

# Gateway Development Commission

*Board Meeting*

June 1, 2026



# Agenda

Construction Updates

New Jersey Surface Alignment

Public Comment

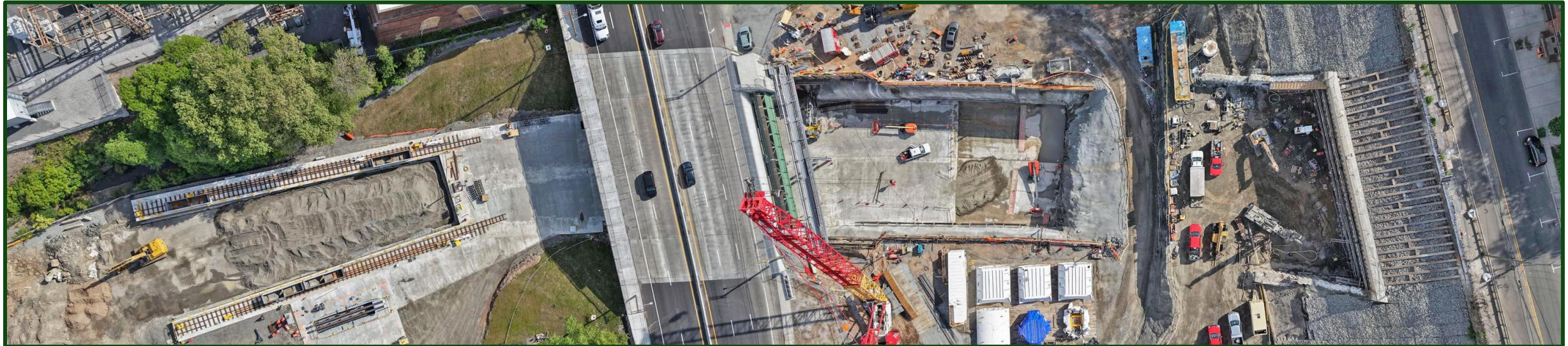
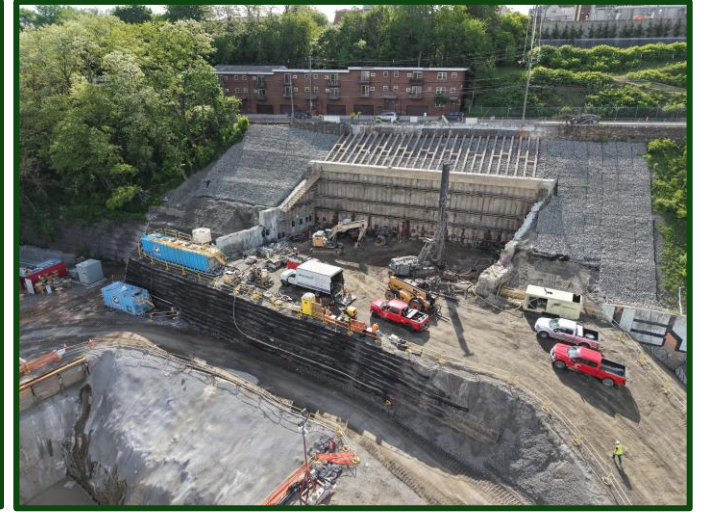
Action Items



