒ Automated People Movers
- ☒ Cabins for Ropeways and APMs
- ☒ Ropeway Transportation Systems
- ☒ Material Transportation Systems
- ☒ Automatic Storage Systems

## DCCCA1, Inc. (Doppelmayr)

### General Construction

Thomas Kurz  
Thomas.kurz@doppelmayr.com  
[www.doppelmayr.com](http://www.doppelmayr.com)

### MWBE Contracts & Compliance

D'Anna Bradley  
[MWBEDCC@dackconsulting.com](mailto:MWBEDCC@dackconsulting.com)  
[www.dackconsulting.com](http://www.dackconsulting.com)

## Project Goals

- Provide a seamless transportation link with an exceptional, state-of-the-art passenger experience to and from Newark Liberty International Airport

## Team Background

- Our team is specialized in the engineering, implementation, operation and maintenance of **Automated People Mover (APM) Systems**
- System Technology Contractor has been working successfully together on international airport APM projects for more than 20 years (USA, UK, Mexico, Canada, Qatar)
- Corporate Headquarters in Wolfurt, Austria
- Nearly 100 employees for the O&M business in the US
- Manufacturing Facilities in the US, Canada, Austria, Switzerland, France, Italy, China



# Contract Opportunities



## Trades for MWBE/SDVOB/LBE Participation

### Design Phase

- Printing
- Photography
- Document Controls
- Construction Management
- CEI Firms
- Quality Management
- Scheduling
- Environmental Compliance Monitoring
- Accounting
- Structural Engineering Services
- Electrical Engineering
- Mechanical Engineering
- Sustainability Engineering
- Traffic Engineering
- BIM Modeling
- Signage

### Construction Phase

- Project Management
- Electrical
- Structural Steel
- Metals & Glass
- Equipment Rental
- Signage
- Fire/Life Safety
- Field/Office Trailers
- Temporary Facilities
- Fencing/Barriers
- EV Charging
- Jobsite Security
- Jobsite Transportation
- Post Construction Cleaning
- GC Fit Out for O&M Facility

### O&M Phase

- Office Furniture
- Office Equipment
- Office Supplies
- Shop Tools and Commercial Spare Parts Supply
- I/T Services
- Janitorial
- Printing
- Pest Control
- Medic/Drug Screening
- Lubricants
- Electrical Maintenance
- Customer Experience
- Radio System Maintenance and Repair
- Security

# Community Engagement



Approach to engage with MWBE/SDVOB/LBE firms during the Design Phase

Virtual Outreach Events (Next Event 5/2024)

Regular Office Hours In the Community

Virtual Appointments

Regular Attendance at Community Organizations

Participation in and Sponsorship of Regional and Community Events

In Person, Trade Specific “Meet the Primes” Events During Procurement

# Project Timeline

## Scope of Work & Schedule Estimate

### Planning

- Printing
- Photography
- Construction Management
- Scheduling
- Accounting

### Design & Engineering

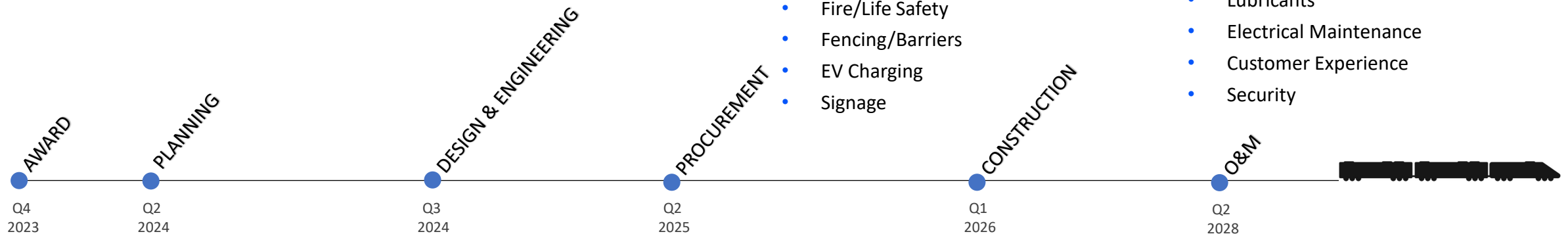
- Document Controls
- Quality Management
- Environmental Compliance Monitoring
- Structural Engineering Services
- Sustainability Engineering
- Mechanical Engineering
- Electrical Engineering
- Traffic Engineering
- BIM Modeling
- CEI Firms
- Signage Design

