

# Gateway Development Commission

*Board Meeting*

JULY 28, 2025





# Agenda

Hudson Tunnel Project Progress Update

Action Items

Executive Session



# Hudson Tunnel Project Progress Update

*Tom Prendergast, CEO*

# Hudson Tunnel Project Progress Update

One year since securing full funding, the Hudson Tunnel Project is in its strongest position yet.

## Five Projects in Progress

- Tonnelle Ave. Project
- HYCC-3 Project
- HRGS Project
- Palisades Tunnel Project
- Manhattan Tunnel Project

## Two Contracts to Be Awarded Soon

- Hudson River Tunnel Project
- NJ Surface Alignment Project





# Tonnelle Avenue Bridge & Utility Relocation

Anticipated Completion: Q4 2025

## Milestones Reached

- East and center sections of the bridge are complete
- Pedestrian bridge installed
- Gas main relocated
- Final traffic shift completed on July 8

## Next Steps

- Complete rock excavation on the eastern side of Tonnelle Avenue
- Coordinate site handover to Palisades Tunnel construction team
- Substantial completion on track for the fall



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

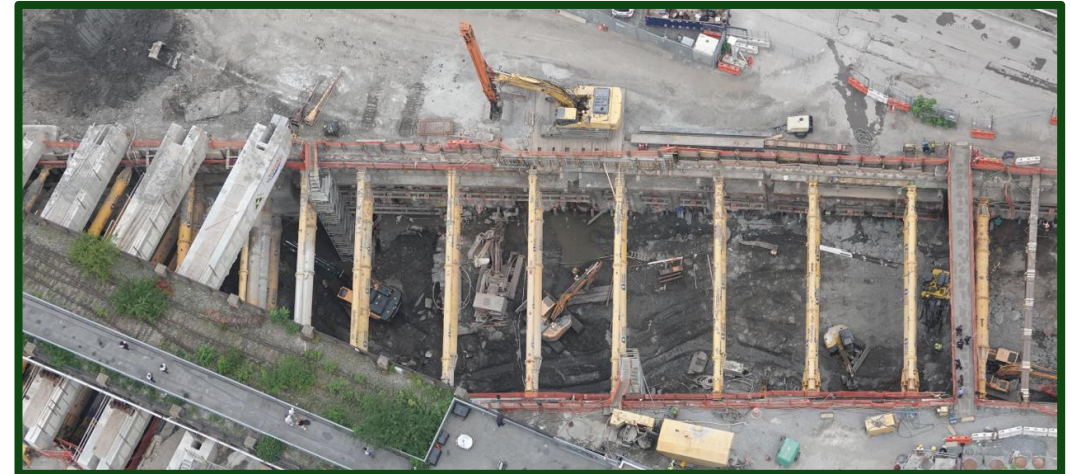
Anticipated Completion: Q4 2026

## Milestones Reached

- Surpassed 50% completion in May 2025
- Trench is now 65 feet deep at deepest point
- 50,600 tons of soil removed
- 2.1 million gallons of water removed

## Next Steps

- Finish installing tie backs and concrete liner wall
- Pour 4,500 cubic yards of concrete for the tunnel box, one of the five largest concrete pours in recent NYC history





# Hudson River Ground Stabilization

**Anticipated Completion: Q1 2027**

## Milestones Reached

- Completed Deep Soil Mixing (DSM) within the test section of the cofferdam
- 248 primary columns mixed
- 180 secondary columns mixed
- Removed overburden to maintain navigation channel
- Second mobile wall in cofferdam installed
- Timber pile field removal began in July

## Next Steps

- Continue DSM and timber pile field removal
- Finish shifting the cofferdam east toward Manhattan



# Palisades Tunnel Project

Anticipated Completion: Q4 2027

## Milestones Reached

- Completed Hudson County Shaft haul route
- 32 soldier piles installed at Tonnelle Ave. site
- Access ramp construction and partial retaining wall demolition completed at Tonnelle Ave.