# Construction Updates

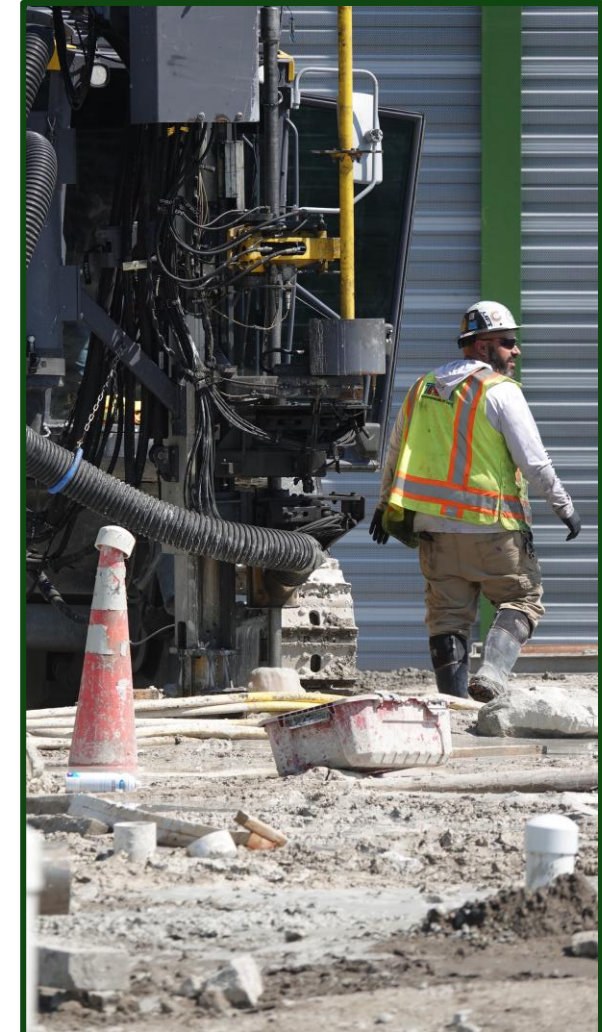
# Palisades Tunnel Project

## Palisades Portal



# Palisades Tunnel Project

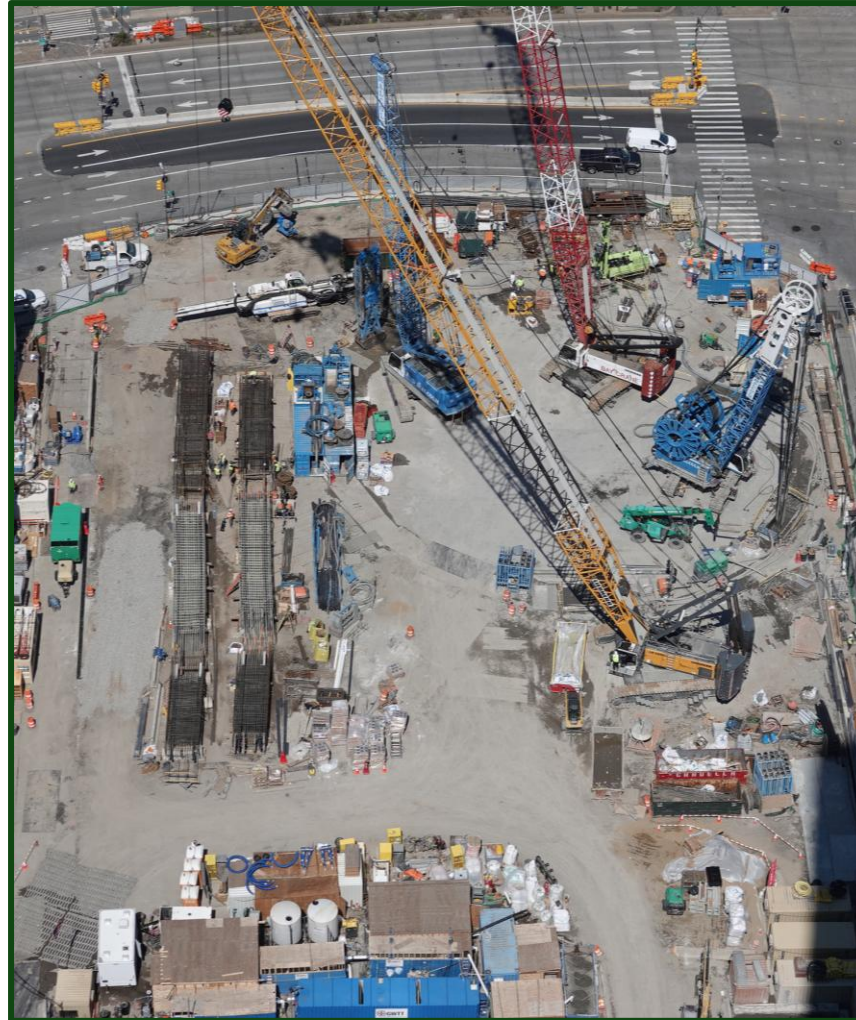
