



JFK Terminal 6 Development: Operational Services Procurement Opportunities



January 13, 2025

Agenda Items

- Opening Remarks
 - Port Authority of NY & NJ
- Overview:
 - JFK Airport
 - JFK Millennium Partners Consortium
 - JFK T6 Development
 - JFK T6 Development Timeline
- Current & Future RFPs
- Procurement Opportunities
 - Maintenance & Janitorial Related Services
 - Security Services
 - Guest Services
 - Other Procurement Opportunities
- Q&A

The Port Authority of NY & NJ

A NEW
JFK 
TAKING OFF NOW

PORT
AUTHORITY
NY NJ
AIR LAND RAIL SEA

Overview of JFK Airport

Current Terminal Landscape

- JFK Airport is home to five terminals: Terminals 1, 4, 5, 7, and 8.
- Two terminals are currently under construction: Terminal 1 and Terminal 6.

Terminal Operators

- Each terminal operates independently under its own terminal management.
- JMP oversees all operations and the development of Terminal 6 & Terminal 7.

Opportunity for Partnerships

- As part of the development of Terminal 6, JMP is actively seeking partners to collaborate on creating a world-class travel experience.
- The goal is to achieve a 5-star Skytrax terminal rating, setting a new benchmark for excellence.

The JFK Millennium Partners Consortium



Vantage Group is a leading investor, developer, and manager of airports and transportation infrastructure around the world. Vantage is leading the development of the new \$4.2B JFK Terminal 6, operating the existing Terminal 7, and managing the new Terminal 6 upon completion through 2060 via a long-term lease with the Port Authority.

AMERICAN TRIPLE I

American Triple I (ATI) is an investor, owner, developer, and manager of infrastructure assets and infrastructure-focused companies. ATI is committed to serving its investor partners and communities alike, by deploying capital into projects and businesses throughout the U.S. United States.

ATI targets value-add opportunities in the transportation, digital and social infrastructure sectors. ATI is a certified minority-owned, managed, and controlled investment manager.

RXR

RXR is a private real estate company with expertise in investment property management, management, development design, construction, leasing, and financing that is focused on the New York City area.

jetBlue

Based in Queens, JetBlue is New York's Hometown Airline®. Since its founding at JFK in 2000, the airline has grown to offer nonstop service to nearly 100 cities throughout the United States, Latin America, Caribbean, Canada, and the United Kingdom from its home at the award-winning Terminal 5.

JFK Terminal 6 Development- Project Overview

JFK Terminal 6 is a redevelopment project anchoring JFK's north side and built on the sites of the former Terminal 6 and the current Terminal 7, which will be demolished in 2026. T6 is part of a more extensive redevelopment of JFK Airport led by the Port Authority of New York and New Jersey.

Terminal 6 will feature:

- **1.2 million square foot** terminal complex
- Capacity for up to **10 gates**, including nine to accommodate wide-body aircraft
- Over **100,000 square feet** of shopping and dining, 6 premium lounges, and recreational spaces
- New roadways, utilities, aircraft aprons, and a ground transportation center
- Seamless connections to JetBlue's Terminal 5 operations
- Passenger traffic (enplanements) projected to exceed **4.8M by 2030**. Approximately 77% of passengers are expected to be international travelers
- Development expected to result in over **4,000 direct jobs** and direct payroll wages of \$1.9 billion



JFK Terminal 6 Development - Project Timeline

2021	<ul style="list-style-type: none">• Port Authority project approval
2022	<ul style="list-style-type: none">• Financial close• Interim operations of T7
2023/2024	<ul style="list-style-type: none">• Ground-breaking• Phase I construction of new T6
2026	<ul style="list-style-type: none">• Phase I completion: central hall, first 5 gates open; demolition of T7
2026/2027	<ul style="list-style-type: none">• Phase II construction
2028	<ul style="list-style-type: none">• Phase II completion: additional gates open; Full terminal occupancy



