

# ***World Trade Center – Retail & Parking Construction Management***

WTC Redevelopment Subcommittee  
February 24, 2011

## ***Retail & Parking – Preconstruction Services***

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- Tishman/ Turner Joint Venture III selected to provide pre-construction services (estimating, scheduling, and scope packages) in September 2010
- Authorized extension per original contract terms in December 2010
- Ratification of additional services to advise on the transfer of certain Retail & Parking fit-out work to SPI

<b>Scope</b>	<b>Amount (\$'s)</b>
Original Scope (September 2010)	\$900,000
3-month Extension (December 2010)	\$600,000
Proposed Ratification (February 2011)	\$400,000
<b>TOTAL</b>	<b>\$1,900,000</b>

## ***Retail & Parking – Construction Management Services***

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- Recommend approval of Tishman/Turner Joint Venture III to perform full Construction Management services, including:
  - Retail Pre-Tenant Fit-Out
  - Parking Pre-Tenant Fit-Out
  - Coordination of transferred Retail and Parking scope
- Total cost: \$27.7 million

*\* .53% of Construction Costs*

## Scope of Work

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- Above Grade Scope (Towers 3 & 4 Podiums, Cortlandt Way)
  - Retail net-lessee dedicated systems from point of service to inside lease spaces
    - Mechanical, Electrical and Plumbing, Fire Protection
    - Building Automatic Temperature Controls (BATC)
    - Vertical Transportation
    - Fire Alarm
    - Architectural Finishes (inclusive of storefronts, walls, ceilings, and floors)
- Below Grade Scope (East and West Bathtubs)
  - Retail net-lessee and Parking dedicated systems from point of service to inside lease spaces
    - Mechanical, Electrical and Plumbing, Fire Protection
    - BATC
    - Vertical Transportation
    - Fire Alarm
    - Di minimis Architecture Finishes (i.e. demising walls between lease spaces, public bathrooms, and back-of-house support spaces)

## *Scope of Work*

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- Retail Pre-Tenant Fit-Out
  - 523,000 GSF in East and West Bathtubs
  - \$129.5 M in trade costs
- Parking Pre-Tenant Fit-Out
  - 118,000 GSF in East Bathtub
  - \$12.7 M in trade costs
- Retail and Parking Transfer Coordination
  - Scope transfer to 2 WTC, 3 WTC and 4 WTC
  - \$78.3 M in trade costs