



# Gateway Development Commission

*Board Meeting*

April 27, 2026

# Agenda

Construction Updates

Hudson River Tunnel Section

Public Comment

Executive Session

Action Items



# Construction Updates

# Palisades Tunnel Project

## Palisades Portal



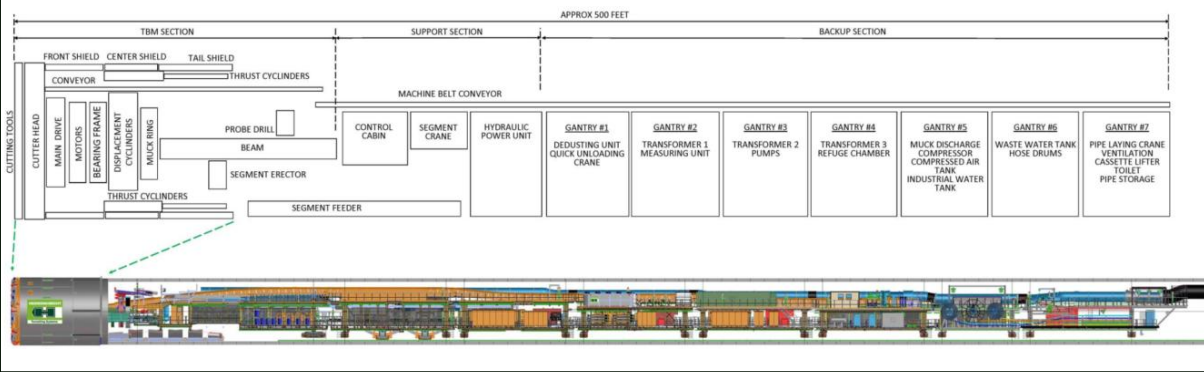
# Progress Toward Start of Tunnel Boring Under the Palisades