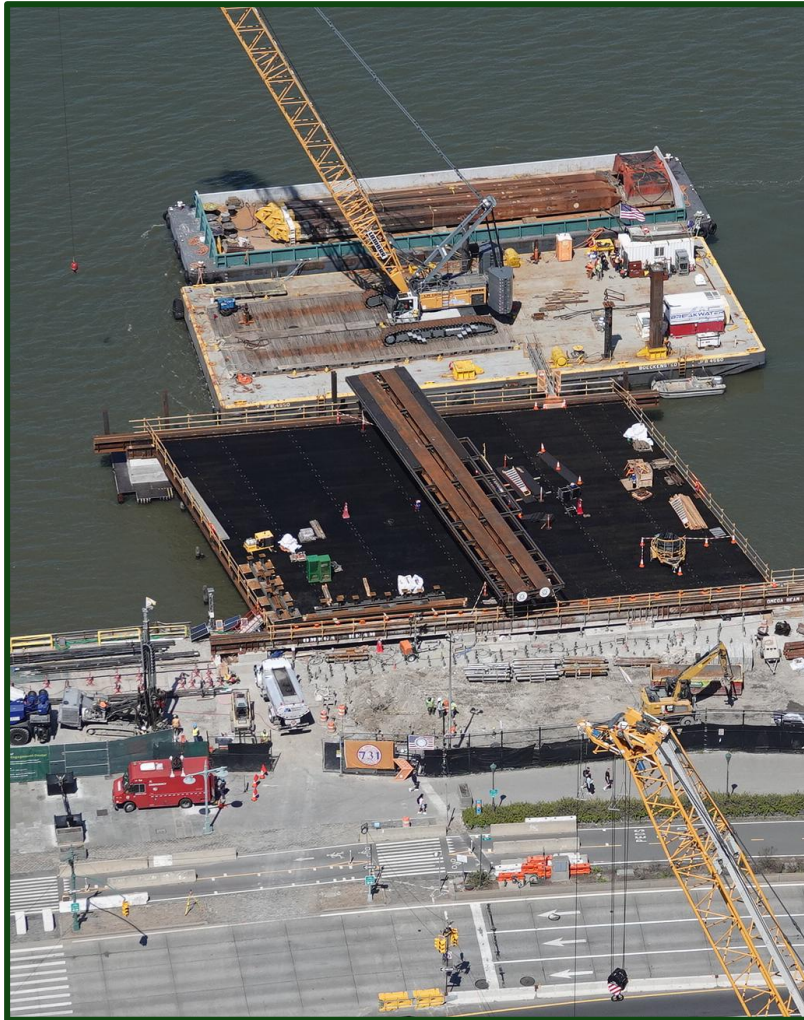
## Hudson County Shaft



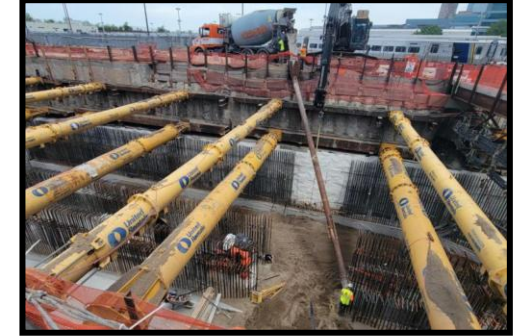
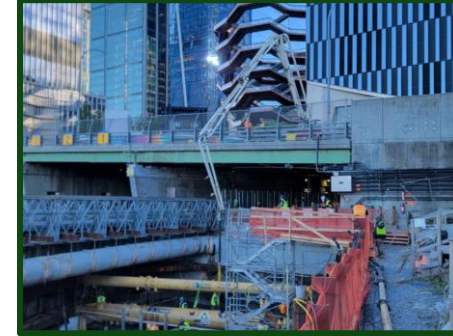
# Hudson River Ground Stabilization Project