## Next Steps

- Install substation that will power the Tunnel Boring Machines
- Noise barrier installation
- Construction of Hudson County Shaft
- Tunnel Boring Machines arrive in early 2026





# Manhattan Tunnel Project

Anticipated Completion: Q3 2029

## Milestones Reached

- Contract awarded in February 2025
- Construction activities launched in April
- Completed test pit excavations at Block 675 and Hudson River Park

## Next Steps

- Ground stabilization in Hudson River Park, Block 675, and 12<sup>th</sup> Avenue
- Install power infrastructure and facilities, including a water treatment plant
- Construction of 12<sup>th</sup> Avenue Shaft



# James Starace Joins GDC as Chief of Program Delivery



*Jim brings more than 40 years of experience delivering large-scale transportation projects in the NY/NJ region*

- Jim joins GDC from HNTB, where he worked on the Newark Bay-Hudson County Extension Improvements Program
- He spent nearly forty years at the PANYNJ, including seven years as Chief Engineer
- Jim has worked on many of the region's most significant infrastructure projects, including:
  - The new Goethals Bridge
  - LaGuardia Airport Redevelopment
  - Newark Liberty International Airport Terminal A
  - Holland Tunnel Electrical and Mechanical Rehabilitation
  - PATH 9 Car Program



# Hamed Nejad Moves into Chief Engineer Role



*As Acting Chief Technical Officer, Hamed has been a key player in GDC's successes over the past year*

- Hamed has served as Acting CTO since September 2024
- He came to GDC with extensive experience on heavy civil construction projects across the U.S., Australia, and the Middle East
- During Hamed's tenure as CTO, GDC achieved significant construction milestones, including:
  - Advancing two HTP construction packages past 50% complete
  - Starting the first tunnel boring project
  - Awarding of the largest HTP construction contract to date

# Action Items

*Anthony Gardner, Deputy Chief Administration - Procurement*

*Patrick McCoy, Chief Financial Officer*

*Catherine Rinaldi, Executive Vice President*



# Professional Services Contracts

## Site Security Services

### **Scope**

Ensure comprehensive security framework across all HTP construction sites

### **Contract Term**

Five-year base with two possible one-year extensions

## Procurement Services

### **Scope**

Supplemental expert support to ensure timely procurement of remaining HTP construction packages

### **Contract Term**

Seven-year base with a possible one-year extension

## Auditing Services

### **Scope**

Perform required independent audits of GDC's finances

### **Contract Term**

Five-year base with two possible one-year extensions

# Project Labor Agreements

Project Labor Agreements (PLAs) are pre-hire collective bargaining agreements that create consistent, predictable rules for employment on a construction project.

Today the Board is considering PLAs for two upcoming HTP construction packages:

- Hudson River Tunnel Project
- NJ Surface Alignment Project





## Action Items

**Item #0725-01:** Authorization of Award of Contract GDC-25-028-OP for Site Security Services to Support the Hudson Tunnel Project.

**Item #0725-02:** Authorization of Award of Contract GDC-25-030-OP for Procurement Support Services to Support the Hudson Tunnel Project.

**Item #0725-03:** Authorization of Award of Contract GDC-25-032-OP for Auditing Services to Support the Hudson Tunnel Project.

**Item #0725-04:** Hudson Tunnel Project – NJ Surface Alignment – Delegation of Authority to Chief Executive Officer to Execute Labor Agreement.

**Item #0725-05:** Hudson Tunnel Project – Hudson River Tunnel – Delegation of Authority to Chief Executive Officer to Execute Labor Agreement.

**The Board of Commissioners is in  
Executive Session**

**The Commissioners will return to Public  
Session to Adjourn the Meeting**



The background features a dark grey field with various green geometric shapes. These include rectangles, squares, and irregular polygons of different sizes and shades of green. Some shapes have wavy, organic edges, while others are strictly rectangular. The shapes are scattered across the frame, creating a layered, architectural feel.

# **GATEWAY DEVELOPMENT COMMISSION**