

# THE NEW TERMINAL ONE

JFK INTERNATIONAL AIRPORT

M/W/LBE, SDVOB Information Session  
National Association of Minority Contractors (NAMC)  
New York Tri-State Chapter

July 12, 2022

# Agenda

- **The National Association of Minority Contractors (NAMC)  
New York Tri-State Chapter**  
Nayan Parikh, President & CEO, Ashnu International Inc.
- **The New Terminal One - Project Overview and Impact**  
Dr. Gerrard P. Bushell, President & CEO, The New Terminal One
- **Port Authority of New York and New Jersey**  
Carrol Bennett, Acting Chief Diversity, Equity & Inclusion Officer
- **Construction Phasing, Procurement and Prequalification**  
Anthony Pastore, Senior Vice President, AECOM Tishman
- **Questions & Answers**

**JULY 12<sup>TH</sup>**  
10:00 AM ET

Behind the Scenes of  
**THE NEW TERMINAL ONE**  
JFK INTERNATIONAL AIRPORT

**Dr. Gerrard Bushell**  
Chair and CEO  
New Terminal One

**Anthony Pastore**  
Senior Vice President  
AECOM Tishman

**Carrol Bennett**  
Acting Chief Diversity, Equity  
& Inclusion Officer  
The Port Authority of New York  
and New Jersey

**M/W/LBE, SDVOB  
Information Session**

**FACILITATOR**  
**Nayan Parikh**  
President  
NAMC NY Tri-State Chapter  
and ASHNU International

**FREE WEBINAR**  
Register for Zoom access

**REGISTER**

For more information: [www.namctristate.org](http://www.namctristate.org) | 551.257.3645  
JOIN US for our 2022 NAMC Gala on November 3rd!

# Dr. Gerrard P. Bushell – President and CEO



- President and CEO of The New Terminal One at JFK
- Former President & CEO of the Dormitory Authority of the State of New York (DASNY)—one of the country's most prominent public builders with a construction portfolio valued at more than \$6 billion
- Accomplished investment advisor counseling leading institutional investors and raising private and public capital at firms including BNY Mellon, Kohlberg Kravis Roberts & Co. (KKR), and Citigroup.
- Early career in government and labor serving in senior roles for Comptroller H. Carl McCall, Councilwoman C. Virginia Fields, and District Council 37 of the American Federation of State, County and Municipal Employees (AFSCME)

# Our World-Class Team

FINANCIAL SPONSORS	   
CAPITAL PROJECT DELIVERY	     
DESIGN-BUILDER	 
MASTER CONCESSIONAIRE	

# Project Update

- On June 10<sup>th</sup>, the New Terminal One (NTO) reached financial close on the terminal for the first phase of the project and executed a lease with the Port Authority allowing construction to proceed
- The Port Authority Board approved the addition of Ferrovial as a lead financial sponsor alongside Carlyle, JLC Infrastructure and Ullico
- The 2.4 million square foot terminal aspires to be among the top- rated airport terminals in the world
- NTO will create more than 10,000 jobs and strengthen the economic ties to the community
- Groundbreaking is slated for this summer, with the first new gates opening in 2026



NTO recognizes the importance of creating jobs, supporting local businesses, promoting diversity, and delivering opportunities to the local community

# The New Terminal One Impact

## Jobs



**10,000+** total jobs  
**6,000+** local construction jobs

## Local



**Creating** opportunities for local firms and residents  
**Prioritizing** 37 local zip codes and Queens

## Labor



**Project Labor Agreement** with industry leading MWBE and local hiring provisions  
**Building Trades** investing through Ullico as a Financial Sponsor

## Community



**Initiatives** on education, workforce, environmental, and business development  
**JFK Airport Academy** to upskill local workforce

## Sustainability



**Green Energy** and carbon reduction initiatives  
**LEED Certification** through construction and state-of-the-art operational capabilities  
**Envision Certification** to evaluate the sustainability of civil infrastructure

## Diversity



**30% M/WBE** participation goal across all disciplines and phases; **3% SDVOB** participation goal for design and construction work

# Reaffirming Our Commitments

---

- **30% M/WBE goal (20% MBE, 10% WBE)** across all phases and disciplines of the project
- **3% SDVOB goal** across all phases and disciplines of the project
- Hiring goals for minorities and women (**40% for laborers, 30% for other trades and 7% for women**)
- **Prioritization of local firms** starting with SE Queens and Western Nassau, followed by Borough of Queens and New York /New Jersey Port District