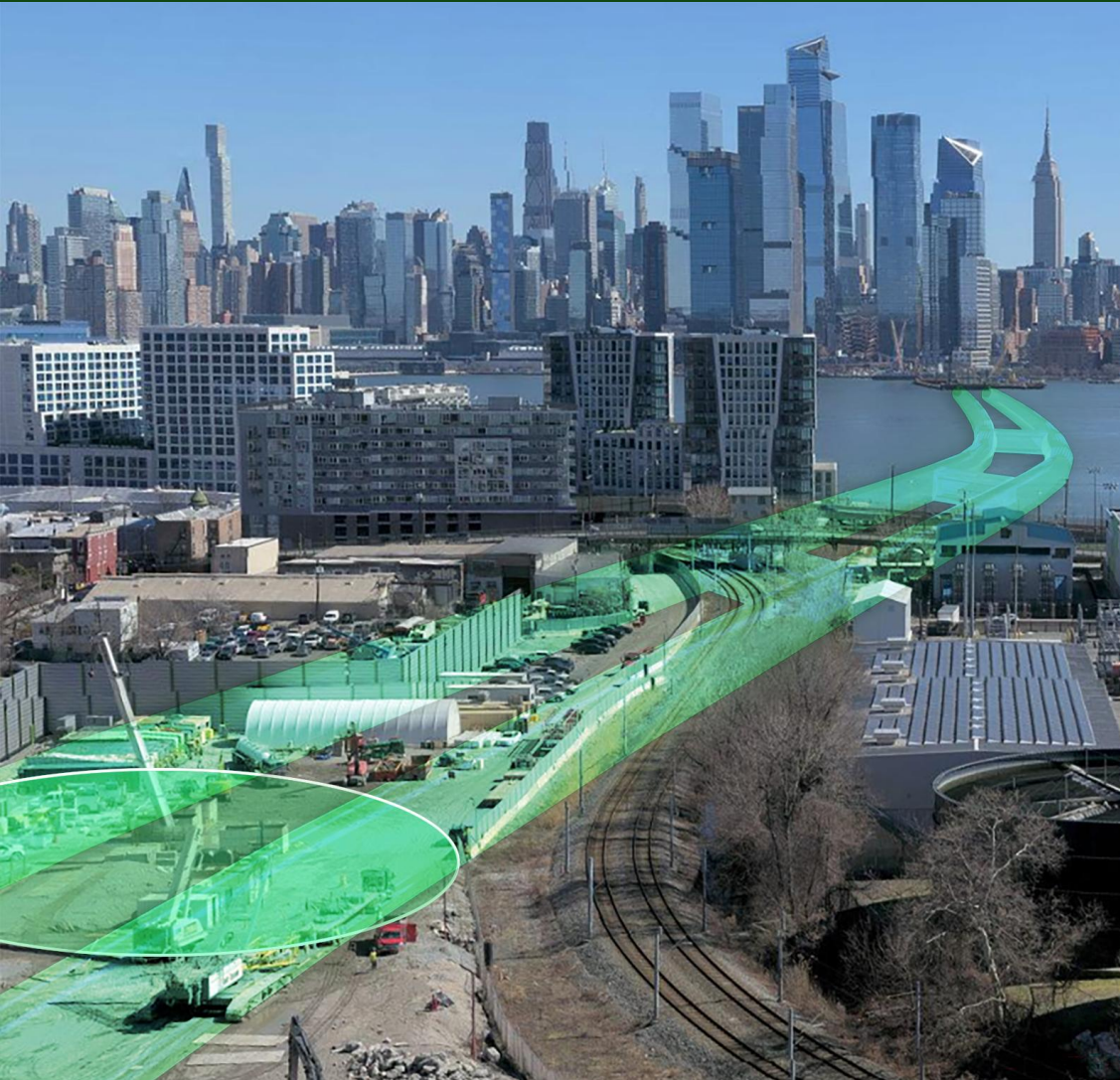
# Manhattan Tunnel Project



# Hudson Yards Concrete Casing – Section 3

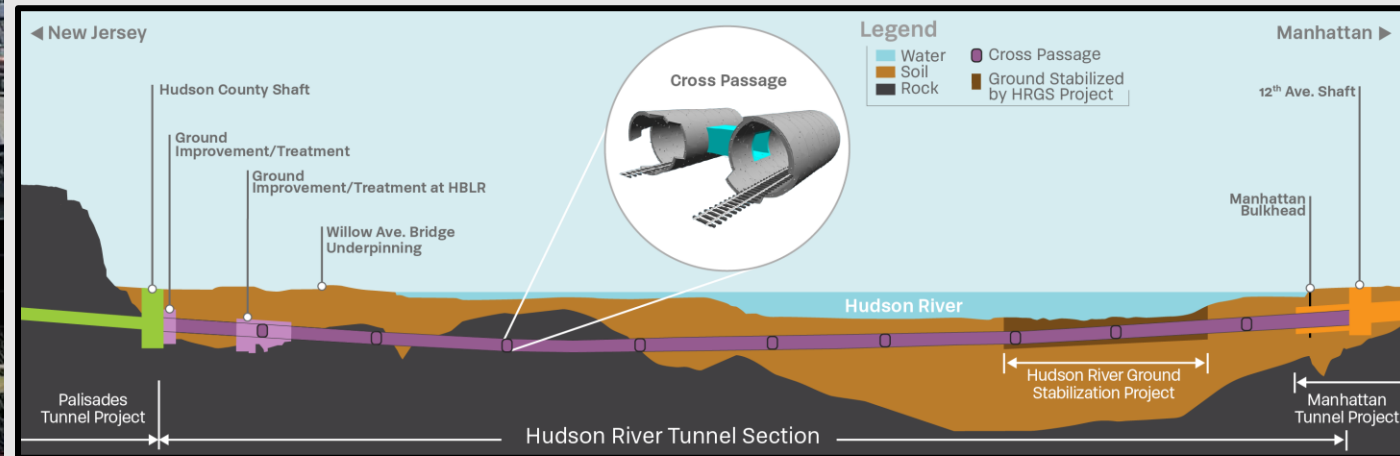


# Hudson River Tunnel Section



## Early work starting soon:

- Site surveying near the Hudson County Access Shaft and Hudson-Bergen Light Rail tracks
- Utility relocation in preparation for Willow Avenue Bridge structural support
- Tunnel boring machine procurement



The background features a light green color with various decorative elements. At the top, there are several horizontal lines, some of which are stepped or jagged, resembling a skyline or a topographic profile. Below these, there are more horizontal lines, some of which are wavy or curved. The overall design is clean and modern, with a focus on geometric and organic shapes in shades of green.

