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"Maikish making it  
happen at Ground  
Zero"

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## Maikish making it happen at Ground Zero

BY DANIEL GEIGER

The acrimony between the World Trade Center site's stakeholders may have been ameliorated and the years long vice-like grip of inaction broken, but the lofty challenge it has been to rebuild Ground Zero has in many ways just begun for Charles Maikish, the downtown construction czar whose role it is to coordinate the different parties and projects at the site in order to assure that its buildout pro-

ceeds on schedule. In addition to its massive scale, adding to the complexity of the redevelopment is that there is a collection of stakeholders involved in the many projects going on at the site rather than a single over-arching authority.

Maikish called it perhaps the largest development ever undertaken in this manner.

But while it may seem the ultimate bureaucratic nightmare for some public officials, a unique level of coop-

eration and communication among the parties at the site has produced progress and efficiency.

"You can look out the window and see that things are going on at the site, you can hear the construction, it has really begun, which is exciting," Maikish said, peering from the window of his office in One Liberty Street, which offers views of the site.

The need for coordination  
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## Maikish making it happen

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is facilitated by the Construction Command Center, which centralizes the decision-making processes involved in staging and executing the various projects via weekly meetings attended by the site's stakeholders.

Although Larry Silverstein and the Port Authority are the two names that probably come to mind for most when they think about Ground Zero, Maikish listed many more agencies, including the MTA and Department of Transportation, who have a hand in how construction will proceed at the site.

On top of that, the resources at the site that most construction relies on, such as staging areas and roadways for bringing in cement and materials, are in such demand, the command center has had to carefully divide their usage among the many construction crews while being careful not to place restrictions that will damage the various timelines that each project is operating under.

"There's so much going on at the site all at once, you can see how

"You make a 3D model of the construction site and everything that's going to happen and then you add to that the fourth element, which is the passage of time."

What is becoming an increasingly controversial example of how interlocked each project's progress is to progress for the whole site is the delayed deconstruction of 130 Liberty Street.

Public officials had vowed the building, the former New York headquarters of Deutsche Bank, would be taken down years ago.

But aside from scaffolding and a black tarp that has enveloped the building's façade from top to bottom, seemingly little more has been done to take the building down.

Further delays could affect the construction of the entranceway to the network of underground roads that will tunnel under the WTC site.

Those roads are essential to the function of the building's planned at Ground Zero and will be used also for the site's construction

*"There's so much going on at the site all at once, you can see how that can lead to log jams."*

— CHARLES MAIKISH