## Steps to Boring the Palisades Tunnel

1. Complete excavation and construction of portal launch box
2. Complete TBM assembly
3. On-site testing



## Single-Shield TBM Assembly Components



# Palisades Tunnel Project

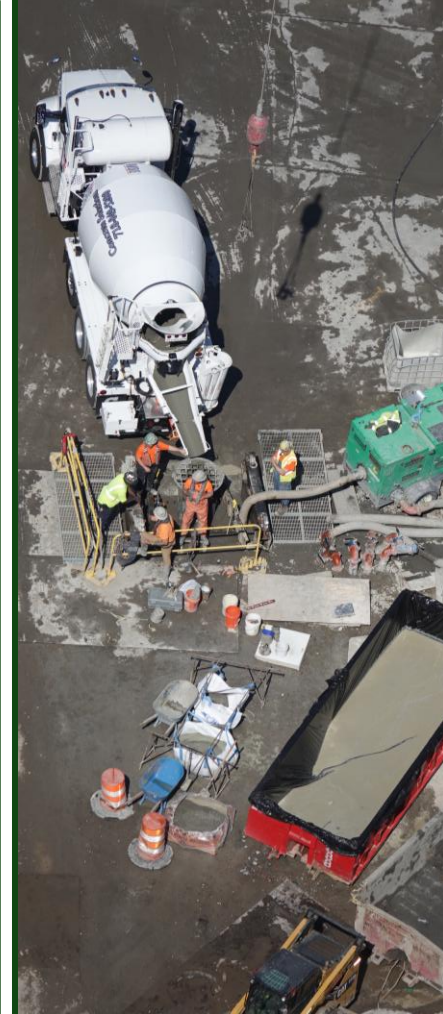
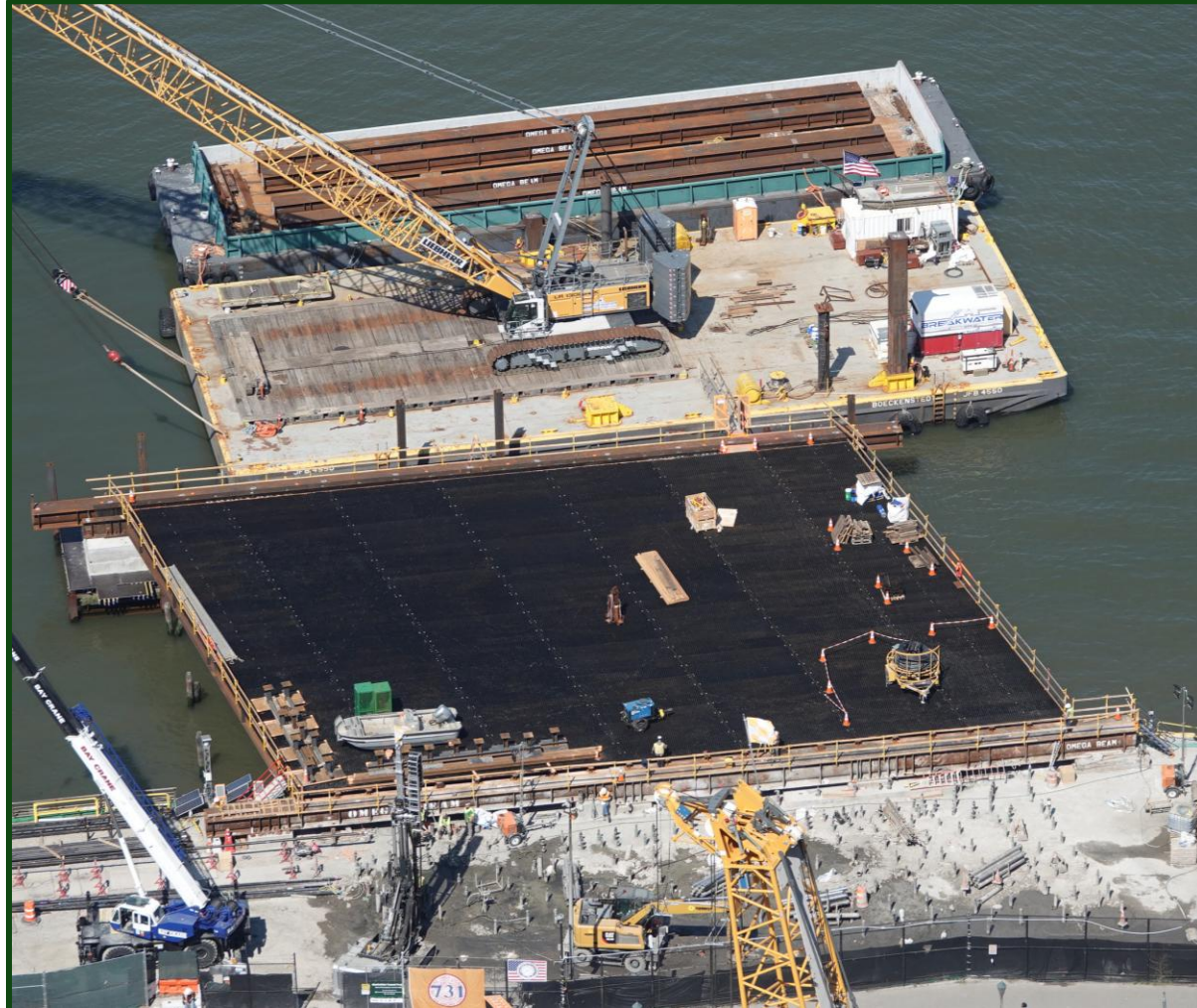
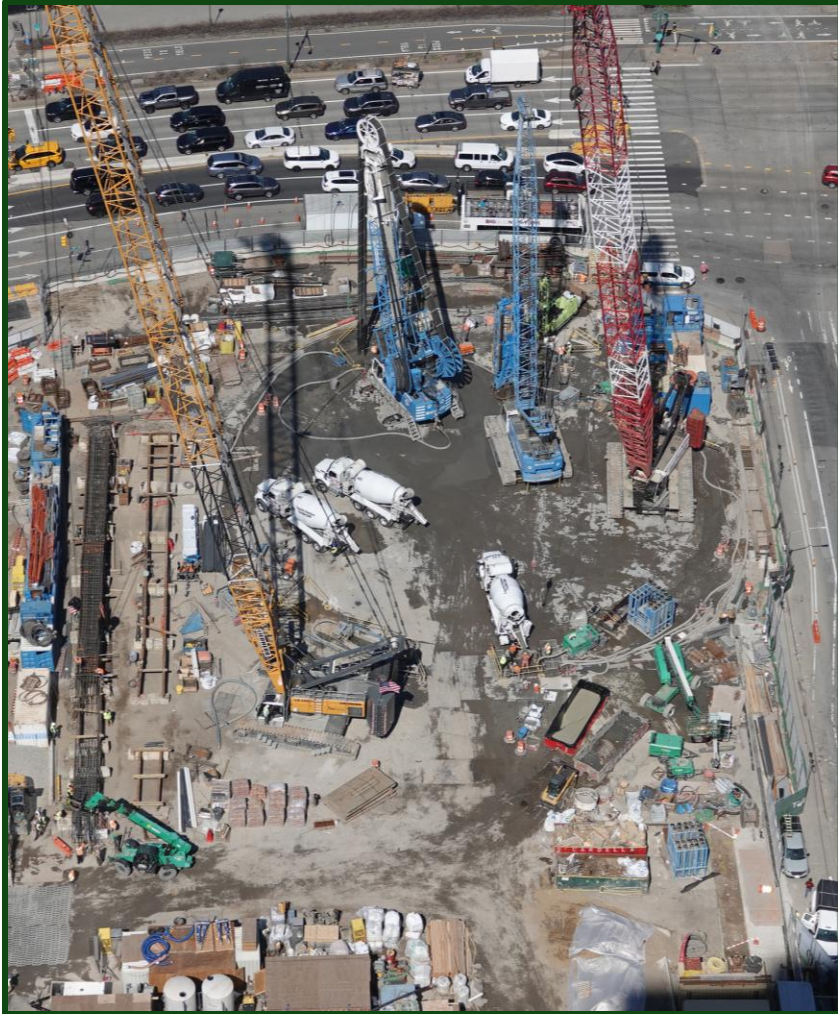
## Hudson County Shaft