# The New Terminal One Redevelopment Project

To be built on site of the existing Terminal 1, Terminal 2 and former Terminal 3

**9** Widebody Gates / **1** Narrow body Gate

**0.7** million square foot building

**45** acres (current T1 site)

**All-International** traffic



**23** Widebody Gates / **1** Narrow body Gate

**2.4** million square foot building

**134** acres (current T1, T2 and former T3 sites)

**All-International** traffic



2.4M square feet of terminal space, **250% larger** than existing terminal

More than **300,000 square feet** of dining, retail, lounges, and recreational space, offering passengers a uniquely New York sense of place.

# Carrol Bennett, Acting Chief DEI Officer, PANYNJ



- **Appointed to CDEIO at the Port Authority of New York & New Jersey in 2021 with over 30 years of executive management experience to her role.**
- **Previously serving as the Chief of Staff for the Office of Diversity, Equity & Inclusion, providing advice, guidance, support, and management for a wide range of related programmatic initiatives aimed at furthering the Agency's DEI agenda.**
- **Prior to joining ODEI, she held many key leadership positions at the Port Authority, including, Assistant Director in the Office of Capital Planning & Asset Management where she assisted the Chief of Capital Planning, with the management of the Port Authority's \$32 billion ten-year Capital Plan.**

# PA Commitment to Increase MWBE Utilization

- **In 2018, Board approved new MWBE participation goals of 30% (20% MBEs and 10% WBEs) across all procurement categories**
  - Prior to 2018, MWBE goals were focused on Construction
  - After the Board's 2018 resolution, expanded focus to additional categories:
    - Architectural & Engineering (A&E) Professional Services
    - Goods & Services
    - Non-A&E Professional Services
    - Technology Services
- **Various strategies implemented to increase MWBE utilization**
  - Educate internal and external partners regarding Diversity within Diversity, and enforcing 30% goal on every phase of a project (ex: design-build)
  - Host series of forums and training sessions on Doing Business with the Port Authority
  - Eliminated barriers:
    - Unbundle large contracts into smaller contracts to increase opportunities
    - Aligning firm requirements to better match scope of work
    - Reducing onerous financial requirements (ie: bond waivers, insurance requirements)
    - Training RFP selection committee members on unconscious bias

# JFK Redevelopment

- **\$18 billion** to transform JFK into a unified, world-class international gateway (Terminal 1, Terminal 8, Terminal 4, and Terminal 6)
  - New JFK New Terminal One deal signed on June 10<sup>th</sup>
- **Senior Port Authority Leadership:** Engaged with private partners to assure commitment to achieve MWBE goals with regular follow-up
- **Community Engagement:** Multiple targeted programs in partnership with the local community
  - 4 focuses to the Community Development Program: Business Development, Career/Workforce Development, Education, and Environmental Stewardship
- **Project Readiness for JFK:** Matching events to introduce chosen primes to potential local sub-contractors
- Goal is to achieve similar positive results that were achieved on LGA Redevelopment Program and are now being achieved on EWR Redevelopment Program

# MWBE Highlights

**LGA  
Redevelopment**  
(from inception of  
project):

**\$2.2  
Billion**  
awarded to  
MWBE's

**EWR Terminal A  
Redevelopment/  
ConRAC & PA  
Work**  
(from inception of  
project):

**\$551M**  
awarded to  
MWBE's

**2019-2021\* MWBE  
Performance on  
Remainder of PA  
Contracts:**

**\$1.02  
Billion**  
payments to  
MWBE's

# New Terminal One Procurement

An aerial rendering of the JFK International Airport Terminal One construction site. The image shows the large, multi-winged terminal building under construction, with various aircraft parked at gates. The surrounding area includes runways, taxiways, and a body of water in the background. The text "Construction Phasing and Contracting Opportunities" is overlaid in white on the central part of the image.

