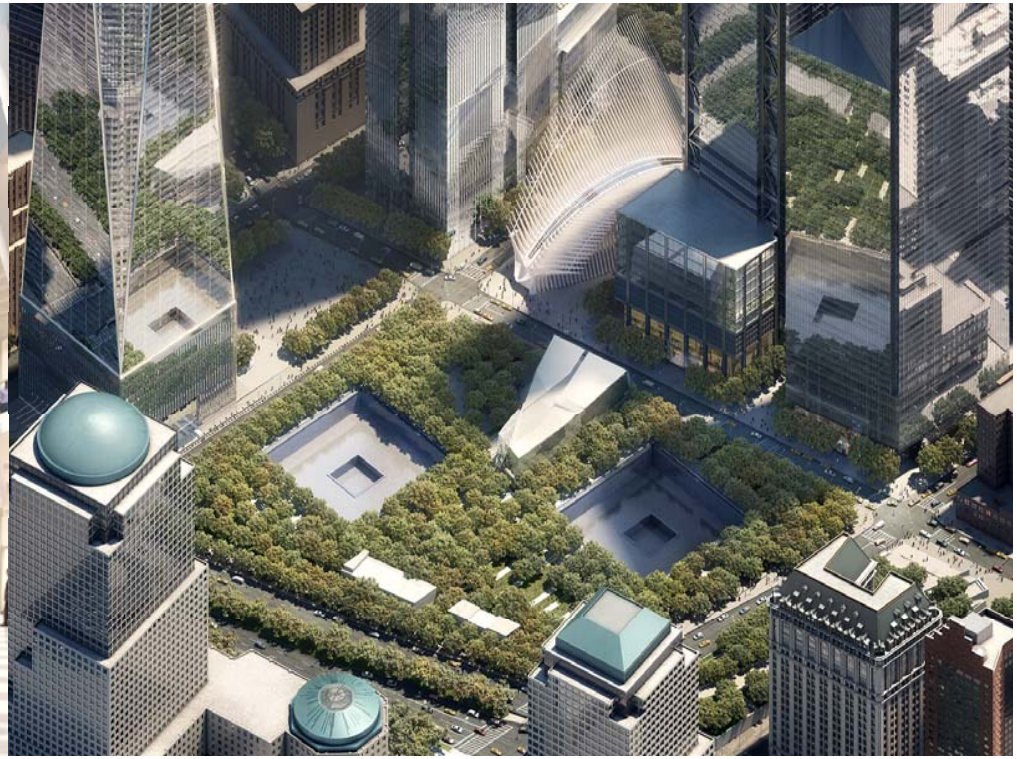


WTC Site – Site Wide Property Management Services Contract - Authorization of 2015 Funding

WTC Redevelopment Subcommittee

December 10, 2014

WTC Site Wide Property Management - Authorization of 2015 Funding

Background

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 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

- May 2014: Board authorized additional funding under the existing World Trade Center site wide property management services contract for site-wide facilities
  - 6 month term (July 31, 2014 – December 31, 2014)
  - Payment of Management Fee of $425,000
  - Payment of $11.1M for management/oversight staff, operations/maintenance staff, & contract services

Assets Under Management

2015 will be a transitional year as large portions of the site transition from construction to operations

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

- Vehicular Security Center
- Vehicle Roadway Network
- Transportation HUB
- PATH Mezzanine
- Central Chiller Plant
- Hudson River Pump Station
- Primary Electrical Distribution
- HUB Operations Control Center
- West Concourse
- Liberty Street Park
- WTC HUB Plaza
- Structural Elements (i.e., Slurry Walls)

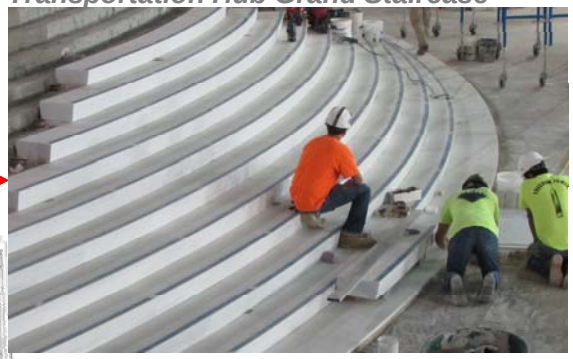
SWPM Responsibilities:

- Cleaning & Janitorial
- Utility Management
- Aerial & Boom Lifts
- Snow Removal
- Grounds Maintenance
- Access Control
- Equipment for the WTC Campus Plan
- CCTV Maintenance
- High Energy Scanners
- Sprinkler Systems
- Dry Pipe Systems
- Fire Alarm
- Vehicle Logistics
- Vehicle Arrest Devices

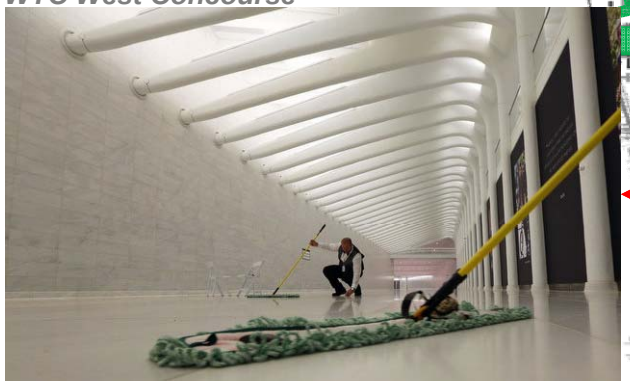
WTC Site Wide Property Management - Authorization of 2015 Funding

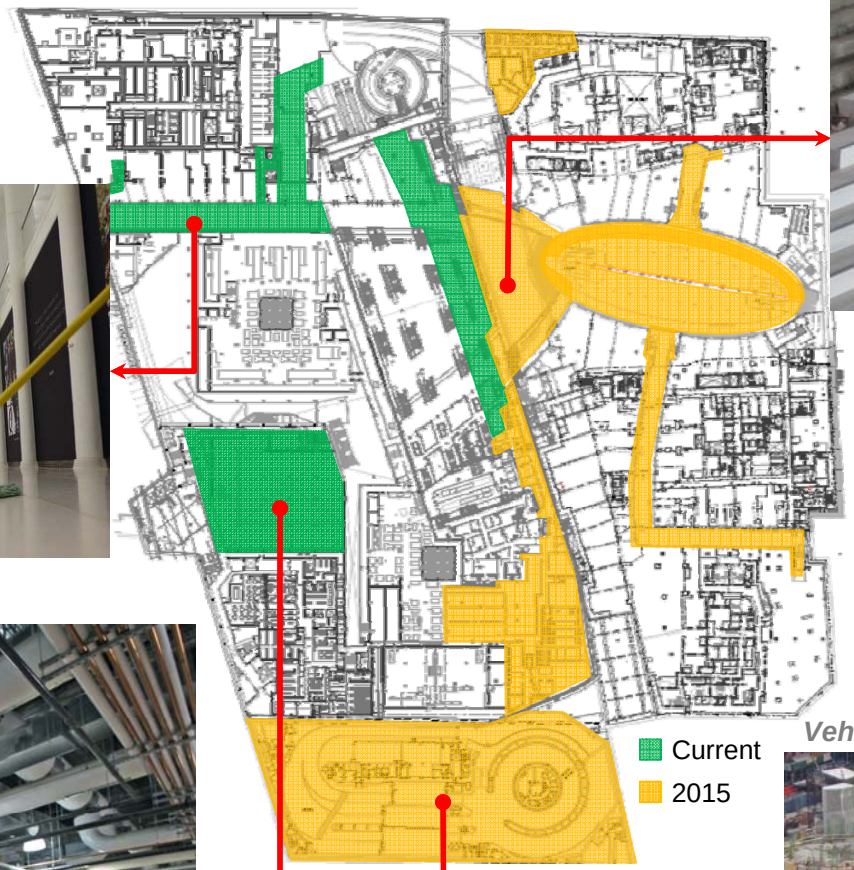
Assets Under Management

Transportation Hub Grand Staircase



WTC West Concourse





Chiller Plant

Vehicular Security Center

WTC Site Wide Property Management - Authorization of 2015 Funding

Request for Additional Funding

	Jan15 – Dec15
	(in millions)
Oversight / O&M Staff	$ 7.4
Service Contracts, Supplies & Equipment	$ 21.4
Total Request	**$ 28.8**