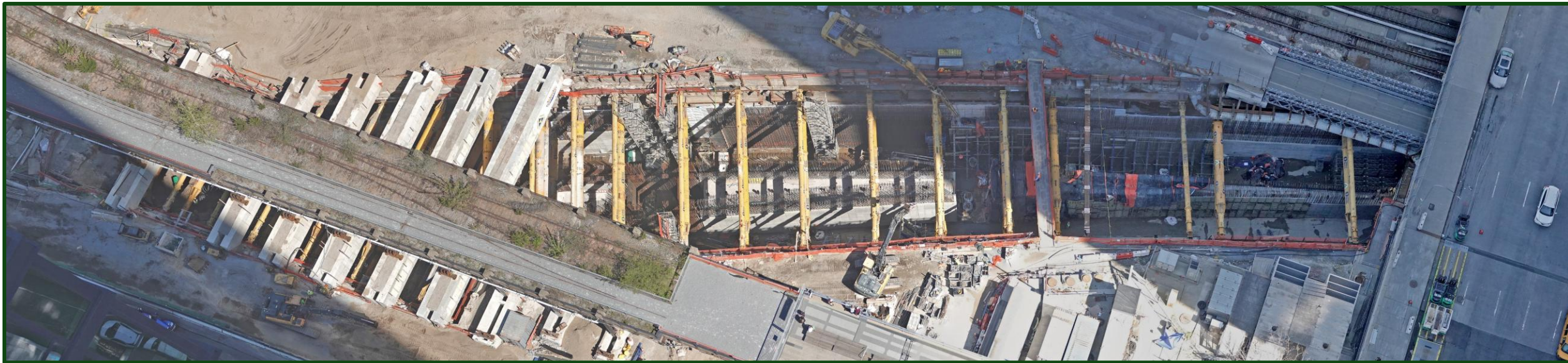
# Hudson River Ground Stabilization Project