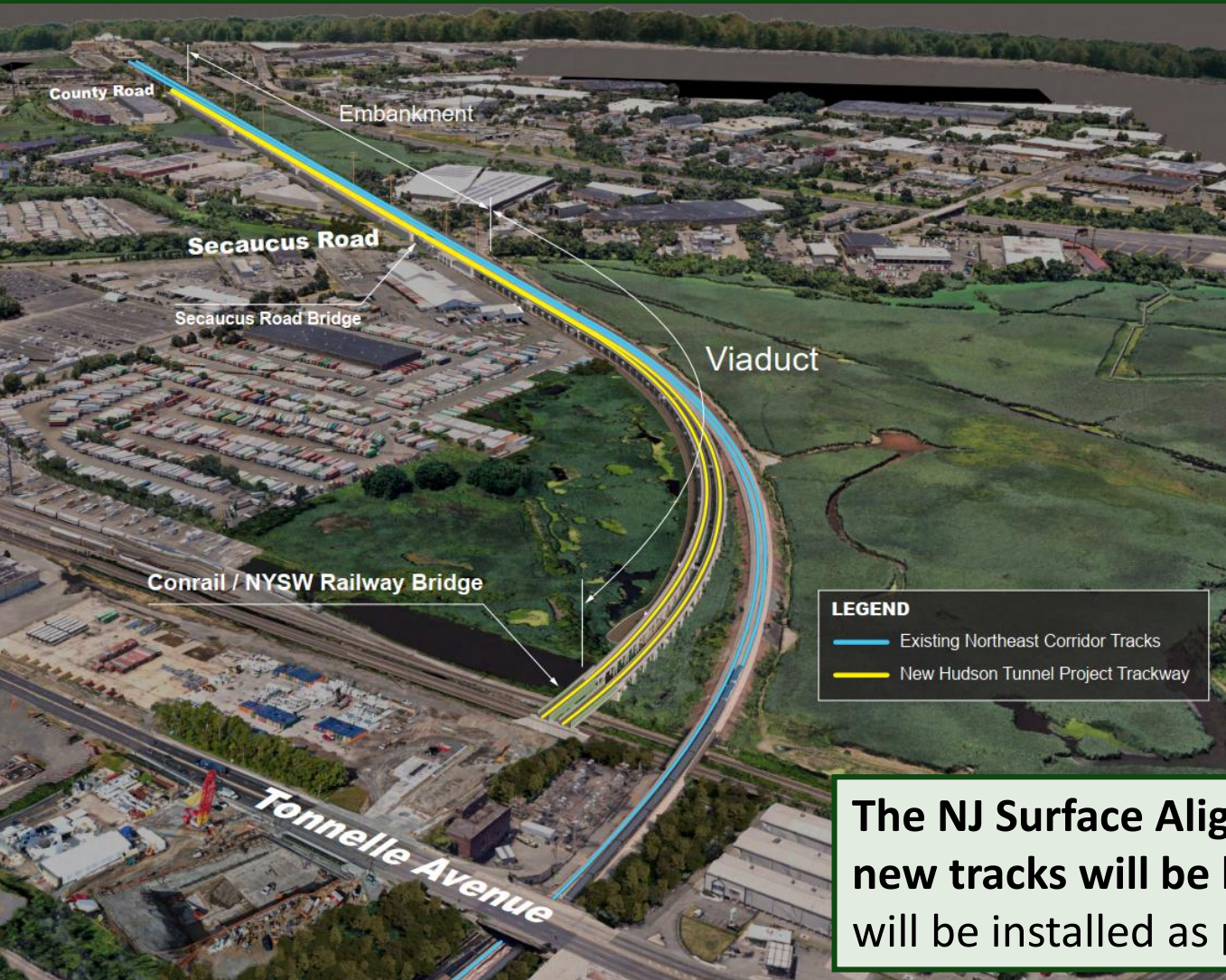
# Package 3: The New Jersey Surface Alignment

# Package 3: The New Jersey Surface Alignment

The NJ Surface Alignment Project will build 1.5 miles of infrastructure to support the future track fit-out construction that will connect the new tunnel to the existing Northeast corridor tracks.



