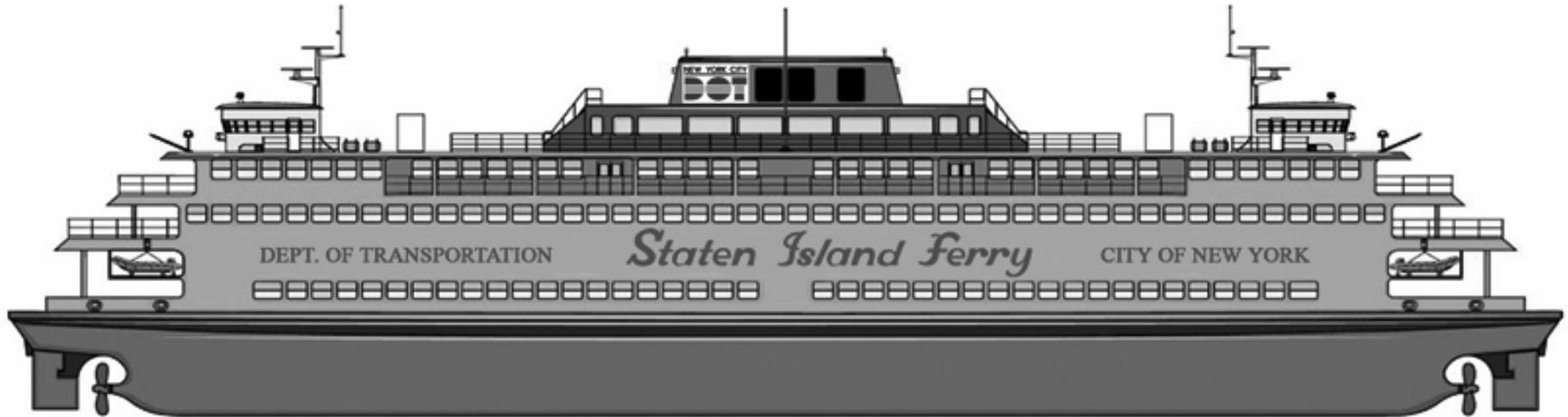


Ferry Terminal Reconstruction



Commissioner Iris Weinshall

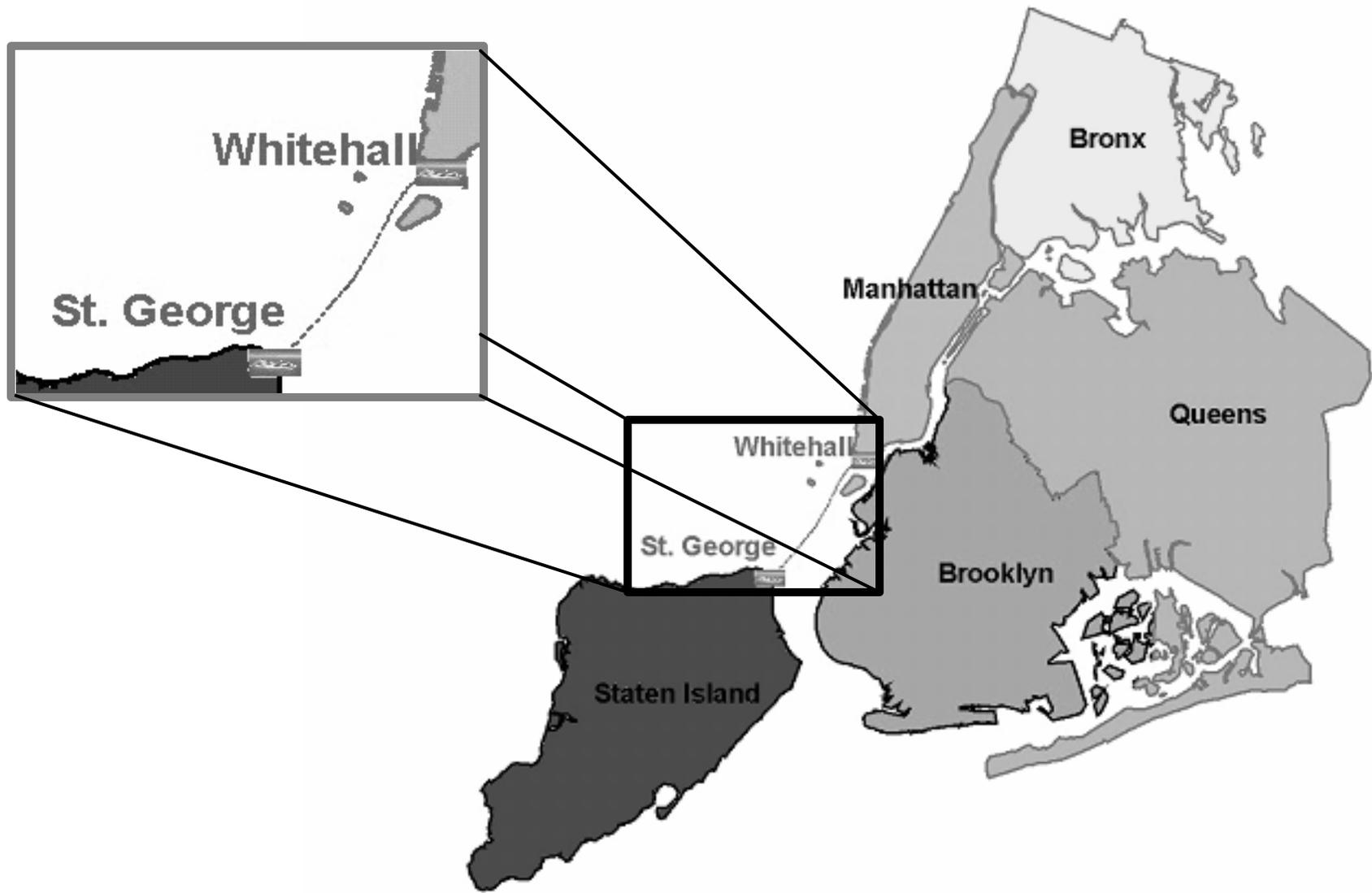
New York City Department of Transportation

