

New York Convention Center Development Corporation
Jacob K. Javits Convention Center
Renovation and Expansion Civic Project

GENERAL PROJECT PLAN
MARCH 19, 2009

PRESENTATION TO BOARD OF DIRECTORS
EMPIRE STATE DEVELOPMENT CORPORATION

Since it's opening in 1986, the Jacob K. Javits Convention Center has been New York City's primary venue for large conventions exhibitions and major trade shows.

These events are key contributors to the City and State economies, stimulating direct and indirect employment, economic activity and tax revenues, and strongly supporting the City's hotel, restaurant, tourism and entertainment industries.





PROFILE OF ECONOMIC IMPACT

Annual Events	73	Annual Employment	20,600
Annual Attendance	1,113,000	Annual Income from Employment	\$791,000,000
Annual Hotel Room Nights	860,000	City Fiscal Impact	\$76,000,000
Annual Direct Spending	\$1,089,000,000	State Fiscal Impact	\$72,600,000
Annual Sales	\$1,936,000,000		

THE PROPOSED RENOVATION AND EXPANSION PROGRAM

THE RENOVATION PROGRAM

REPLACE ROOF

Existing roof has failed. Extensive penetration of roof surface has resulted in numerous leaks and extensive water infiltration into the interior of the building.

INSTALL HIGH EFFICIENCY ROOFTOP MECHANICAL UNITS

Rooftop Mechanical Units and Distribution System have exceeded their useful life and require high levels of maintenance to keep units operational.



THE PROPOSED RENOVATION AND EXPANSION PROGRAM

THE RENOVATION PROGRAM

REPLACE OR SUBSTANTIALLY REFURBISH EXISTING
EXTERIOR CURTAIN WALL SYSTEM AND REPLACE
EXTERIOR DOORS

Systemic failure of the existing exterior curtain wall is causing extensive water infiltration into the building resulting in surface corrosion of the interior structural space frame.