### Construction Phase

- Project Management
- Electrical
- Structural Steel
- Metals & Glass
- Equipment Rental
- Jobsite Security
- Jobsite Transportation
- Post Construction Cleaning
- GC Fit Out for O&M Facility
- Field/Office Trailers
- Temporary Facilities
- Fire/Life Safety
- Fencing/Barriers
- EV Charging
- Signage

### O&M Phase

- Office Furniture
- Office Equipment
- Office Supplies
- Shop Tools and Commercial Spare Parts Supply
- I/T Services
- Radio System Maintenance and Repair
- Janitorial
- Printing
- Pest Control
- Medic/Drug Screening
- Lubricants
- Electrical Maintenance
- Customer Experience
- Security





# Trades

## Workforce Development Opportunities

- Electricians
- Ironworkers
- Carpenters
- Security Guards
- Janitorial
- O&M Staff (estimated 90 personnel)
- *Project is anticipated to have a Project Labor Agreement.*



# Contact Information



General Project Inquires should be directed to

Thomas Kurz

[Thomas.kurz@doppelmayr.com](mailto:Thomas.kurz@doppelmayr.com)

Corporate Website

[www.doppelmayr.com](http://www.doppelmayr.com)

Minority, Diversity, and Local Contract Inquires should be directed to

D'Anna Bradley

DACK Consulting

[MWBEDCC@dackconsulting.com](mailto:MWBEDCC@dackconsulting.com)