June 29, 2005

Staten Island Ferry Service – A Few Statistics



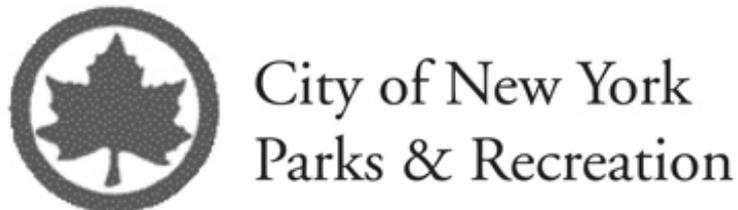
New York City Staten Island Ferry Terminals



Major Construction Partner



Major Clients



The Task

Build two ferry terminals while maintaining normal schedule

- New Whitehall Terminal – Lower Manhattan**
- Renovated St. George Terminal – St. George Staten Island**

New York City Staten Island Ferry Terminals

Whitehall Ferry Terminal

Terminals – Prior to Construction



New York City Staten Island Ferry Terminals

Whitehall Ferry Terminal



- Located on the southern tip of Lower Manhattan
- Adjacent to Battery Park and the historic Battery Maritime Building
- Shown here: an overlay of the new ferry terminal

Terminals – Prior to Construction

St. George Ferry Terminal is on the Staten Island side

- Anchors the neighborhood nearby
- Prior terminal was a 60's style whitebrick building
- Connects subway line and many bus connections

New York City Staten Island Ferry Terminals

St. George Ferry Terminal

Terminals – Prior to Construction



New York City Staten Island Ferry Terminals

St. George Ferry Terminal

Project Site



- Located on the north shore of Staten Island
- Near Staten Island Borough Hall & Richmond County Savings Bank Ballpark