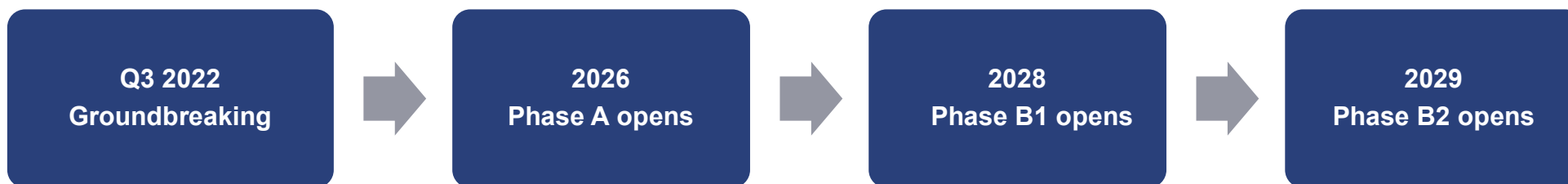
## Construction Phasing and Contracting Opportunities

# Anthony Pastore – Senior Vice President, AECOM Tishman

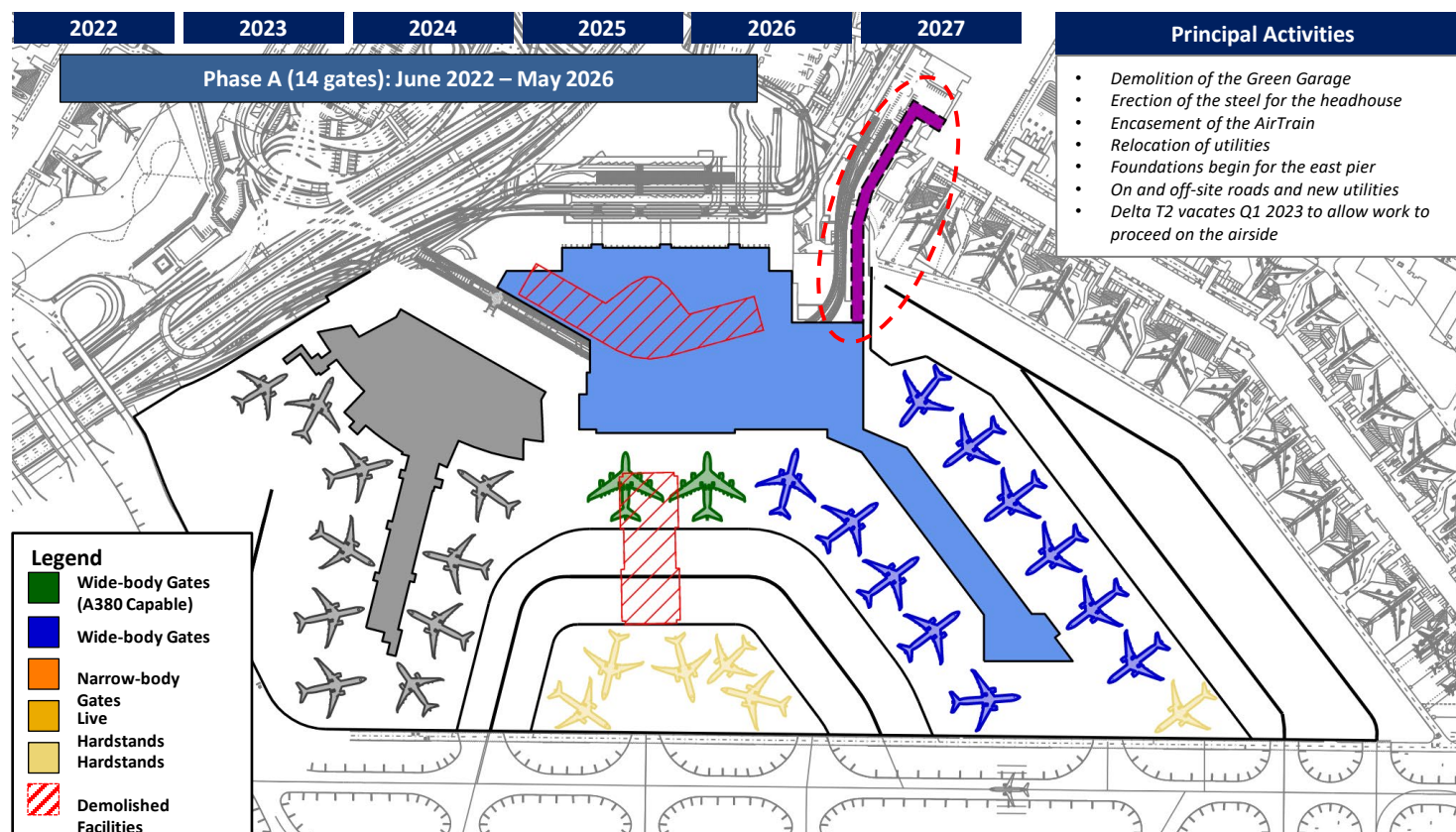


- Mr. Pastore joined AECOM Tishman more than 21 years ago and brings to the project more than 26 years' experience in the construction industry.
- His company journey began as a carpentry foreman and he quickly moved up the ranks to Senior Project Manager and now serves as a Senior Vice President.
- Mr. Pastore's responsibilities have included on-site supervision and coordination of trade contractors, quality control inspections, estimating and change order negotiations, administering contractual modifications including budget analyses and review of trade contractor payments.
- His recently completed projects include the World Trade Center Transportation Hub, and the W New York Downtown Hotel and Residences. He is currently working on The New Terminal One at JFK.

# Anticipated Project Phasing



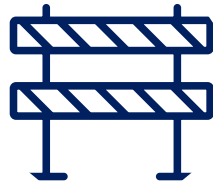
- Demolition of the Green Garage, led by two local M/WBEs, will kick off project construction
- 23 gates to be built in phases
  - 14 gates in Phase A
  - 5 gates in Phase B1
  - 4 gates in Phase B2
- Phasing is subject to international passenger traffic levels
- AECOM Tishman is the design-build contractor for Phase A



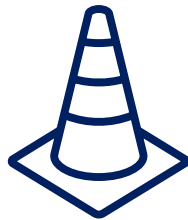
# General Conditions and Requirements



Coffee / Water  
Couriers / Messengers  
Executive Recruiting  
Office Furniture  
Office Supplies / First Aid Supplies  
Reprographics / Printers



Janitorial Services  
Pest Control  
Temporary Bathrooms  
Trailers  
Waster Removal / Carting



Fencing  
Fire Safety Management  
Labor Force  
Surveyor  
Snow Removal

# Bid Opportunities – July

Bid Packages			
Description	Launch Date	Pre-Bid Conference	Due Date