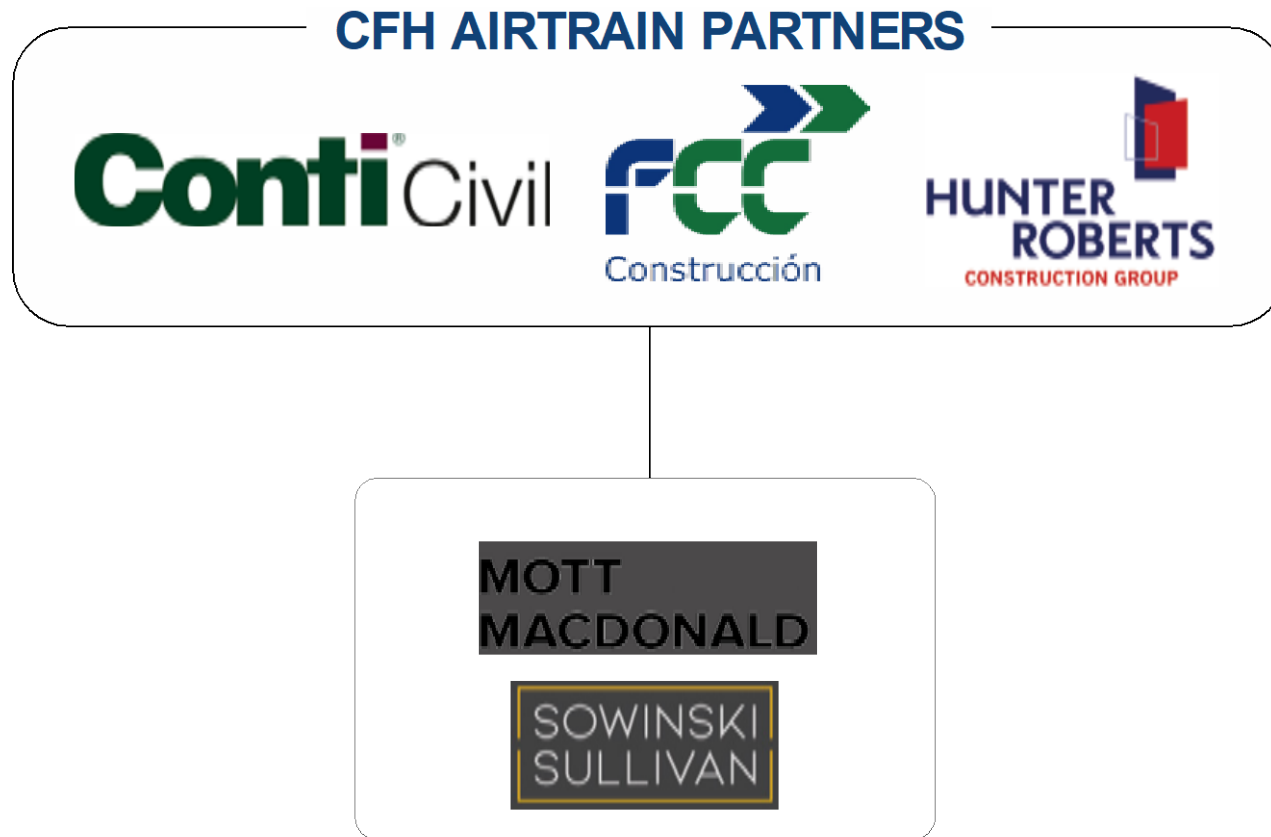


# CFH AirTrain Partners

-----  
**Kevin Conaboy**



# CFH AirTrain Partners



## Conti Civil, LLC

- 4<sup>th</sup> generation, privately owned; 117+ years in business
- Focus on Heavy Civil Construction (Edison, NJ)

## FCC Construction, Inc.

- Subsidiary of FCC CO; world-leading infrastructure contractor and developer; operating in 27 countries
- North America operations since 2006 (Miami, FL)

## Hunter Roberts Construction Group, LLC

- Founded in 2005; entrepreneurial, industry veterans
- Technically complex, iconic buildings across NY Metro

## Mott MacDonald NY, Inc.

- Global engineering, management, and development firm
- Over a century of experience with most challenging projects across the world; offices in NY and NJ

## Sowinski Sullivan Architects, PC:

- Architectural & Engineering firm (NJ, PA) focused on transportation infrastructure; vast PANYNJ experience

# Our Team



**Conti**Civil

New Jersey Transit's Newark–Elizabeth Rail Link (NERL)



Package 3, Lines 4, 5 and 6,  
Riyadh Metro System  
(Riyadh, Saudi Arabia)



Little Island / Pier55 (NYC)



Hong Kong Airport Third Runway  
and APM



# Trusted Partner of PANYNJ



# MWBE/SDVOB/LBE Opportunities

## Design

- Environmental
- Permit Support
- Geotechnical
- Civil Site Design
- Traffic Management
- Wayfinding/Signage
- MEP
- Lighting
- Communications
- BIM

## Construction

- Piles & Foundations
- Structural Concrete
- Flatwork
- Storm Sewer
- Sanitary
- Water Relocation
- Site Electrical
- Asphalt Paving
- Striping
- Guardrail
- Fence
- Traffic Control
- Structural Steel
- Concrete Reinforcement
- Fuel Supply
- Trucking
- Glazing
- Interior Carpentry
- Interior Finishes
- Elevators
- Escalators
- Flooring
- HVAC
- Plumbing
- Fire Protection
- Survey
- Material Testing
- Community Outreach

It is CFH AirTrain Partners' goal to provide these opportunities in reasonably sized contracts to match potential subcontractor capabilities and maximize participation.



# MWBE / SDVOB / LBE

Our Commitment Strengthens Our Team

HUNTER ROBERTS AWARDED  
**\$211M TO MWBE FIRMS**  
IN 2022/2023

CONTI HAS AWARDED  
**OVER \$120M IN XBE  
SUBCONTRACTS** ON  
CURRENT PROJECTS. **\$108M**  
**IS IN NJ, \$90M ON PORT  
AUTHORITY PROJECTS,**  
**AND \$67M AT EWR.**



# Scopes of Work Schedule/Estimate

## Supplemental Design Services – Q3 2024

- Environmental
  - Permit Support
  - Geotechnical
  - Civil Site Design
  - Traffic Management
  - Wayfinding/Signage
  - MEP
  - Lighting
  - Communications
  - BIM
- 