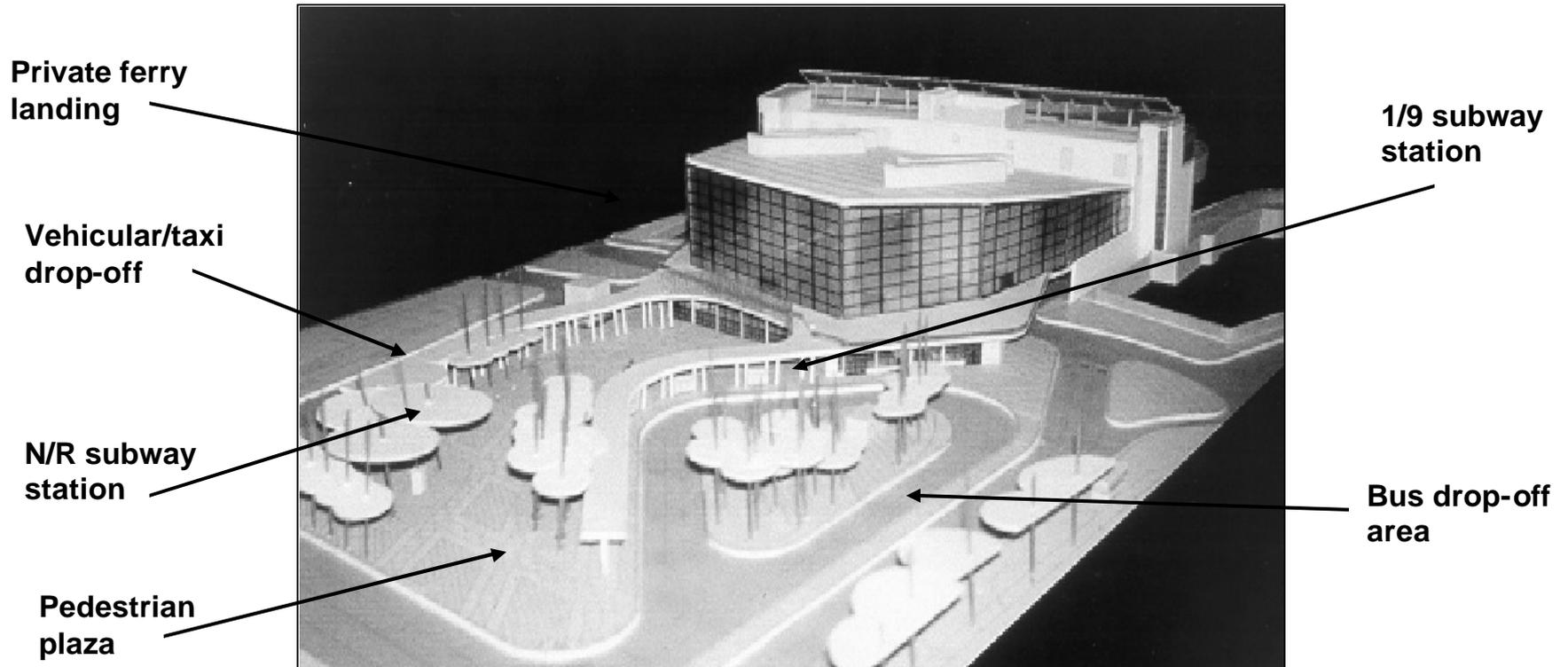
Overview of the Projects

- **Goals**
- **Complexity Factors**
- **Schedules**
- **Budget**

New York City Staten Island Ferry Terminals

Whitehall Ferry Terminal

GOALS: Upgraded Intermodal Connections



New York City Staten Island Ferry Terminals

Whitehall Ferry Terminal



New York City Staten Island Ferry Terminals

Whitehall Ferry Terminal

GOALS: Upgrade Waiting Room



New York City Staten Island Ferry Terminals

Whitehall Ferry Terminal

GOALS: Upgraded Waiting Room (New)



New York City Staten Island Ferry Terminals

Whitehall Ferry Terminal

New Whitehall Escalators



New York City Staten Island Ferry Terminals

Whitehall Ferry Terminal



GOALS: Civic Gateway



- Ceremonial gateway entry arch
- Raised waiting room with natural lighting
- Visual access to waterfront

New York City Staten Island Ferry Terminals

St. George Ferry Terminal

Ceremonial gateway arch



GOALS: Upgrade Waiting Room



- Dreary interior with no waterfront views
- No natural light

New York City Staten Island Ferry Terminals

St. George Ferry Terminal

GOALS: Upgraded Waiting Room (New)



