

WTC Site

Site Wide Property Management Services

2016 Funding

WTC Redevelopment Subcommittee

December 10, 2015

Recommendation

- Authorization for funding under the existing World Trade Center Site Wide Property Management Services Contract for site-wide facilities.
- This request is for a one-year period and is part of a seven-year base contract.

Overview

Objectives

- Maintain a Class A standard and enhance the customer/visitor experience at the World Trade Center
- Increase value to PA and its business partners by operating a world-class complex

Prior Authorizations

- May 2013: Board authorized Site Wide Property Management Agreement to provide long-term management, operation, & maintenance of the WTC site
 - 7 year term (w/ 3 one-year options)
 - Management Fee of up to \$5.5M for the base term with up to 20% of such amount subject to quarterly performance review

Board Approvals	May 2013	May 2014	Dec 2014
Term	7/1/13 - 6/30/14	7/1/14 – 12/31/14	1/1/15 – 12/31/15
Staffing & Contract Services	\$9.8M	\$11.1M	\$28.8M

Assets Under Management

2016 will be a transitional year as large portions of the site transition to operations

PA responsible for the operation, maintenance, & management of the following:

Transportation Assets

- Transportation HUB
- PATH Mezzanine

WTC Assets

- Liberty Street Park

Support to WTC and Transportation Assets

- Primary Electrical Distribution
- HUB Operations Control Center
- Structural Elements (e.g., Slurry Walls)
- Vehicular Security Center
- Vehicle Roadway Network
- Central Chiller Plant
- Hudson River Pump Station

Site Wide Property Manager's Responsibilities:

- Cleaning & Janitorial
- Utility Management
- Aerial & Boom Lifts
- Snow Removal
- Grounds Maintenance
- Vertical Transportation
- Sprinkler Systems
- Dry Pipe Systems
- Fire Alarm

Security Support

- CCTV
- Access Control
- High Energy Scanners
- Vehicle Logistics
- Vehicle Arrest Devices
- Campus Plan Equipment (see list)

Campus Plan Equipment

- Booths
- Bollards
- Raptor Cabinets
- Raptor Barriers
- Weight Scales
- Lighting
- Signage

Assets Under Management

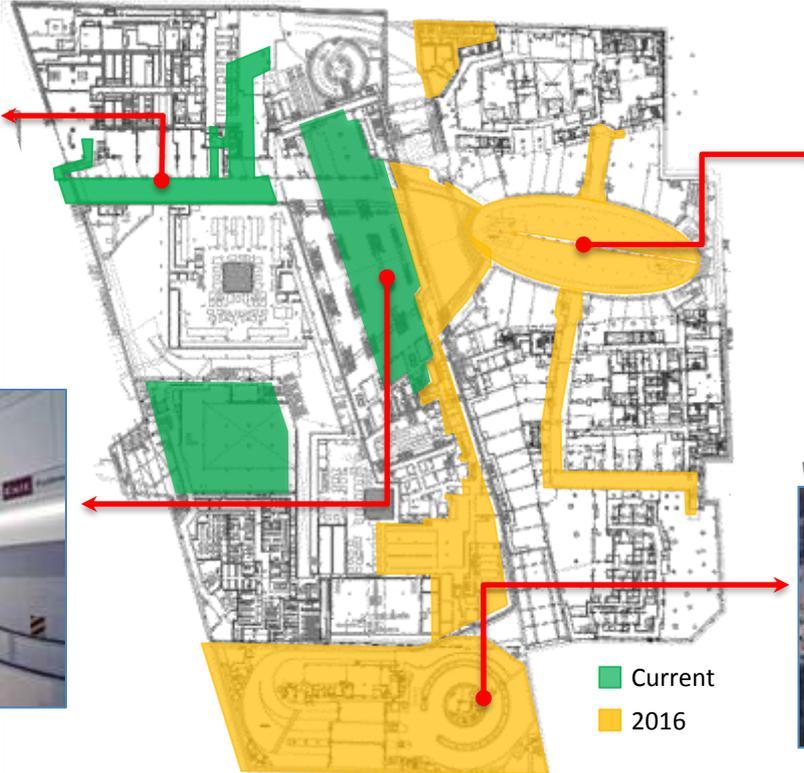
WTC West Concourse



Transportation Hub Oculus



Platform A & B



Vehicular Security Center



Requested Authorization

Current Authorization Request **\$36.5 Million**

- Oversight/ O&M Staff \$ 8.0 M
- Service Contracts, Supplies & Equipment \$ 28.5 M

Previous Authorizations

- May 2013: Management Fee (7/1/13 – 6/30/20) \$ 5.5M
- May 2013 (7/1/13 – 6/30/14) \$ 9.8M
- May 2014 (7/1/14 – 12/31/14) \$ 11.1M
- December 2014 (1/1/15 – 12/31/15) \$ 28.8M

Total Contract Authorizations/Requests **\$91.7 Million**