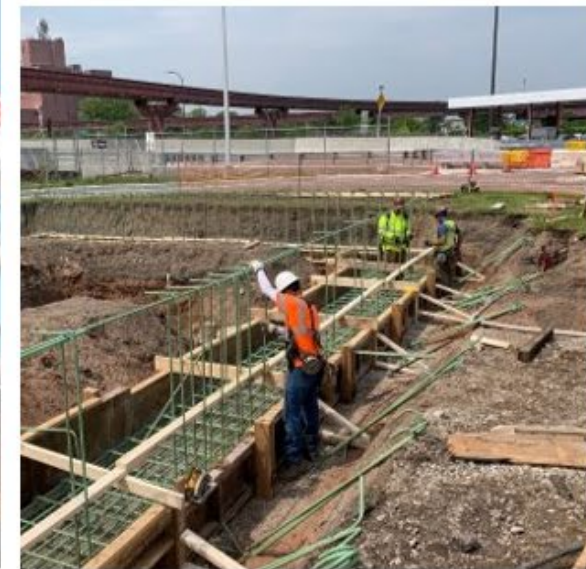
## Subcontracting Opportunities

- Community Outreach (2024)
- Traffic Control (2024)
- Fence (2024)
- Piles and Foundations (2025)
- Structural Concrete (2025)
- Flatwork (2025)
- Storm Sewer (2025)
- Water Relocation (2025)
- Site Electrical (2025)
- Asphalt Paving (2025)
- Guardrail (2026)
- Structural Steel (2025)
- Construction Fencing/Protection (2025)
- Structural Steel (2025)
- Fuel Supply (2025)
- Trucking (2025)
- Vertical Transportation (2025)
- Elevators (2025)
- Escalators (2025)
- HVAC (2025)
- Plumbing (2025)
- Survey (2025)
- Material Testing (2025)
- Striping (2026)
- Fire Protection (2026)
- Interior Carpentry (2026)
- Interior Finishes (2026)
- Glazing (2026)



# Trades

- Bricklayers
- Carpenters
- Dockbuilders
- Electricians
- Ironworkers
- Laborers
- Masons
- Operation Engineers
- Painters
- Pipefitters
- Plumbers
- Roofers
- Sheet Metal Workers
- Teamsters



# Contact Information

## CFH AirTrain Partners – Contact Information

Kevin Conaboy

Conti Civil, LLC

[kconaboy@conticivil.com](mailto:kconaboy@conticivil.com)

Josh Frankel AIA

Hunter Roberts Construction Group, LLC

[jfrankel@hrcg.com](mailto:jfrankel@hrcg.com)



Link to CFH AirTrain Partner's  
Subcontractor Registration

# Liberty AirTrain Constructors



**Dennis Capolino**



**Liberty AirTrain Constructors**





# LIBERTY AIRTRAIN CONSTRUCTORS

## Team Members



### Lead Contractor

- Halmar International, LLC

### Lead Design Team

- COWI North America, Inc.
- SYSTRA Engineering, Inc.

### Dedicated Subconsultants

- Heath & Lineback Engineers Inc.
- Malick & Scherer, P.C.
- HOK Architects Inc
- Thornton Tomasetti, Inc.
- Dan Brown Associates
- Buro Happold

# Who We Are

Liberty AirTrain Constructors has strategically assembled an experienced team of industry leaders in design and construction of advanced transit projects, who together bring a proven track record of delivering some of the most complex infrastructure projects in the world. Some example projects include:

- **\$1.895 billion DB MNR Penn Station Access (NY) Halmar**
- **\$1.825 billion DB LIRR Expansion from Hicksville to Floral Park (NY) Halmar**
- **\$272 million DB WMATA Potomac Yard New Metrorail Station (VA) Halmar**
- **\$875 million DB Honolulu Area Rapid Transit (HI) Systra/COWI**
- **\$1.2 billion DB La Guardia Airport Terminal B (NY) Thornton Tomasetti/HOK**



# About Halmar International, LLC

**Halmar** has earned its respected position as one of the leading heavy civil construction contractors in the Northeast by executing complex transit, rail, bridge, highway and aviation projects. Halmar's robust experience, talent, and approach is at the core of its track record which testifies the delivery of many successful *Design-Build* **DB**, *Design-Bid-Build* **DBB**, **Best Value** and **CMGC** projects.