New York City Staten Island Ferry Terminals

St. George Ferry Terminal

New decorative column support



GOALS: Innovative Technology

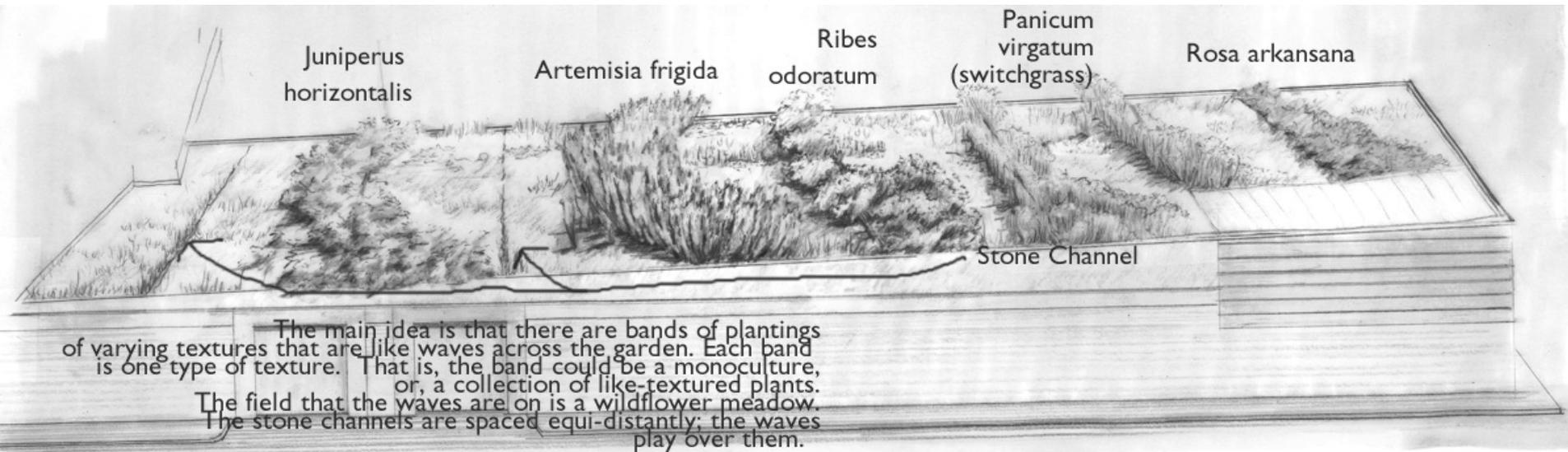


Photovoltaic (PV) solar panels at Whitehall

New York City Staten Island Ferry Terminals

St. George Ferry Terminal

GOALS: Innovative Technology



Living roof at St. George

Current Plantings on Living Roof



COMPLEXITY FACTORS

- **Fully operational facility**
- **Engineering challenges at Whitehall Ferry Terminal**
- **Poor condition of St. George Ferry Terminal**
- **Funding**
- **Agency Reviews and Approvals**
- **Security considerations**

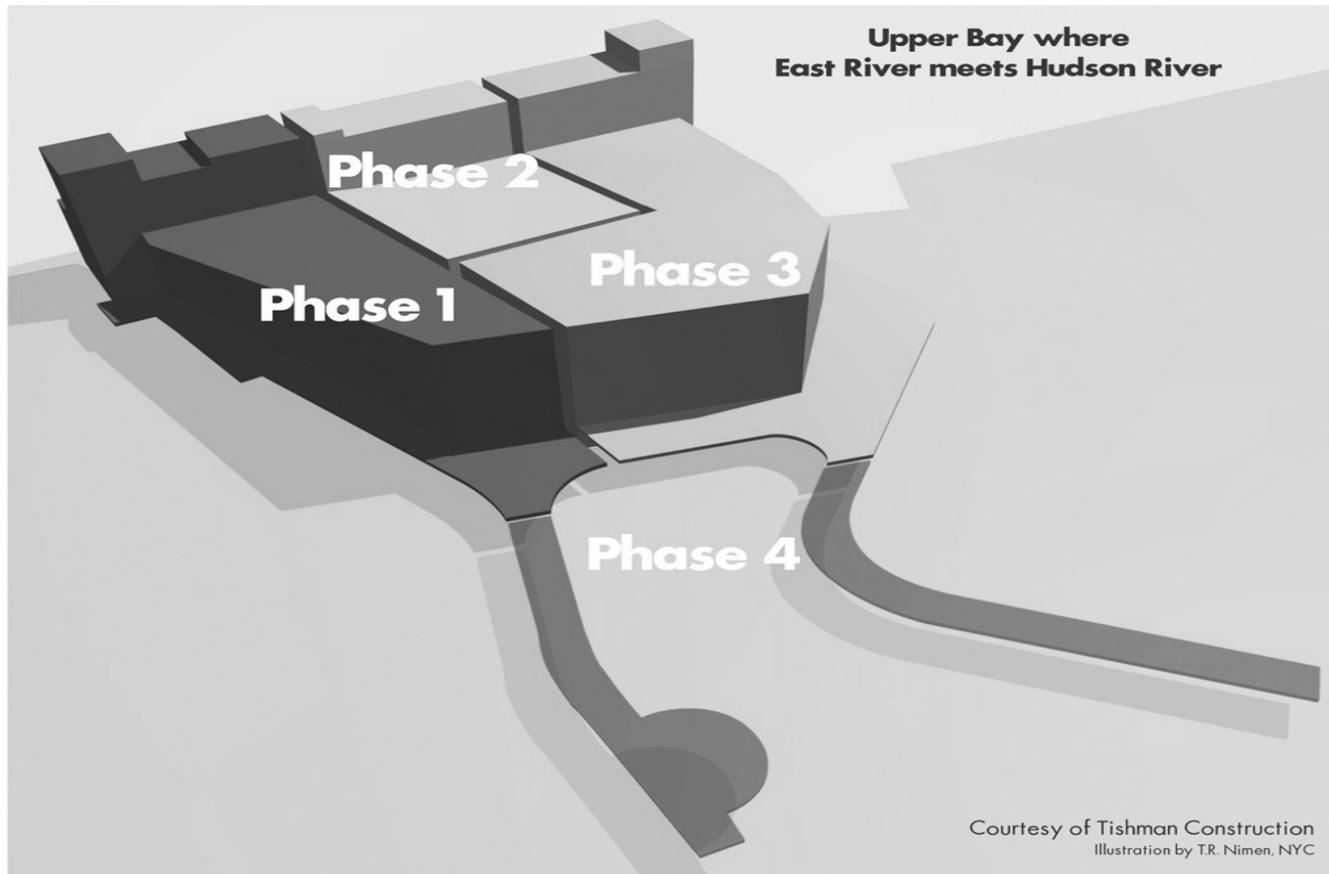
New York City Staten Island Ferry Terminals