# Manhattan Tunnel Project



# Hudson Yards Concrete Casing – Section 3

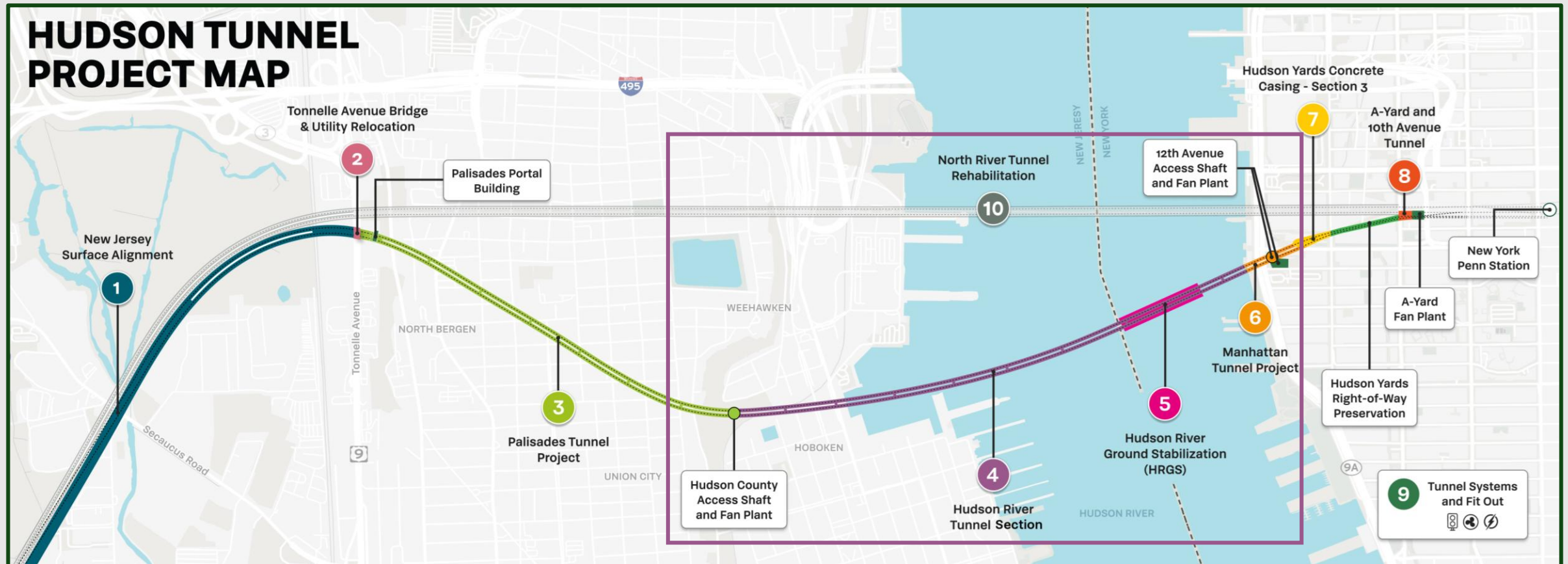


The background features a light green color with various decorative elements. At the top, there are several horizontal lines of varying lengths and colors (green, blue, purple). Below these, there are several green, stepped, rectangular shapes of different heights and widths, resembling a stylized skyline or a series of blocks. The central focus is the title text, which is overlaid on a wavy, light green line. Below the title, there are several horizontal lines of varying lengths and colors (green, blue, purple). At the bottom, there are several green, stepped, rectangular shapes of different heights and widths, similar to the ones at the top. The overall design is clean and modern, with a focus on geometric shapes and a limited color palette.