Roofing	7/15/2022	7/29/2022	8/12/2022
Main Electrical		7/30/2022	8/5/2022
Emergency Power			
Plumbing			
Fire Protection			
Ventilation			
Heating & Air Conditioning		8/9/2022	8/16/2022
Carpentry			
Concrete Slab-on-Grade	7/25/2022	8/19/2022	8/26/2022
Concrete Slab-on-Metal-Deck	7/29/2022	8/23/2022	8/30/2022

# Bid Opportunities – August

Bid Packages			
Description	Launch Date	Pre-Bid Conference	Due Date
Wi-Fi, DAS Cellular, Public Safety/Mobile Radio	8/1/2022	8/26/2022	9/2/2022
Masonry	8/10/2022	9/4/2022	9/11/2022
Spray on Fireproofing	8/15/2022	9/9/2022	9/16/2022
Roadway Canopies			
Demo of Terminal 2			
Stair Steel			
Temp. Carpentry	8/21/2022	9/15/2022	9/22/2022
OH Coiling & Specialty Doors	8/25/2022	9/19/2022	9/26/2022

# Bid Opportunities – September

Bid Packages			
Description	Launch Date	Pre-Bid Conference	Due Date
Miscellaneous Metals	9/1/2022	9/26/2022	10/3/2022
Fire Alarm	9/15/2022	10/10/2022	10/17/2022
BATC			
SITA - Master Integrator			
Dock Guidance, Ramp Signage, etc.			
Flooring	9/22/2022	10/17/2022	10/24/2022
Terrazzo			

# Contractor Prequalification

- AECOM Tishman utilizes TradeTapp for its Pre-Qualification process
- To request a Pre-Qualification Questionnaire:
  - Email [info@onejk.com](mailto:info@onejk.com) or
  - Self-invite by visiting [www.anewjfk.com/projects/the-new-terminal-one](http://www.anewjfk.com/projects/the-new-terminal-one)
- Submit a completed questionnaire and upload financial records and safety documents

## JOIN THE NEW TERMINAL ONE TEAM

The New Terminal One invites all vendors to join the AECOM Tishman bidders list. Click on the “Prequalify” button below. All Vendors are asked to complete an online Prequalification Questionnaire and upload required financial records and safety documents that provide the team with relevant information concerning their financial health, safety and integrity records.