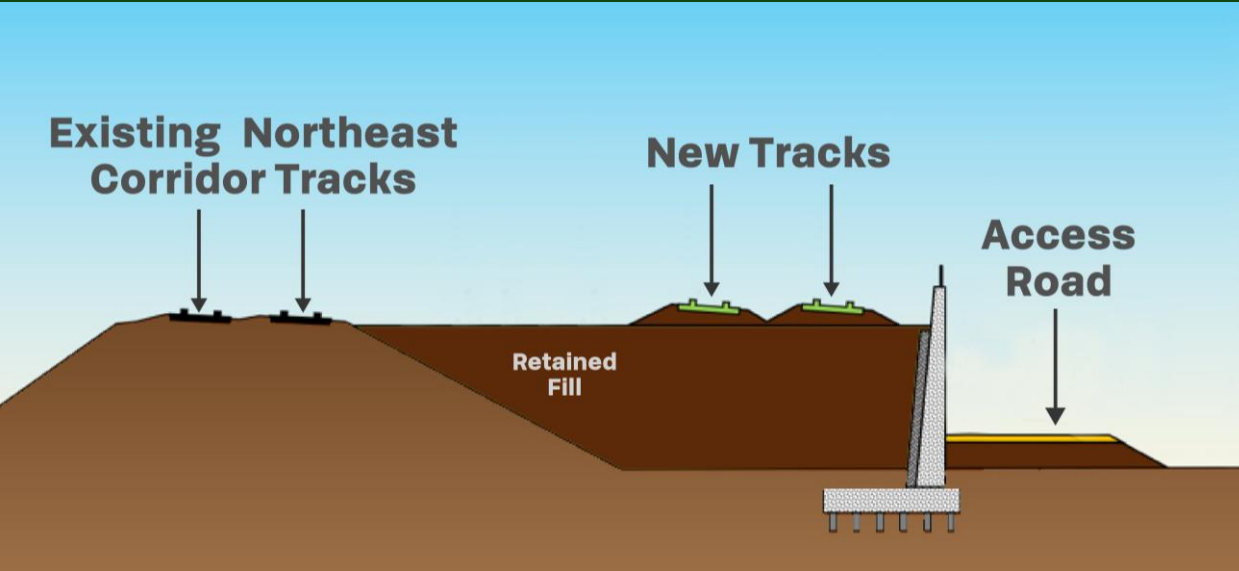
# Key Work Elements



- 4,170 feet of retaining walls with fill
- 3,150 feet of viaduct over wetlands
- Bridges over Secaucus Road and existing Conrail and NYSW tracks
- Building access roads, drainage structures, equipment platforms, and stairs
- Relocating utilities and auxiliary signal power substation

The NJ Surface Alignment Project is building the infrastructure that the new tracks will be built on. Tracks, signals, and other railroad systems will be installed as part of future construction packages.

# Embankment & Viaduct

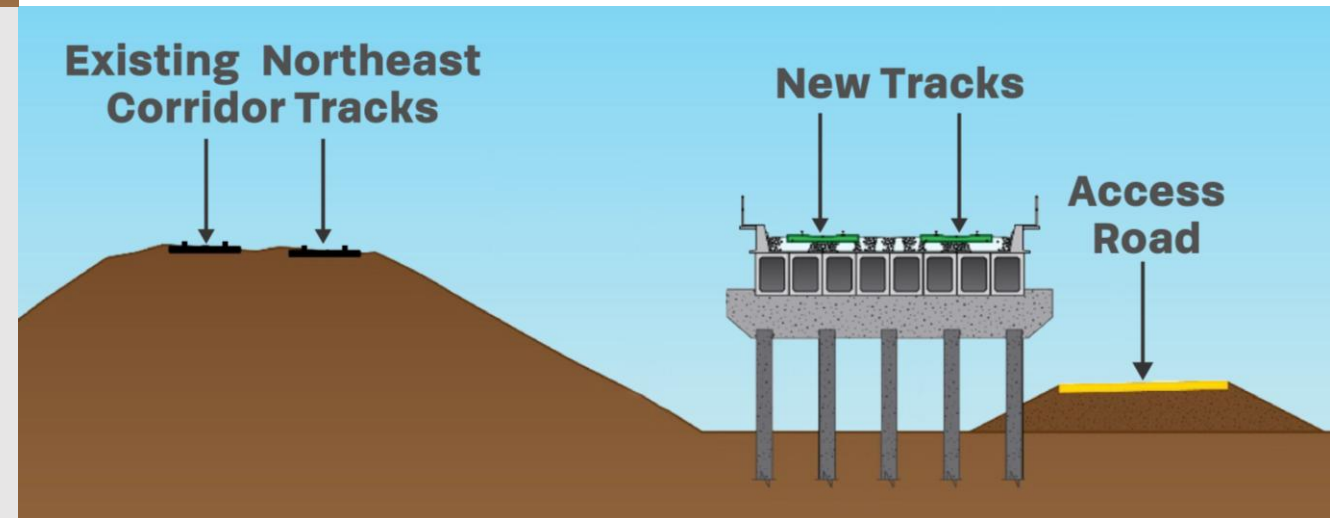


## Embankment Section (4,170 Feet)

- Majority precast concrete units
- Some sections cast in place concrete
- Stone and lightweight cellular concrete fill