# Package 1C: The Hudson River Tunnel Section

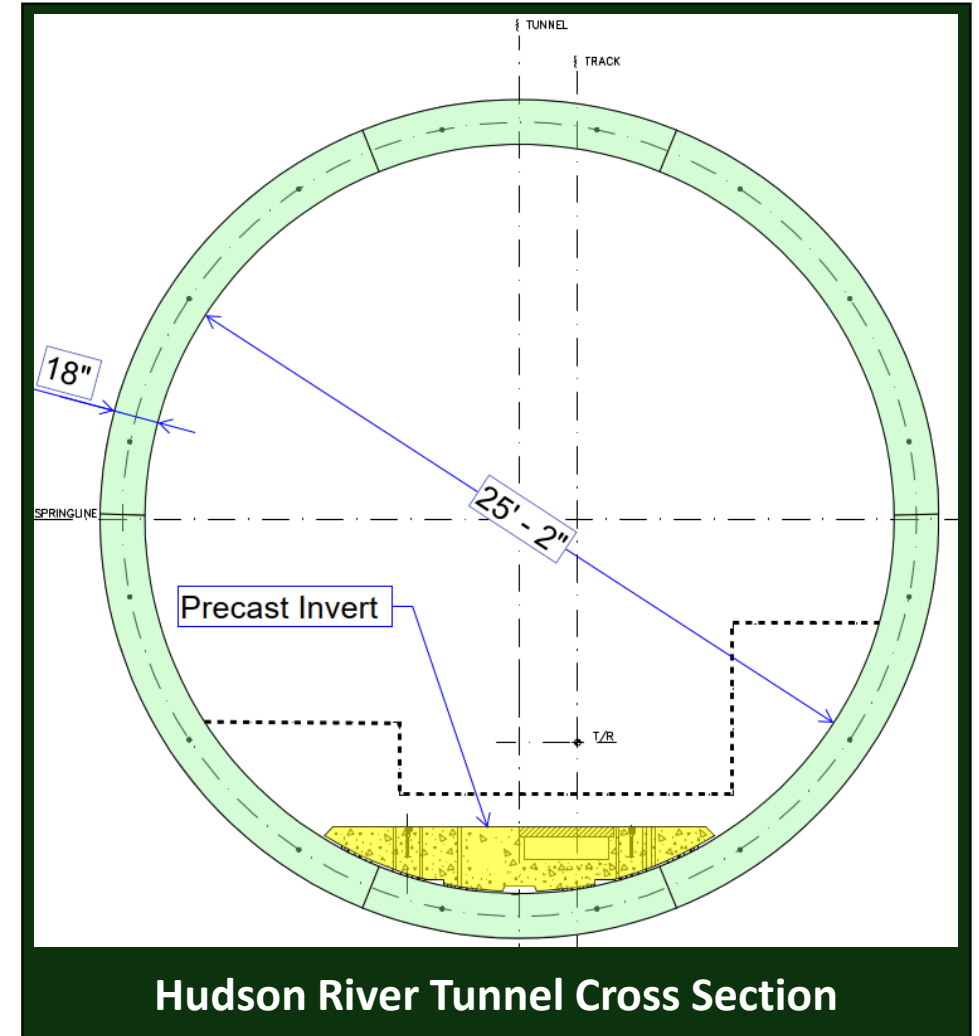
# Package 1C: The Hudson River Tunnel Section

The Hudson River Tunnel Section will build the portion of the new tunnel under the Hudson River, from the Hudson County Access Shaft in Weehawken to the 12<sup>th</sup> Avenue Access Shaft in Manhattan.



# Package 1C Key Work Elements: Tunnel Boring

- Two 7,250-foot bored tunnels
- Manufacture two mixed-use TBMs
- Construct invert slabs
- Install precast segmental linings
- Remove obstructions and spoils
- Build 9 cross passages



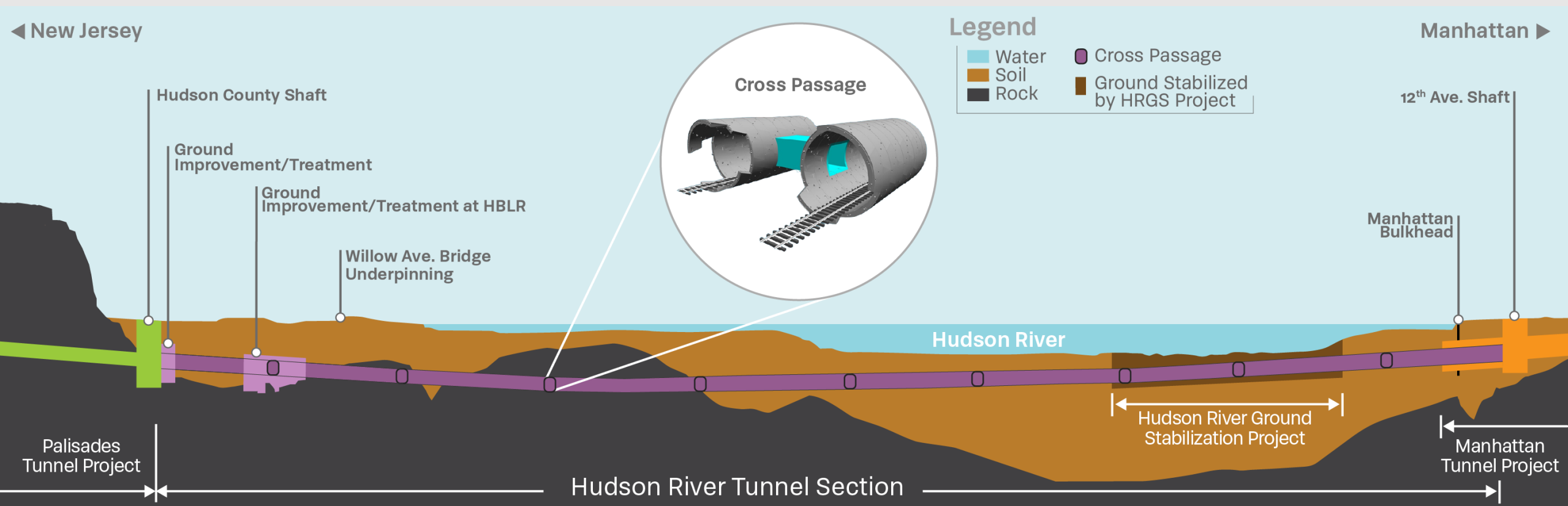
# Package 1C Key Work Elements: Above Ground

