

# Facility Operations Update

December 2018



# Closure Updates

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- Allied Universal took over temp terminal security from ABM
- Lincoln took over temp terminal maintenance from ABM; physically located staff onsite
- Areas of focus at the transit center:
  - Park maintenance
  - Minimal cleaning
  - General building system upkeep while working with Webcor
  - Security service
- Continued collaboration with transit operators to finalize interactive screen content
- Continued collaboration with transit operators on finalizing operating protocols and emergency response

# Closure Cost Impacts

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- Average monthly reduction net of temp terminal costs \$521K or about 26%
- Labor reductions: engineering & maintenance, cleaning, security
- Costs not incurred: examples are service contracts not commenced; funds not spent on supply purchases
- Fixed (and other) costs incurred regardless if open or closed i.e. insurance, BRV fee; Lincoln fee; Pearl development costs
- Closure revenue impacts are park programming and advertising
  
- General budget note: the labor budget for cleaning and building engineer support was initially conservative with the understanding that adjustments would be made when volumes were understood

# Closure Cost Impacts Summary

Average Monthly Operating Cost				
	FY 2018-19 Budget for Full Operations	Temporary Closure	Difference (closed - open)	Percent Change (closed to open)
<b>Costs</b>				
Temporary Terminal	-	86,339	86,339	
Transit Center				
Transit Center Maintenance	251,208	167,507	(83,701)	-33%
Transit Center Janitorial	214,000	101,083	(112,918)	-53%
Transit Center Utilities	180,067	-	(180,067)	-100%
Park Maintenance and Programming	55,308	-	(55,308)	-100%
Park Management Fee & Admin	66,500	66,500	-	0%
Digital Content Management & Wayfinding System	60,808	59,319	(1,489)	-2%
Marketing and Leasing Commissions	232,875	232,875	-	0%
Asset Management Fee & Administration	222,967	222,967	-	0%
Community & Public Relations for Transition	-	-	-	
Security	666,192	492,365	(173,827)	-26%
Insurance	70,000	70,000	-	0%
<b>Total</b>	<b>2,019,925</b>	<b>1,498,954</b>	<b>(520,971)</b>	<b>-26%</b>
Annual Impacted Revenue				
<b>Revenue</b>				
Transit Center Sponsorship/Events	947,400	-	(947,400)	
Transit Center Advertising & Miscellaneous	907,800	-	(907,800)	
<b>Total</b>	<b>1,855,200</b>	<b>-</b>	<b>(1,855,200)</b>	





# Questions?

**TJPA**  
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