

**The Port Authority of New York and New Jersey
Committee on WTC Redevelopment Transcripts
December 10, 2015**

[Board Chair J. Degnan] Vice Chairman, I think you're recused on the matter of the World Trade Center. The sole topic on its agenda today is funding for the World Trade Center site-wide property management services contract. We'll have a presentation from our director of World Trade Center operations, Hugh McCann.

[H. McCann] Thank you, Commissioner. Thank you, Commissioners. This morning, I'm here to seek authorization for the funding under the existing World Trade Center site-wide property management service. The request is for a one-year period, and it's part of a seven-year base contract. As the Board has requested, we're returning for a yearly authorization to secure funding for the site-wide property management contract for the year 2016. The objective of the contract is to maintain a class A standard and to enhance the customer and visitor experience to the World Trade Center. To increase the value to the Port Authority and its business partners by operating a world-class complex, and also maintaining the Port Authority's assets. In May of 2013, the Board authorized a site-wide property management agreement to provide long term management for the operation and maintenance of the World Trade Center site. This was a seven-year term agreement with three one-year options. The management fee of up to \$5.5 million for the base term was up to 20 percent of such amounts subject to quarterly performance reviews. 2016 is going to be a transition year where we transition from construction to operations. The Port Authority is responsible for the operation, the maintenance, and the management of the following areas: Transportation Hub, the PATH mezzanine, Liberty Park, also the primary electrical distribution systems, the hub operations, the control center, structural elements, Vehicle Service and Security Center, vehicle roadways, central chiller plant, and the Hudson River Pump Station. Site-wide property management responsibilities include cleaning, janitorial, utility management, equipment such as aerial booms and lifts, snow removal, ground maintenance, vertical transportation, sprinkler dry pipe systems, and fire alarm systems. We also support the World Trade Center security with CCTV networks, access control, high energy scanners, vehicle logistics, vehicle arrest devices, and campus planned equipment such as boots, bollards, raptors, raptor barriers, weigh scales, lighting, and signage. This map of the World Trade Center campus shows a snapshot of the growth of the operational space from 2015 to 2016. Areas such as the West Concourse, the Chiller Plant, and platform A and B are currently under management and highlighted in green. We're expecting transition into a full operation the areas highlighted in yellow. These include the Transportation Hub Oculus, the transportation north and south concourses, the backup house spaces for the south mezzanine, the Vehicle Security Center, and Liberty Park. I'm submitting for your approval a request of \$36.5 million—\$8 million for management service and engineering staff, \$28.5 million for service contract supplies and equipment. I request this item be submitted to the full Board for your approval.

[Board Chair J. Degnan] Are there any questions from Board members? Are we moving this to the full Board for a vote? So is there a motion to do that? Second? All in favor, please signify by saying "aye". The matter will be moved to the full Board for consideration. That closes our public sessions of the Committee meetings, and unless anyone wants to take a break, we'll— I

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want to be sure we're not—we have a five minute period. We have noticed the public meeting at 11:30, let's take a five minute break.