- 1 First time users, please create an account then login.
- 2 If you have an account, login
- 3 Open the “Qualifications Tab”, followed by the “TradeTapp Invites” to locate the **Tishman Construction Corporation** questionnaire to prequalify for The New Terminal One.
- 4 If you have any questions, please email [support@tradetapp.com](mailto:support@tradetapp.com)

 PREQUALIFY

# Departures Curbside and AirTrain Access



# Departures Hall



# Commercial Concourse



# Arrivals – Customs and Border Protection Hall



# Arrivals / Meeter Greeter Hall



# Baggage Hall



# Questions & Answers



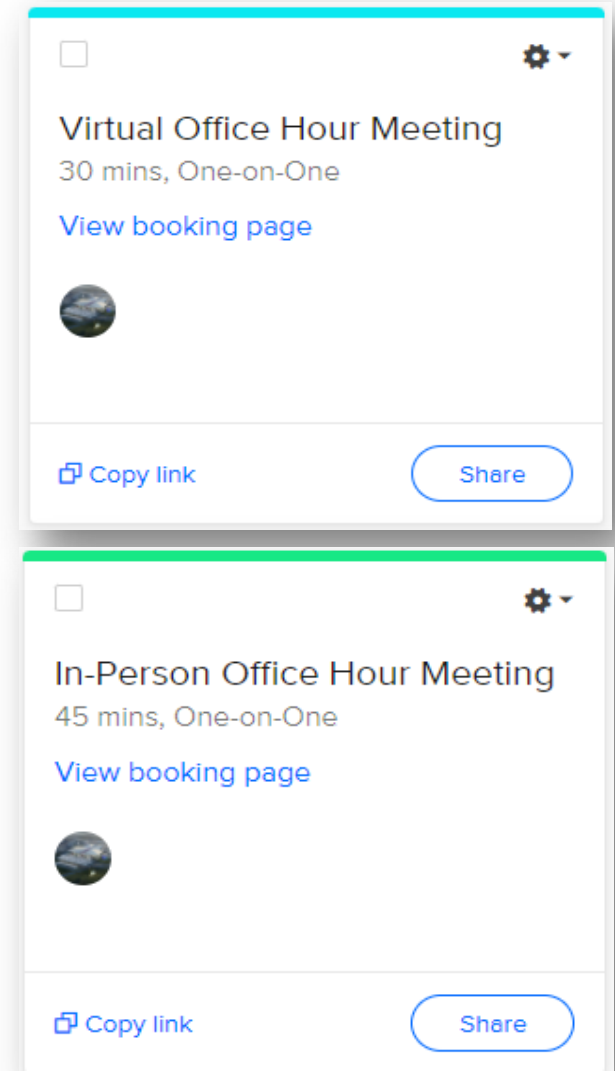
# Stay Connected with The New Terminal One

## 2022 M/W/LBE, SDVOB INFORMATION SESSIONS:

- **JFK T1/T6 Meet the Primes – July 21**  
Russo's on the Bay
  - **M/W/LBE, SDVOB Information Session – August 9**  
Preparing A Successful Bid Submission
  - **NTO MWLBE/SDVOB Information Session – August 25**  
Leadership in Energy and Environmental Design (LEED)
  - **AECOM Tishman Local Workforce Event – September 13**
  - **NTO MWLBE/SDVOB Information Session – October 11**  
Innovative Partnerships for Subcontracting Opportunities
- \* Additional sessions will be scheduled. Follow [www.anewjfk.com](http://www.anewjfk.com) for updates.*

## OFFICE HOURS

- Visit us at <https://www.anewjfk.com/projects/the-new-terminal-one/>
- Register for 1-on-1 Meetings:
  - Virtual: Daily from 9:00am to 5:00pm
  - In-Person: Wednesday's from 12:00pm to 4:00pm at the JFK Redevelopment Community Information Center



# THE NEW TERMINAL ONE

---

JFK INTERNATIONAL AIRPORT

To learn more visit:  
[www.anewjfk.com/projects/the-new-terminal-one/](http://www.anewjfk.com/projects/the-new-terminal-one/)

General Inquiries: [info@onejfk.com](mailto:info@onejfk.com)