



The LiRo Group

Lower Manhattan Infrastructure - Program Management

New York, NY

Reference:

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Total Project Cost: \$150,000,000

Completion Date: 2004

Project Overview:

NYSE Coordination - LiRo was requested by NYC DOT to assist with the coordination and design of the security sally ports to be installed at seven locations surrounding the New York Stock Exchange Campus. (New York City Department of Design & Construction, 2004, \$150M)

Since December 2001, LiRo has been responsible for the coordination of all



infrastructure rehabilitation necessitated by the WTC collapse. Initially, the responsibility included all infrastructure included in the area bounded by West Street to the west, Broadway to the east, Rector Street to the south, and Chambers Street to the north through July 2002. This program coordinated the

utility installations on West Street (including gas, steam, electric, telephone, and water/sewer lines), the removal of the Con Edison and Verizon emergency shunts, the installation of utilities and reconstruction of Barclay Street, and the intricate alignment of utilities on Vesey Street in support of the reconstruction of the Con Edison Substation at WTC 7 and the Verizon Central Office at 140 West Street.

In July 2002, the program was substantially expanded by NYCDDC/NYCDOT to include coordination of all infrastructure work below Canal Street. This includes a five-year program to reconstruct many of the streets in lower Manhattan while ensuring that all utility upgrades and rehabilitation, as well as other construction programs (buildings & transit), are coordinated. This has included tracking MTA's construction of their fan facilities at Park and Albany, which began in early 2003, as well as the upcoming South Ferry Terminal, the new Transit Hub at Fulton and Broadway, and the underground tunnel work in the area.



NYSE Coordination - LiRo was requested by NYC DOT to assist with the coordination and design of the security sally ports to be installed at seven locations surrounding the New York Stock Exchange Campus. To coordinate this effort, LiRo set up meeting with the design team consisting of Rogers Marvel, Vollmer, Weidlinger, JB&B, and Quennel Rothschild along with representatives from Con Edison, Empire City Subway, NYC

Department of Environmental Protection, NYC Economic Development Corporation, NYC City Planning and NYC Dept. of Transportation. The issues to be resolved included: the impact of the security devices on existing utilities; relocation of utility duct, waterman piping and hydrants; provision for access and subsequent installation of utilities in the areas underneath the security devices.

Traffic Analysis and MPT support - With several major road projects proceeding simultaneously in the limited downtown area, LiRo has assembled a detailed traffic model of downtown Manhattan using existing and new traffic counts. This model is used to evaluate the impacts of the projects on vehicles, pedestrians, and bus commuters during both peak and off peak situations. Based upon these impacts, various MPT alternatives are assessed in order to derive the plan that best mitigates the construction impact on the community. This work is being done in support to NYCDOT's Lower Manhattan Borough Commissioner's Office.

Community Outreach - In the downtown area, where every project decision has substantive impact on the local commercial and residential community, LiRo has developed a coordinated outreach program that is both Web- and Mail Server-based. This program, coordinated with New York City DDC and DOT, provides outreach to the Community Board, Building Owners, and Construction groups affected by the project. This program has been noted for its pro active efforts, identifying potential problems and reaching out to the community rather than waiting for problem calls to reach DOT officials. When impacts do occur, the LiRo Community Liaison maintains contact with the affected party, ensuring that they are updated, and doing everything possible to mitigate the negative impacts of the project.

Project Operations and Coordination - LiRo has worked with DDC and DOT to evaluate construction projects prior to bid and to determine the maximum number of crews that can be efficiently put on the job. This is used to then accurately project the duration. LiRo then works to ensure that contract language and MPT are in place at the bid stage to ensure that the Construction Contractor understands that the project schedule reflects all of the potential delays, and that the stated project durations are to be maintained. It is essential that the project be adequately staffed and that requests for time extensions are only entertained under the most extraordinary circumstances. Through a process of comprehensive weekly meetings, the schedule is reviewed in detail to ensure that all items are progressing. THE GOAL IS TO IDENTIFY POTENTIAL DELAYS EARLY, while there is time to commit additional resources and keep the projects on schedule.

Advanced Technology - In an effort to expedite road construction programs and ensure quality, LiRo is currently the City's agent for two concrete studies. One is a long-term study of concrete road base cracking, and the second is a new study of cold weather concrete being conducted in New York City in conjunction with the US Army Corps of Engineers.

In the performance of the Infrastructure Program Management function, LiRo holds weekly meetings with all the key agencies and organizations in the Downtown area. These meetings identify and report on the status of the infrastructure projects and provide a forum for those involved to meet and coordinate with those projects that impact them. LiRo has held special working meetings to focus on particularly difficult issues where the Program Manager can facilitate issue resolution. In addition, summary meetings are held weekly to update the appropriate City Officials of the ongoing projects and ensure they are aware of important issues confronting the City.

Key Features:

- Coordination of all Infrastructure below Canal Street
- Road Projects included, West St. Liberty, Vesey, Barclay
- WTC 7 Area Coordination and Scheduling
- Coordination of City Five Year Road Construction Program
- Utility Coordination ConEd, ECS, City DEP
- Agency Coordination, NYC DDC, NYC DOT, Port Authority, State DOT