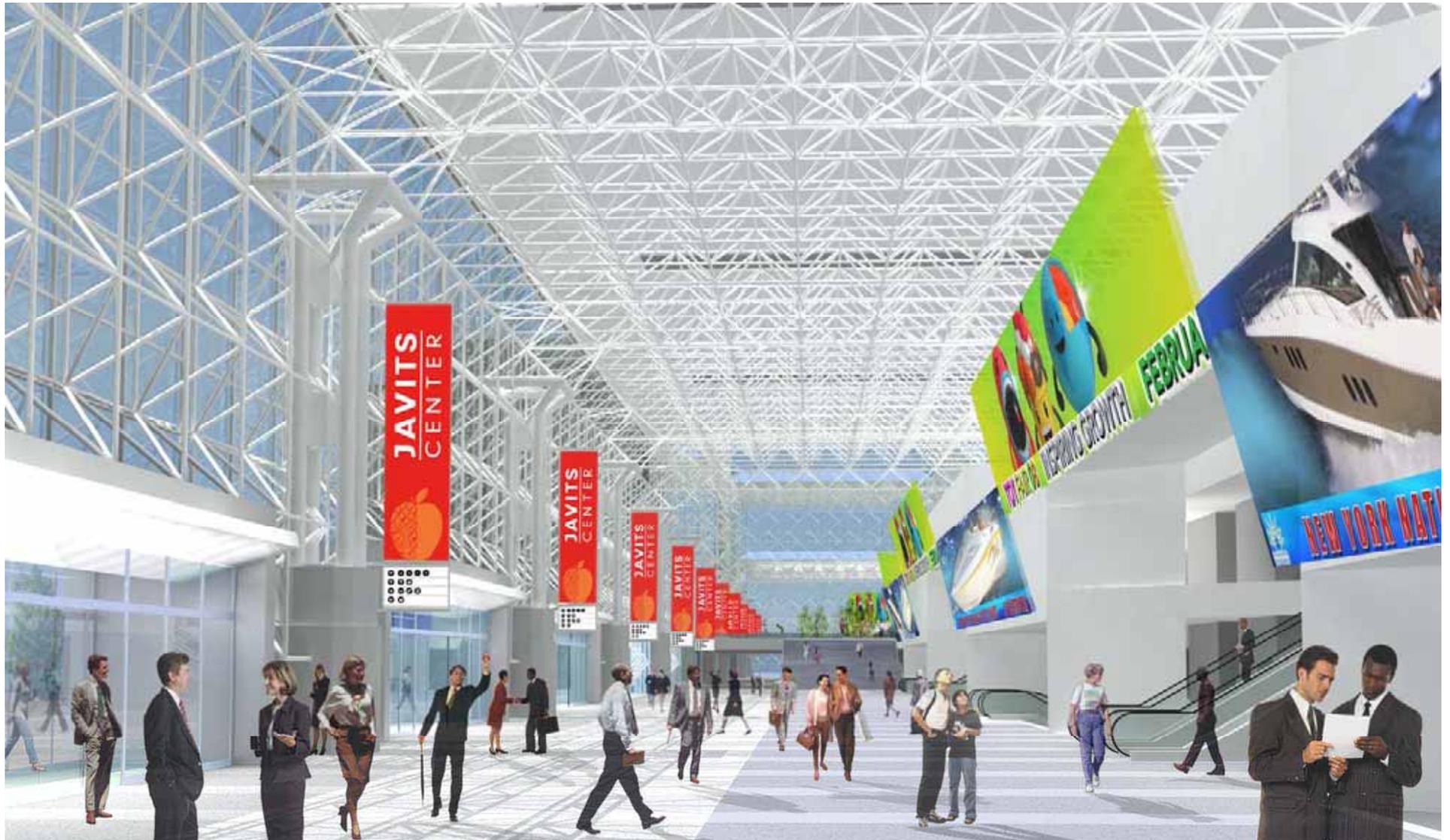
THE PROPOSED RENOVATION AND EXPANSION PROGRAM

THE RENOVATION PROGRAM

REMEDiate SURFACE CORROSION AND PAINT INTERIOR STRUCTURAL SPACE FRAME DURING REPLACEMENT OR REFURBISHMENT OF THE CURTAIN WALL

The interior structural space frame has been determined to be structurally sound.

Localized surface corrosion of the structural space frame at the nodes and rods exists as a result of extensive water infiltration from the roof and curtain wall.



THE PROPOSED RENOVATION AND EXPANSION PROGRAM

THE RENOVATION PROGRAM

REPAIR, REPLACE, AND UPGRADE BUILDING SYSTEMS

Life Safety Systems

Security Systems

Mechanical, Electrical, and Plumbing Systems

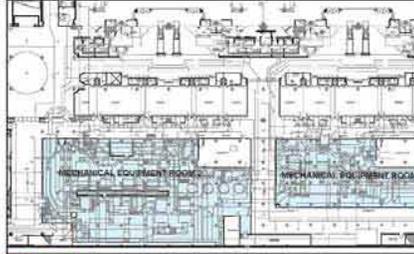
Lighting Systems

EXISTING BUILDING PERFORMANCE



-10%

OPTIMIZE EFFICIENCY OF MECHANICAL SYSTEMS



1.2%

0% BASELINE NYSECC (ASHRAE 90.1-2004)

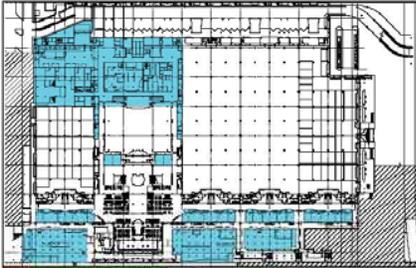
PROVIDE CO2 SENSORS AT HVAC SYSTEMS



8.4%

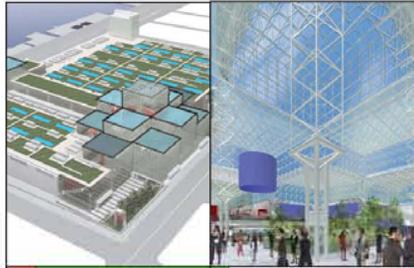
7% LEED (ASHRAE 90.1-2004)

PROVIDE OCCUPANCY SENSORS



8.6%

PROVIDE DAYLIGHTING CONTROLS



11.8%

10% EO111 (ASHRAE 90.1-2004)

IMPROVE THERMAL PERFORMANCE OF ROOF



12%

IMPROVE THERMAL PERFORMANCE OF EXTERIOR



14.8%

IMPROVE THERMAL PERFORMANCE OF SKYLIGHTS



16.3%

UPON COMPLETION OF THE SYSTEMS UPGRADE:

- TOTAL ENERGY SAVINGS OF 26.3% OVER EXISTING BUILDING
- LEED SILVER

THE PROPOSED RENOVATION AND EXPANSION PROGRAM

THE EXPANSION PROGRAM

A 110,000 SQUARE FOOT PRE-ENGINEERED STRUCTURE LOCATED AT 11TH AVENUE BETWEEN 39TH AND 40TH STREETS.

DURING THE RENOVATION, WHEN PORTIONS OF JAVITS ARE TAKEN OUT OF SERVICE THE EXPANSION WILL ENABLE JAVITS TO REMAIN OPEN AND FULLY OPERATIONAL AT ALL TIMES AND TO MAINTAIN THE SAME AMOUNT OF EXHIBITION SPACE AVAILABLE AT ALL TIMES.

UPON COMPLETION OF THE RENOVATION, THE 40,000 SQUARE FEET OF EXHIBITION SPACE WILL REMAIN IN SERVICE AND WILL COMPLEMENT EXISTING OPERATIONS.



THE PROPOSED RENOVATION AND EXPANSION PROGRAM

THE EXPANSION PROGRAM

ACCESS TO THE EXHIBITION STRUCTURE WILL BE PROVIDED THROUGH A 15 FOOT WIDE CONNECTING CORRIDOR LINKING THE EXPANSION TO THE EXISTING JAVITS CENTER AT THE LEVEL 2 CONCOURSE.