Whitehall Ferry Terminal

COMPLEXITY FACTORS: Fully Operational Facility



COMPLEXITY FACTORS: Fully Operational Facility

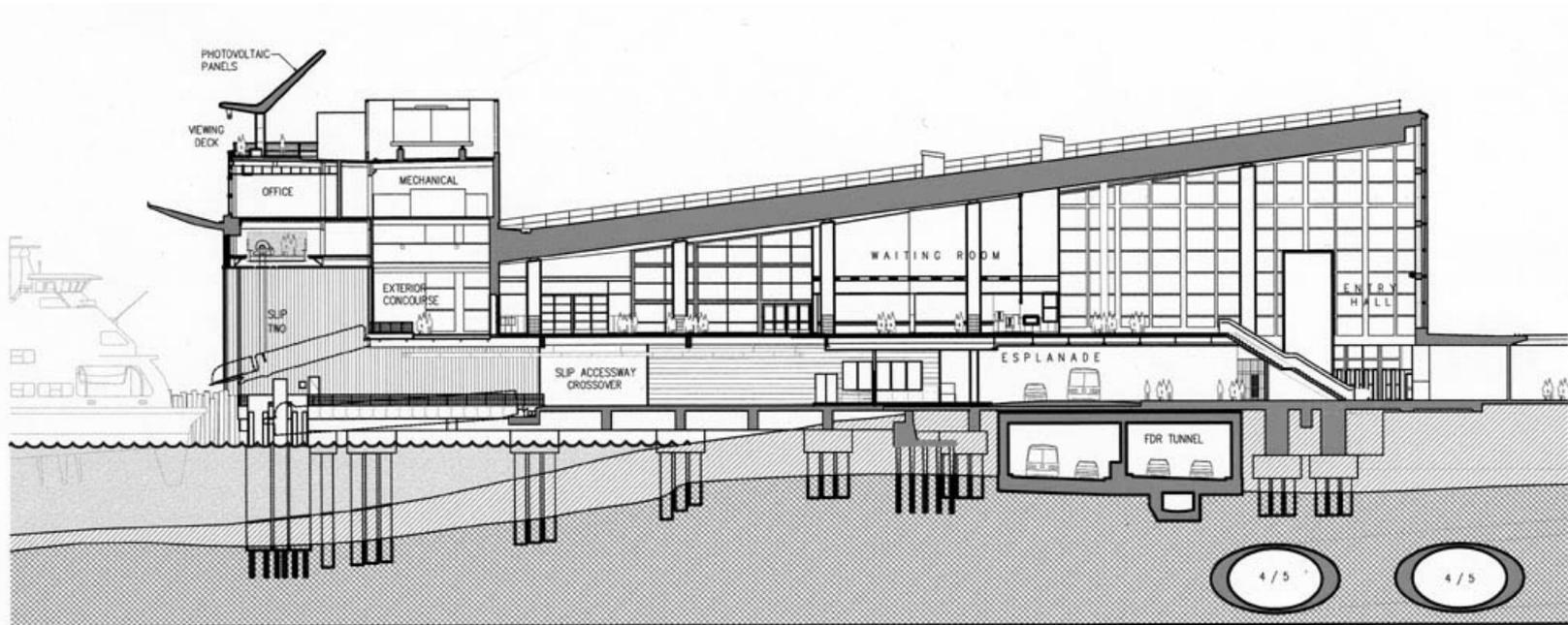


- To retain 100% ferry operations, the project was built in three distinct phases
- Two ferry slips were kept operational at all times

New York City Staten Island Ferry Terminals

Whitehall Ferry Terminal

COMPLEXITY FACTORS: Engineering Challenges



SECTION
WHITEHALL FERRY TERMINAL
SCHWARTZ ARCHITECTS

JANUARY 2002

COMPLEXITY FACTORS: Old Dilapidated Structures

Barney Skanska
St. George Ferry Terminal

 bernstein associates
photographers



November 13, 2002 Photo #19-3
North Side Demolition in Progress

COMPLEXITY FACTORS – Funding

- **City Capital**
- **Federal Transit Grant**
- **Transportation Infrastructure Finance and Innovation Act (TIFIA) Loan**
- **State Matching Grant**
- **Federal Highway Grant**
- **New York State Energy Research & Development Authority (NYSERDA) Grant**
- **Staten Island Borough President**
- **Energy Cost Reduction (ENCORE) Program Loan**
- **DEP Grant (Pending)**

COMPLEXITY FACTORS: Agency Reviews and Approval

Americans with Disabilities Act	NYC DOT Bridges and Tunnels
Builders Pavement Section	NYC DOT Bureau of Traffic
Con Edison	NYC DOT Division of Street Lighting
Gas Cost Sharing Act	NYC DOT/Staten Island Engineering Management
Manhattan Community Board #1	NYC Economic Development Corporation
Manhattan Landing Special Zoning District	NYC Fire Department
Mayor's Traffic and Construction Coordinating Council	NYC Office of Management and Budget
Metropolitan Transportation Authority	NYC Transit
NYC Building Code	NYC Uniform Land Use Review Procedure