- Relocate and support existing utilities
- Support Willow Avenue Bridge
- Hudson Bergen Light Rail line and Hudson County Access Shaft ground improvement
- Maintain site facilities
- Install temporary power systems

**The Hudson River Tunnel Section contract involves complex civil construction, including utility relocation, ground improvement, and underpinning.**



# Tunneling Under the Hudson River



# Contract GDC-26-008-HTP

## ***GDC Issues Request for Qualifications (RFQ)***

*Four firms responded with a Statement of Qualifications*



## ***GDC Issues Shortlist***

*Three firms invited to submit proposals*



## ***Selection***

*Traylor/Walsh/Skanska JV recommended for contract award*

**Selected Firm:** Traylor/Walsh/Skanska JV

**Contract Price:** \$1.29 Billion

**Contract Type:** Design-Bid-Build

**Anticipated Construction Start:** 2026

**Six of the ten construction packages that make up the Hudson Tunnel Project are now in progress or complete.**



# Additional Action Items

# 2025 Audited Financial Statements

**GDC is required to complete annual financial audits.**

- Audits are conducted by an independent third party
- Auditors check to make sure that GDC's financial statements are accurate and follow best practices

**The Audit Committee has reviewed the audited financial statements and recommends them for approval by the Board of Commissioners.**

The FY2025 Audited Financials will be included in GDC's 2025 Annual Report, which will be posted on the Commission's website in accordance with the GDC Act Requirements.



# HTP Insurance Program

In May 2025, GDC retained NFP Property & Casualty, Inc. to develop an insurance program for the Hudson Tunnel Project.

Contractors for previously awarded packages have procured the necessary insurance programs themselves.

**In collaboration with NFP, GDC has identified an owner-controlled insurance program (OCIP) as the most cost-effective and broad coverage program for future construction packages.**

## OCIP Benefits

- Comprehensive program, rather than fragmented, package by package, approach
- Coverage and control over risks
- Cashflow efficiencies and cost savings
- Interface risk management

## Action Items

### Resolution #0426-03

- Authorizes GDC to establish and manage an OCIP for P1C, P3, and P2A
- Enables GDC to authorize NFP to provide broker services related to insurance procurements for future construction projects

### Resolution #0426-04

- Authorizes GDC to execute contract with Gallagher Bassett for administration services to support GDC's OCIP for general liabilities, workers compensation, and excess liabilities insurance policies



# Public Comment

# Action Items

**#0426-01:** Authorization of Award of Contract GDC-26-008-HTP for the P1C: The Hudson River Tunnel Section

**#0426-02:** Approval of Market Case Estimate for the P1C: The Hudson River Tunnel Section

**#0426-03:** Authorization of Increase to Contract GDC-25-021-OP For Insurance Broker Services and Approval of Insurance Program to Support the Hudson Tunnel Project

**#0426-04:** Authorization of Award of Contract for Third Party Administration Services to Support the Hudson Tunnel Project's Insurance Program

**#0426-05:** Authorization of Fiscal Year 2025 Audited Financial Statements



# GATEWAY DEVELOPMENT COMMISSION