Founded on a partnership with Owners, subcontractors and vendors, that is based on trust — Halmar has expanded into competing for **P3** concessions, *Design-Build-Operate-Maintain* **DBOM**, and *Design-Build-Finance-Operate-Maintain* **DBFOM** projects.

**Diversity** and **inclusion** are part of Halmar's guiding principles. We strive to reflect the communities, customers and people we work with and draw on the insights and experiences of our employees, partners, and collaborators that are enriched with varied backgrounds and expertise. Halmar fosters a collaborative and inclusive work environment that is fundamental for the clients we serve and the communities where we operate and, moreover, is a key to our success.

0

Claims in 60 years

200+

Professional staff

35+

Years working on MTA's facilities

0.58

New York EMR

# MWBE / SDVOB / LBE Opportunities



Diversity makes a difference. Our objective is to foster the economic advancement of local, small and diverse businesses as well as individuals through awarding meaningful and, where possible, leading subcontract roles and employment opportunities. Some examples of identified scopes include:

## Design

- Architecture
- Acoustic
- BIM/CADD
- Civil/Drainage/Maintenance of Traffic Design
- Electrical/ Communications/Fire Alarm
- Environmental Permitting
- Geotechnical Exploration
- HazMat Remediation Design
- ITS
- Landscape Architecture
- Lighting Design
- Mechanical/Plumbing/HVAC/Fire Protection
- Signage & Wayfinding
- Structural – Bridge
- Structural – Facilities
- Sustainability
- Topographic Survey/ROW Mapping
- Traffic Analysis
- Utility Design
- Vertical Transportation

## Construction

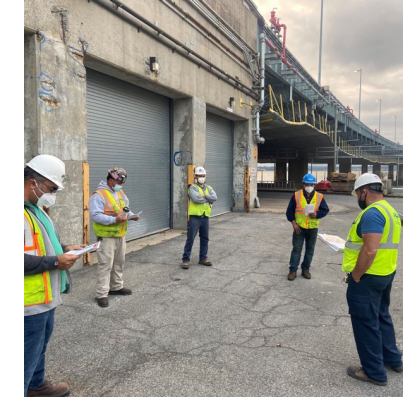
Piling	Fencing
Deep foundation	Electrical Supply/Install
Excavation	Low Voltage Electrical
Structural Steel	Plumbing
Reinforcing steel	Construction Support Materials
Concrete supply	Field Offices
Concrete forming	Field Offices Supplies
Precast concrete	Safety Equipment
Precast pipes	
Drainage	
Landscaping	
Hardscape	
Trucking	
Traffic Control	
Temporary Structures	
Fuel Supply	
Signage	
Misc. Metals	
Security	
Mechanical – HVAC – Sprinklers	

Note that this list is not exclusive. There will be other opportunities to participate through our Design and Construction teams that will be determined at a later date.

# Community Engagement

Liberty AirTrain Constructors places significant value on working with certified MWBE/SDVOB/LBE subcontractors, consultants and suppliers as a fundamental component to a successful project. We know that by working as a team we are adding the valuable expertise, strength, talent, and local resources needed to build this project. Liberty AirTrain Constructors commits to support our certified firms by:

- **Hosting targeted one-on-one outreach meetings with Liberty AirTrain Constructors, as well as our 1<sup>st</sup> Tier Subcontractors.**
- **Making bid packages easily accessible.**
- **Providing longest lead times possible and a knowledgeable point of contact for each scope.**
- **Partnering with national/local organizations to assist with bonding and access to capitol.**
- **Partnering with local organization to achieve local hire participation goals in the cities of Elizabeth and Newark.**
- **Supporting Local Pre-Apprenticeship Programs.**
- **Rapid Pay Program.**





# Scopes of Work Schedule/Estimate

## Site Civil

- Underground utilities, excavation, grading, trucking, fencing, signage, lighting, signalization, striping, hazardous materials, borings, etc. **(mid 2025 to late 2027)**

## Guideway

- Deep foundations, SOE, Structural concrete, steel, rebar, etc. **(late 2025 to mid 2028)**

## Stations

- Architectural Finishes, MEP, Artwork, etc. **(late 2027 to mid 2029)**

## General

- Quality Control and Assurance, electric vehicle/bussing/charging/parking, Security, MPT, construction engineering, scheduling, office setup/maintain facilities **(mid 2025 to mid 2029)**

# Trades

## Project Labor Agreement In-Place

- All trade positions to be filled through local trade unions per negotiated collective bargaining agreement.
- Opportunities exist for technical, administrative and management positions for the life of the project at all levels.