NYC Bureau of Electrical Control	NYS Department of Transportation
NYC Bureau of Sewers Standards	NYS Wicks Law
NYC Department of Buildings	St. George Civic Assn Ferry Riders Committee
NYC Department of Cultural Affairs	Staten Island Community Boards #1, 2, 3
NYC Department of Environmental Conservation	The Downtown Alliance
NYC Department of Environmental Protection	The Percent for Art Artist Selection Process
NYC Department of Parks and Recreation	United States Army Corps of Engineers
NYC Department of City Planning	United States Coast Guard
NYC Department of Small Business Services	United States Department of Transportation
NYC Department of Transportation	Value Engineering Team

SCHEDULE: Whitehall Ferry Terminal

Construction Schedule	Yr. 2000	Yr. 2001	Yr. 2002	Yr. 2003	Yr. 2004	Yr. 2005
Original - 36 mo.	[Redacted]					
Actual - 54 mo.	[Redacted]					

- Two record breaking winters
- Site inaccessibility due to 9/11
- Undocumented site conditions
- Logistics of maintaining full-service schedule
- Delays in project phasing
- Scope changes
- New security measures

New York City Staten Island Ferry Terminals

Whitehall Ferry Terminal

BUDGET: Whitehall Ferry Terminal

Final Estimate	
Engineers' construction cost estimates	\$123,200,000
Soft costs	23,250,000
Total	\$146,450,000
Contracted Amount	
Contract costs	160,736,252
Soft costs	55,265,358
Actual Contract	\$216,001,610

New York City Staten Island Ferry Terminals

St. George Ferry Terminal

BUDGET: St. George Ferry Terminal

Final Estimate	
Engineers' construction cost estimates and bids	\$ 89,200,000
Soft costs	16,000,000
Total	\$ 105,900,000
Scope Increases	33,462,659
Actual Contract	\$ 139,362,659

