



WTC Site – Site Wide Property Management Services – Additional Funding

WTC Redevelopment Subcommittee
May 28, 2014

Overview

Authorization for the World Trade Center Sitewide Property Management (SWPM) operating budget for the next 6 months

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

SWPM services

- Cleaning and Janitorial
- Repairs & Maintenance
- Utility Management
- Grounds Maintenance
- Administrative Reporting
- Vehicle Logistics



The WTC West Concourse, which has been managed by the SWPM since opening to the public last fall

Background

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

- Vehicular Security Center (VSC)
- Vehicular Roadway Network (VRN)
- Transportation Hub
- PATH Fare Zone (C2 Mezzanine Level)
- Central Chiller Plant (CCP) & Hudson River Pump Station
- Primary Electrical Distribution Center (PDC)
- Hub Operations Control Center (Hub OCC)
- West Concourse
- Liberty Street Park
- WTC Hub Plaza
- Structural elements (slurry wall, slabs, etc.)



WTC exterior common levels to be maintained by SWPM

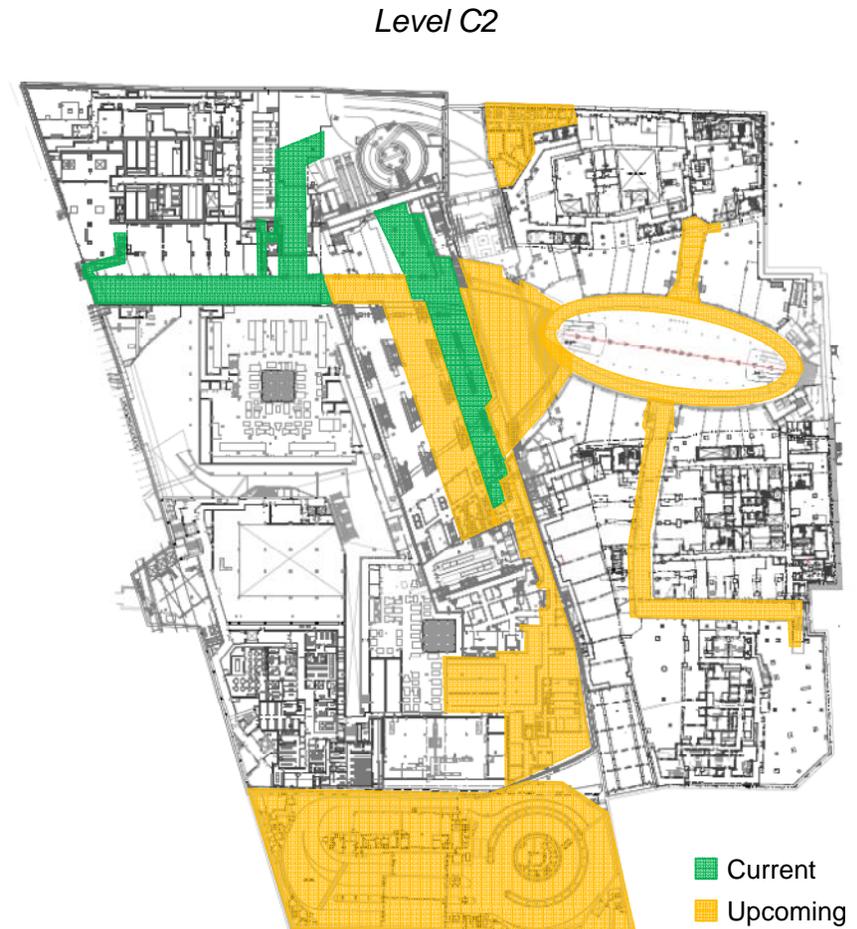
May 2013 – Board authorized Property Management Agreement with Cushman & Wakefield to provide long-term management, operation, & maintenance of the WTC site

- 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
- Payment of \$9.1M for management/oversight staff, operations/maintenance staff, & contract services for initial year with future years payments subject to further authorizations

SWPM Areas of Operation

SWPM coverage will be expanded to cover the Hub and common areas

Building	BMS Fire Alarm UPS Vertical Transportation
Security	Access Control CCTV High Energy Scanners
Maintenance	Aerial & Boom Lifts Snow Removal Equipment
Life Safety	Sprinkler Systems Dry Pipe Central Station Monitoring
Campus Plan	Credentialing Staff License Plate Readers Weight scales



Operating Budget

Request for additional 6 months of funding

	Jul14 – Dec14
Oversight / O&M Staff	\$3.7
Service Contracts, Supplies & Equipment	\$ 7.0
Contingency (6% of Svc. Contracts)	\$ 0.4
Total Request	\$ 11.1

(all numbers in millions)