# Contact Information



**Construction:** Xannealia Brown

**Title:** Compliance Specialist

**Email:** [libertyairtrain@halmarinternational.com](mailto:libertyairtrain@halmarinternational.com)

**Phone:** 845-735-3511

**Website:** <https://halmarinternational.com/opportunities/#dbes-section>



**Design:** Donyelle Booker

**Title:** Director, Business Development & Supplier Diversity

**Email:** [dobr@cowi.com](mailto:dobr@cowi.com)

**Phone:** 929-526-0365

**Website:** [cowi.com](https://cowi.com)

# **Tutor Perini / O&G, a Joint Venture**



**Mitchelle Thompson- Strickland |  
Dennis McNerney**





# Tutor Perini/O&G, a Joint Venture



## Company Description:

Joint Venture between Tutor Perini Corporation and O&G Industries, Inc.

## Category:

- ☐ Design
- ☐ Construction

## Contacts:

Mitchelle Thompson-Strickland  
Diversity Coordinator  
Email: [MThompson@perini.com](mailto:MThompson@perini.com)

Arlene McBayne  
D/M/WBE Compliance Administrator  
Email: [amcbayne@perini.com](mailto:amcbayne@perini.com)  
[solicitations@tutorperini.com](mailto:solicitations@tutorperini.com)

Website: [www.tutorperini.com](http://www.tutorperini.com)





# Tutor Perini/O&G, a Joint Venture



- Prime
- Lead Contractor

Leading civil, building, and specialty construction company offering diversified general contracting and design-build services to private clients and public agencies. Founded in 1894, Tutor Perini is one of this country's oldest and largest construction companies.

#### CONTACTS

David Annucci [dannucci@perini.com](mailto:dannucci@perini.com)  
Dennis McNerney [dmcnerney@perini.com](mailto:dmcnerney@perini.com)  
Mitchelle Thompson-Strickland  
[mthompson@perini.com](mailto:mthompson@perini.com)  
Arlene McBayne [amcbayne@perini.com](mailto:amcbayne@perini.com)



- Prime
- Lead Contractor

O&G is a privately owned company headquartered in Torrington, Connecticut, and is one of the Northeast's leading providers of construction services and materials. We have been consistently ranked as one of the country's top 400 construction companies and are one of the largest heavy/civil contractors in the Northeast

#### CONTACTS

Kevin O'Connell [kevinocConnell@ogind.com](mailto:kevinocConnell@ogind.com)  
Mathew Egensteiner  
[mattegensteiner@ogind.com](mailto:mattegensteiner@ogind.com)  
Beth Dupont [bethdupont@ogind.com](mailto:bethdupont@ogind.com)

## Joint Venture Partners



- Lead Designer

Parsons Transportation Group Inc. is a wholly owned subsidiary of Parsons Construction Group. Parsons has been serving the aviation market since 1958, working hand in hand with airport owners and stakeholders to deliver innovations that bolster levels of service, streamline operations, and result in superior facilities.

#### CONTACTS

Jim Varney [Jim.Varney@parsons.com](mailto:Jim.Varney@parsons.com)  
John Poulson [John.Poulson@parsons.com](mailto:John.Poulson@parsons.com)  
Ray Pinto [Raymond.Pinto@parsons.com](mailto:Raymond.Pinto@parsons.com)

## DattnerArchitects

- Architect of Record

Dattner Architects stands as a leader in urban design, specializing in various projects such as MTA stations, affordable housing, parks, and health facilities. Based in New York City, the firm is committed to creating engaging and impactful architecture.