ADDITIONAL ACCESS WILL ALSO BE PROVIDED DIRECTLY FROM 39TH AND 40TH STREETS TO ALLOW FOR INDEPENDENT USE OF THE FACILITY.

A PLAZA IS LOCATED ALONG THE SOUTHERN EDGE OF THE EXPANSION TO ALLOW FOR LOADING AND UNLOADING OF PRIVATELY OPERATED VEHICLES. THIS PLAZA CAN ALSO BE USED FOR OUTDOOR FUNCTIONS UNDER SEASONAL CONDITIONS.

A TRUCK COURT AND LOADING DOCKS WILL BE LOCATED DIRECTLY OFF ROUTE 9A ADJACENT TO THE EXISTING LOADING DOCKS.



THE PROPOSED RENOVATION AND EXPANSION PROGRAM

THE EXPANSION PROGRAM

40,000 NET SQUARE FEET OF EXHIBITION SPACE

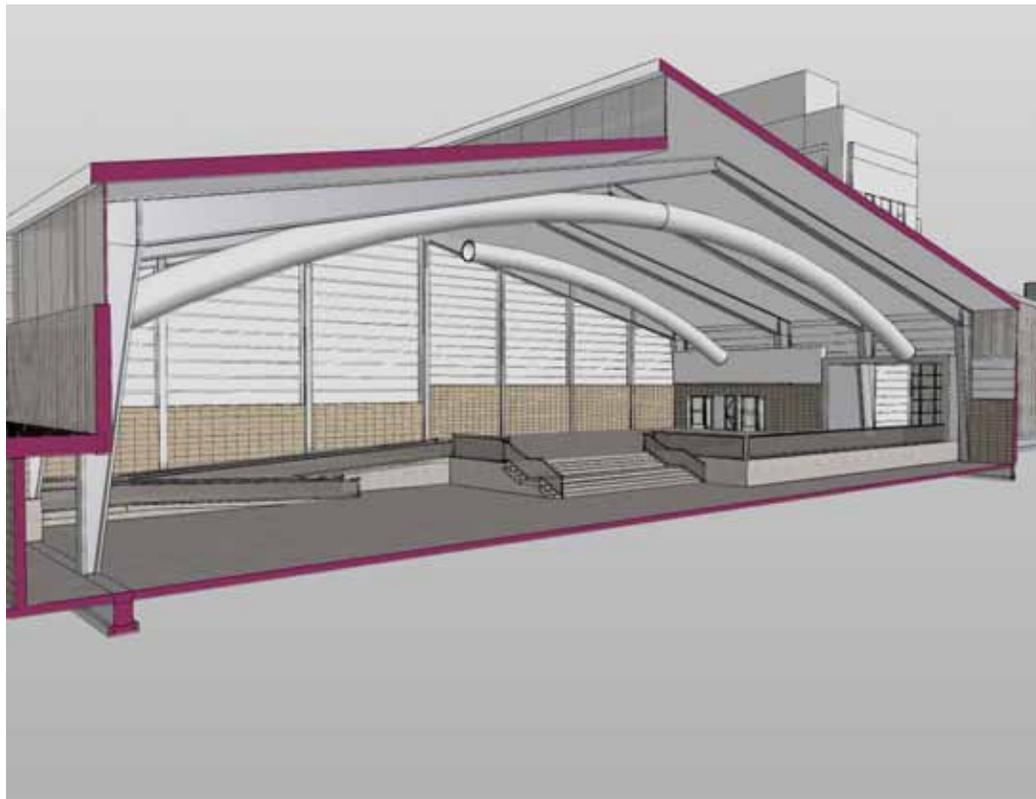
PREFUNCTION AND REGISTRATION AREAS

RESTROOMS AND FOOD SERVICE AREAS

FULLY SERVICED WITH HVAC, WATER, ELECTRIC CABLE
AND TELEPHONE IN FLOOR BOXES

COLUMN FREE SPACE WITH 25 FOOT CLEAR HEIGHT AT LOWEST POINT

HANG POINTS ON A 20 x 20 FOOT GRID WITH 3,000 POUNDS PER POINT
CAPACITY



THE PROPOSED RENOVATION AND EXPANSION PROGRAM

THE PLAN OF FINANCE

SOURCES

Hotel Fee Bonds	\$390,000,000
Excess Earnings	\$65,000,000
Unrestricted Funds	\$8,000,000

TOTAL \$463,000,000

USES

Renovation	\$391,267,450
Expansion	\$38,750,000
Soft Costs	\$32,982,550

TOTAL \$463,000,000

The Project is fully funded with proceeds from Hotel Unit Fee-Secure Revenue Bonds issued by the Development Corporation in 2005. The Bond Issue was supported by a \$1.50 hotel tax imposed for a 40 year period on daily hotel room rentals in the five boroughs of New York City.

As Additional Excess Earnings from the Bond Issue are released, or as other funds become available they will be applied to the Renovation Program herein.

