

JUN. 5. 1998 12:53PM

SWANKE HAYDEN CONNELL ARCHITECTS
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NO. 1617 P. 2/3

295 Lafayette Street, New York, New York 10012
212 226 9696, Fax 212 219 0069

June 4, 1998

Ms. Catherine Giliberti
Senior Vice President
Silverstein Properties, Inc.
120 Broadway, 36th Floor
New York, New York 10271

Re: Mayor's Office of Emergency Management (OEM)
Emergency Operations Center: 7 World Trade Center
*"Proposal for Additional Architectural and Engineering Design Services:
Upgraded 'Protective Wall' Design and Scope Revisions "*
SHCA Project No. 5576CC

Dear Mr. Ritorto:

Per SHCA's review of the Mayor's Office of Emergency Management's comments to the 100% C.D. drawing issuance (04-06-98) which were received 04-22-98 and 04-28-98, the OEM comments request several revisions which are changes in scope. In connection with the above referenced proposal, SHCA has reviewed the scope of work referenced in SHCA's 10-24-98 agreement with Silverstein Properties, Inc. (Draft Silverstein RFP-07-24-97, OEM Program Summary-07-21-97, OEM Space Design-Programming-08-18-97 & DCAS/DRES Standards-10-96), all correspondence from Silverstein/DCAS/OEM and all meeting conference reports. SHCA cannot find any specific reference in the program requirements to design a "hurricane wall" that can resist Category 4 hurricane winds with wind pressures indicated in OEM's 04-22-98 comments. SHCA cannot find any record requesting the extension the scope of the "hurricane wall" beyond the exterior wall and fully envelope the entire Emergency Operations Center and support spaces on the southern portion of the 23rd Floor per OEM's marked-up plan received 04-28-98.

In previous discussions with OEM, OEM expressed a need to have a protective wall in front of the exterior wall of the Emergency Operations Center to protect its occupants from broken glass and rain in the event of a hurricane (of an unspecified magnitude). In a SHCA Conference Report dated 11-17-98, item 3.4 records agreement that the exterior wall glazing shall be blocked-off by a lightweight drywall partition designed to address the OEM security and hurricane wind load concerns.

Swanke Hayden Connell & Partners LLP (SHCA) wishes to submit its proposal for architectural and engineering services in connection with the above referenced revised design work as follows:

Scope of Work

- Work with DCAS/OEM to establish the revised "protective wall" design criteria required for this project.
- Develop alternate design studies of wall assemblies and study their feasibility for implementation. Wall assemblies will be studied against the revised design criteria, the impact to the base building exterior wall assembly (in terms of access and ventilation), structural (in terms of floor loading and anchorage) and mechanical systems.
- Upon selection of a proposed wall assembly, review and obtain approval of the assembly from DCAS, OEM, Silverstein Properties, Inc. and the Port Authority.
- Revise and coordinate the approved 100% C.D. drawings and specifications dated 05-04-98 and issue a bulletin for bidding. Scope includes full coordination with structural, mechanical, telecommunications, audio-visual, radio, security, etc.
- Additional construction administration required for this scope of work.

Services not Included:

Swanke Hayden Connell Ltd./Swanke Hayden Connell & Partners LLP
Caracas Istanbul London Miami New York Stamford Washington

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Catherine Giliberti - Silverstein Properties, Inc.

SHCA Project No. 5576CC

"OEM Emergency Operations Center-7 World Trade Center:

Proposal for Additional Architectural and Engineering Design Services:

Upgraded Protective Wall Design and Scope Revisions"

Date: June 4, 1998

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- Exterior Wall Consultant Services.
- Cost Estimating

Compensation:

1. SHCA and its consultants will provide all the Professional Services outlined above for a lump sum fee of \$ 56,750 plus out-of-pocket expenses.
2. Out-of-pocket expenses to be billed at cost and shall include, and are limited to, a maximum amount of \$ 6,800 for the following items: blueprinting, CAD Plotting, copying, faxing and messenger services, etc. as deemed necessary.

The above noted fee and expenses shall be billed monthly on a percent complete basis to your attention. Should this proposal be acceptable to you, please indicate your acceptance by signing one of the enclosed copies and returning it to me.

We appreciate the opportunity to submit this proposal to Silverstein Properties, Inc.

Sincerely,

SWANKE HAYDEN CONNELL ARCHITECTS

Accepted for Silverstein Properties, Inc.:



By: _____

Carl R. Meinhardt, FAIA
Principal

Title: _____

Date: _____

cc: Mr. Joseph Ritorto-Silverstein Properties, Inc.
Mr. Richard J. Ramos - DCAS/DRES

Mr. Josep Dominguez-DCAS/DRES
Mr. Vinicius Castagnola-DCAS/DRES