#### CONTACT

Beth Greenberg [bgreenberg@dattner.com](mailto:bgreenberg@dattner.com)

# MWBE/SDVOB/LBE Design/ Construction/ Work Opportunities

## Design

- Architectural – Stations and Maintenance Facility
- Landscape, Interior Design, Signage and Graphics
- Surveying
- Geotech Investigations/Borings & Test Pits
- Civil Site Design Work - Grading, Drainage, Utilities
- Maintenance and Protection of Traffic
- Structural Design – Guideway Structures, Stations, Ancillary Facilities
- Foundations
- Electrical/Mechanical/Plumbing/HVAC Systems
- Elevators and Escalators
- Communications including SCADA, CCTV/Security
- Systems Engineering and Building Commissioning
- Fire Life Safety
- Environmental Engineering
- Cost Estimating and Scheduling
- CAD Support

## Construction

- Structural Steel
- Concrete
- Miscellaneous Metals
- Masonry
- Fence and Guide Rail
- Roofing
- Interior / Exterior Signage
- Interior / Exterior Finishes
- Flooring – carpet, resilient flooring, tile
- Piles
- Electrical – communications, safety, security,
- Mechanical – HVAC, Plumbing, Fire Protection
- Landscaping
- Instrumentation & Monitoring
- Special Inspection
- QA/QC
- Site Utilities
- Reinforcing Steel
- Demolition
- Security Bollards
- Ornamental Metals Fabrication
- General Conditions / Service Providers

# Community Engagement

## PLAN TO ENGAGE

### Advertisement – To advertise the Design, Construction Opportunities

- Local and Minority Media, flyers, email blasts, website, and word of mouth.

### Website – posting of valuable information

- Identify and Introduce Team Members, Scheduled Events, Opportunities, Look Ahead Schedule, and Business Registration will be available.

### Networking Events – Attend and Host informational sessions for interested firms.

- Host individual trade events specific to Design, Construction, and specific Scopes of Work, i.e., electrical and mechanical

### Referrals

- Partnering with local organizations, and the Port Authority in identifying firms to achieve local hire participation goals.

### Solicitation Efforts

- Early, often, and continuously, throughout the life of the project

The screenshot displays the Tutor Perini website for the AirTrain Newark Replacement Program - Guideway and Stations project. The page features a header with navigation links (About, Projects, Business Groups, Careers, Investors) and a main image of the project site. The content is organized into several sections: Project Description, Business Registration Form, Available Opportunities (Design and Construction), MBE/WBE/SDVOB/LBE Certification, Pre-Qualification Process, and a 'COME JOIN OUR TEAM!' section. The Design section lists various scopes of work including Architectural, Landscaping, Surveying, and more. The Construction section lists Structural Steel, Concrete, Masonry, and more. The MBE/WBE/SDVOB/LBE Certification section provides information on how to become a certified firm. The Pre-Qualification Process section outlines the steps for firms to be considered for the project. The 'COME JOIN OUR TEAM!' section encourages interested parties to contact the project team.

# Community Engagement Cont.

## APPROACHES TO ENGAGE THE M/W/L/SDVOB

Tutor Perini/O&G, JV is committed to a partnership with the Port Authority and the diverse and local community to provide a program that:

- **Maximize** the opportunities available for Minority, Women, Local and Service-Disabled Veteran Owned Businesses (M/W/L/SDVOB) in contracting and procurement opportunities;
- **Promote** equal opportunity and nondiscrimination in all procurement matters and
- **Provide** economic growth in the business community

Steps to be performed to achieve the above: Targeted solicitation efforts in the prioritized zones, divide work scopes into smaller portions, reach out to the community early, timely and often, foster “Diversity within Diversity”, encourage Joint Ventures, Partnerships or similar, Contractual requirements for Major non-minority subcontractors to provide participation and Training / Mentoring.