New York City Staten Island Ferry Terminals

Whitehall Ferry Terminal

WHERE WE ARE NOW



New York City Staten Island Ferry Terminals

Whitehall Ferry Terminal

WHERE WE ARE NOW



New York City Staten Island Ferry Terminals

St. George Ferry Terminal

WHERE WE ARE NOW



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St. George Ferry Terminal

New Exterior Viewing Area



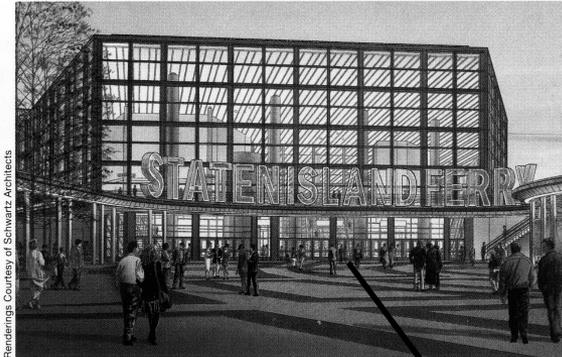
New York City Staten Island Ferry Terminals

St. George Ferry Terminal



WHERE WE ARE NOW

Engineering 'Tour De Force' Calls for Steel



Renderings Courtesy of Schwartz Architects

For more than a century, Ellis Island served as the gateway to the United States. Immigrants from around the world flooded through its terminal doors each day before stepping onto the shores of New York.

Its welcoming arms and strategic location at the tip of Manhattan made it an instant landmark.

The same can be said for the Whitehall Ferry Terminal, which has

continued on page 5

Newsworks
A Publication of The Steel Institute of New York and The Ornamental Metals Institute of New York

Institutes Welcome New Director

The Steel Institute of New York and the Ornamental Metals Institute of New York are pleased to announce that Gary Nigro, AIA has been named as new Director of Industry Development. Beginning January 22, 2003 he assumed the position he held in the past as Director of Industry Development.

An experienced architect and construction manager, Mr. Nigro has experience in design and construction having served as the project manager for a number of large-scale architectural projects.

Prior to joining the Institute, he was most recently Assistant Director for Technical Services with the State of New York's Department of State building code division.

In his new role with the Institute, Nigro will be responsible for such activities as research, publication of the Institute's *Newsworks* newsletter and Website in construction magazines, as well as technical consultation.

With regard to the new position, Nigro noted that "It presents a

Teamwork, Technology Bring Success to New Hotel in Times Square

More than 184,000 square feet of curtain wall, 160,000 square feet of glass, 4,500 panels and 1,200 panel permutations to render the fabrication and installation team had to rely on laser cutting every component of every panel to ensure that the facade of the Westin New York at Times Square Hotel was erected together properly. This meticulous fabrication process required to oversee the installation of the stunning, "wall-to-wall" project. The striking facade, which has low rivets in terms of its complexity and sophistication, has been cited by every project participant as the most complex they have ever undertaken.

To top it off, the project was completed five months ahead of schedule, according to David Horwitz, Project

Engineering 'Tour De Force' Calls for Steel

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Staten Island Advance
More News Than Other Local Papers

A clean, well-lighted place
With the scaffolding removed, light now pours into the St. George structure

Click here to subscribe!

Friday, May 28, 2004
By SETH SOLOMONOW
ADVANCE STAFF WRITER

And the city said, "Let there be light." And then there was light in the St. George Ferry Terminal waiting area. And all the ferry passengers said it was good, or at least getting better.

Warm daylight is filtering down to the floor of the terminal waiting area for the first time in some 18 months. Construction crews have removed overhead, window-concealing scaffolds used by workmen renovating the aged structure.

...the so-called "Gateway Arch" over the northern, off-limits...
...of the terminal...
...is visible both from land and harbor after...
...last week.

...commuters are looking up from their...
...to find the terminal's newly revealed...
...soaring some 30 feet overhead.

...to flow through the terminal on...
...before the project is...
...ber 2001, suddenly is

New Developments at the Staten Island Ferry

- **New Boats**
- **New Schedule – Increasing Service**
- **New Chief Operating Officer**
- **Implementing New Safety Management System**

New York City Staten Island Ferry Terminals