## Viaduct Section (3,150 Feet)

- Concrete deck supported by steel girders on concrete piers
- Height varies from 19 feet, 9 inches to 28 feet, 9 inches



# Bridges

## Secaucus Road Bridge

- Length: 70 feet
- Height: 15 feet



## Bridge over Conrail and NYSW tracks

- Length: 150 feet
- Height: 23 feet



# Location & Environmental Considerations

## Location

- Close proximity to live Northeast Corridor, Conrail, and NYSW railroad tracks
- Construction in the Meadowlands
- Varying soil conditions, including soft ground and fill material

## Environmental Protections

- Restricting construction activities during certain times of the year
- Requiring continuous air, noise, and vibration monitoring to ensure health and safety
- Preparing a Materials Management Plan and conducting inspections for potentially contaminated or hazardous materials
- Disposing of contaminated materials subject to regulatory oversight

# Early Works Completed

**To mitigate schedule impacts, GDC has completed tree and vegetation clearing to facilitate compliance with environmental protections.**

Between December and March, the contractor cleared approximately 300,000 square feet of trees and vegetation near the existing Northeast Corridor tracks.

Completing this work helped prepare the site for construction of the NJ Surface Alignment.



# Alternative Technical Concepts

**GDC and the contractor have agreed to implement seven Alternative Technical Concepts (ATCs) for the NJ Surface Alignment Project.**

- ATCs are contractor-proposed design or construction approaches that incorporate innovative solutions from the private sector that differ from the project's preliminary design while maintaining all technical, safety, and performance requirements
- All ATCs were subject to extensive technical review by representatives of GDC, Amtrak, NJ Transit, NYSDOT, and GTHPE
- **These changes will help reduce costs, minimize environmental impacts, and improve long term maintenance of the new infrastructure the NJ Surface Alignment Project builds**

## Changes Implemented by ATCs

*Subject to approval by applicable regulatory agencies*

- Use of higher-strength reinforcing steel in certain structures
- Use of lightweight concrete fill behind retaining walls
- Alternative testing methods for drilled shafts
- Alternative testing methods for piles
- Enhanced track monitoring methods during construction activities
- Extending a section of the viaduct and eliminating access road on trestle bridge
- Alternative bridge design at Secaucus Road using an integral abutment structure

# Contract GDC-26-009-HTP

## Procurement Process

### *Two-Step Design-Build Process*

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

*Six firms responded with a Statement of Qualifications.*



#### **Qualified Firms Shortlisted**

*Four firms invited to submit proposals.*



#### **Selection**

*Two proposals received.*

*Skanska Creamer Sanzari NJSA JV recommended for award.*

**Selected Firm:** Skanska Creamer Sanzari  
NJSA JV

**Contract Price:** \$711,669,000

**Anticipated Construction Start:** 2026

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

# Market Case Estimate

In compliance with the Project Development Agreement for the NJ Surface Alignment Project, GDC staff calculated a Market Case Estimate based on Skanska Creamer Sanzari NJSA JV's bid pricing.

**The Market Case Estimate is a projection of the total project cost including construction and support costs.**

The total estimated cost for the NJ Surface Alignment Project is \$1.42 billion.





# Public Comment

# Action Items

**#0626-01:** Authorization of Award of Contract GDC-26-009-HTP for the P3: NJ Surface Alignment Project.

**#0626-02:** Approval of Market Case Estimate for the P3: NJ Surface Alignment Project.

**#0626-03:** Delegation of Authority Related to Financial Institutions.

**#0626-04:** Appointment of the General Counsel of the Gateway Development Commission.

**#0626-05:** Appointment of the Chief Ethics and Compliance Officer and Board Secretary of the Gateway Development Commission.



**GATEWAY DEVELOPMENT COMMISSION**