## History of Meeting Goals



### Newark-Liberty International Airport Terminal A

Contract Value: \$1.3 Billion  
Goal: 20% M/WBE  
Achievement: 28 % M/WBE

**TUTOR PERINI/PARSONS, JV**

100+ M/WBE firms providing over \$425M in participation  
40 LBE firms, 12 subcontractors \$45M, and 30+ misc. vendors \$3M



# Scope of Work Schedule - Guideway

Scopes of Work	2025				2026				2027				2028				2029	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Borings																		
Instrumentation & Monitoring																		
Site Utilities																		
Paving																		
Piles																		
Reinforcing Steel																		
Concrete																		
Electrical - Communications, Safety, Security																		
Structural Steel																		
Security Bollards																		
Fence & Guide Rail																		
Landscaping																		

*\*\*Dates and durations are preliminary and are subject to change*

# Scopes of Work Schedule - Stations

Scopes of Work	2025				2026				2027				2028				2029	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Borings																		
Instrumentation & Monitoring																		
Piles																		
Reinforcing Steel																		
Concrete																		
Site Utilities																		
Structural Steel																		
Masonry																		
Roofing																		
Electrical - Communications, Safety, Security																		
Mechanical																		
Curtainwall																		
Escalators																		
Elevators																		
Miscellaneous Metals																		
Interior / Exterior Finishes																		
Flooring																		
Interior / Exterior Signage																		
Landscaping																		
Security Bollards																		
Paving																		

*\*\*Dates and durations are preliminary and are subject to change*

# Scopes of Work Schedule

## General Conditions

Subcontractor/Suppliers/Vendors required over the duration of the project

- Surveying
- Instrumentation & Monitoring
- Special Inspections
- QA/QC
- Service Providers
  - Equipment Rentals
  - Fuel
  - Janitorial
  - MPT
  - Office Equipment & Supplies
  - Printing Services
  - Catering
  - Trailer Rentals
  - Container Service
  - Trucking (On and Off-Site)
  - Port-o-Johns
  - Safety Supplies
  - Small Tools

# Trades

## TRADES NEEDED

Carpenters  
Dockbuilders  
Electricians  
Flooring  
Ironworkers  
Laborers  
Masons  
Operators  
Ornamental Ironworkers  
Painters  
Plumbers  
Reinforcing Iron Workers  
Roofers  
Steamfitters  
Teamsters

Image: JFK 4L-22R Runway Reconstruction



## LABOR HARMONY

Part G (Labor Harmony) of Exhibit 3 (Public Policy Requirements)

- Contractor will enter into a project labor agreement with New Jersey Building and Construction Trades Council
- Subcontractors to sign project specific agreement with local union(s) for their craft labor.
- Seek to recruit, refer, utilize and prioritize apprentices and laborers from Priority Zones who have successfully placed into trade labor unions from Port Authority-sponsored training program.



# Contact Information



**Mitchelle Thompson- Strickland**  
Diversity Coordinator

mthompson@perini.com

914.739.1908



**Arlene McBayne**  
D/M/WBE Compliance Administrator

amcbayne@perini.com

914.739.1908



**Project Website:** [tutorperini.com/subcontractors/tutor-perini-civil/tpogjv-airtrainnewark/](https://tutorperini.com/subcontractors/tutor-perini-civil/tpogjv-airtrainnewark/)



**Project Specific Email:** [EWRAirTrain@tutorperini.com](mailto:EWRAirTrain@tutorperini.com)



SCAN ME

# Questions

# Port Authority Questions

- What are the community benefits of this Program ?
- Will the Early Works projects be publicly advertised so potential subcontractors can pursue opportunities ? If not, where can sub-contractors go to find out about current Early Works projects/ opportunities ?
- Does the Early Works Program allow for joint ventures between primes to meet the prior work experience requirements ? If so, will both JV contractors have to be invited to bid the Early Works project ?
- Will there be a PLA for the project ?

# Doppelmayr Questions

- What type of MWBE/ SDVOB/ LBE subcontracts do you anticipate for the Systems Technology portion ? What is the anticipated contract value range for potential MWBE/SDVOB/ LBE subcontractors ?
- Will the prime contractor encourage its prime subcontractors to seek and engage other MWBE 2<sup>nd</sup> tier subcontractors to assist with meeting the contract's participation goals ?
- How do the Primes plan to on-board and train teams for this project ? How will they ensure timelines are met and each person is accountable to other stakeholders ?



# Guideway and Stations Questions

- Will the prime contractor encourage its prime subcontractors to seek and engage other MWBE 2<sup>nd</sup> tier subcontractors to assist with meeting the contract's participation goals ?
- How do the Primes plan to on-board and train teams for this project ? How will they ensure timelines are met and each person is accountable to other stakeholders ?

# Networking