Overview of Partnerships RFP – Request for Proposal



Current and Future RFPs



- Procurement opportunities at JFK T6 are open to all who meet the requirements.
- There are upcoming procurement opportunities available in:
 - **Maintenance and Janitorial Services**
 - **Guest Services**
 - **Security**
- There will be future procurement opportunities for **People with Reduced Mobility (PRM) services as well as IT.**

Commitment to MWBE, LBE, and SDVOB Participation

- JMP is committed to maximizing participation of Minority & Women Business Enterprises (MWBE), Local Business Enterprises (LBE), and Service-Disabled Veteran-Owned Businesses (SDVOB) in its operations RFPs.
- **Our Goals Include:**
 - **30% MWBE Participation Goal**
 - **10% LBE Participation Goal**
 - **3% SDVOB Participation Goal**
- For more information on how to become certified with the Port Authority of NY & NJ please visit their website at: <https://www.panynj.gov/port-authority/en/business-opportunities/supplier-diversity.html#intro>

Procurement Opportunities

AIRLINE

AIRLINE

6

JFK 6

JFK 6



Maintenance & Janitorial Related Services

Description of Work

- Provide JMP Facility and Technology Department a bundled facilities management service.
- Building System's Maintenance and Operation:
 - Building Management System
 - Heating Ventilation and Air Conditioning
 - Baggage Handling System
 - Passenger Boarding Bridges
 - Fire Protection and Life Safety Systems
 - Electrical
 - Plumbing
- Janitorial and Related Services
 - Waste Management
 - Pest Control
 - Landscaping
 - Interior Cleaning
 - Exterior Cleaning

Minimum Requirements

- *10+ years of experience*
- *Individual contracts in excess of 10 million*
- *Major Metropolitan Airport Experience*

Licensing & Insurance

- *Comprehensive liability and insurance policy in alignment with project requirements and compliance with relevant regulations/ regulatory bodies.*

RFP Deadlines

- **RFP Posting Date:** February 14, 2025 (*subject to change*)
- **RFP Q&A Period Deadline:** March 14, 2025
- **RFP Submission Deadline:** April 4, 2025

Guest Experience Services

Description of Work

- Develop and execute T6's service standards and a comprehensive service excellence curriculum throughout the terminal.
- Guest Experience expectations include, but are not limited to:
 - Provide staffing for guest experience positions at multiple touchpoints throughout T6
 - Provide staffing for guest experience / queue management positions at TSA and CBP
 - Carry out NPS surveys on an ongoing basis
 - Provide training and supervision for all staffing positions above
 - Facilitate guest access to amenities
 - Support Guest Experience Marketing events on an as needed basis
 - Seek out 'Surprise and Delight' moments on an ongoing basis
 - Be subject matter experts for Terminal 6 and JFK in general

Minimum Requirements

- *Years in experience: 3 years minimum*

Licensing & Insurance

- *Strong preference for existing privilege permit with PANYNJ*
- *Comprehensive liability and insurance policy in alignment with project requirements and compliance with relevant regulations/ regulatory bodies.*

RFP Deadlines

- **RFP Posting Date:** January 17, 2025 *(subject to change)*
- **RFP Q&A Period Deadline:** February 7, 2025
- **RFP Submission Deadline:** March 7, 2025

Security Services

Description of Work

- Work alongside the JMP Safety & Security team to create, foster and maintain a safe and efficient world class airport terminal.
- Traffic Management
- Employee Screening
- Visitor/Vendor processing
- Terminal access
- Alarm Response

Licensing & Insurance

- *JFK International Airport Security Services Privilege Permit*
- *Insurance minimums as required by PANYNJ Security Service Privilege Permit.*

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Explore Subcontracting Opportunities

- Don't feel these opportunities are the right fit for you? You can still get involved as a subcontractor. Stay tuned for upcoming subcontracting opportunities!
- Procurement opportunities at JFK Terminal 6 are open to all who meet the requirements.



QUESTIONS?



JFK Millennium
Partners