

January 15, 1998

Ms. Catherine Giliberti
Senior Vice President
Silverstein Properties, Inc.
120 Broadway, 36 th 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 No. 1 "
SHCA Project No. 5576CA

Dear Ms. Giliberti:

Swanke Hayden Connell & Partners LLP (SHCA) wishes to submit this proposal for additional architectural and engineering design services in connection with the above referenced project per the approved SHCA proposal letter dated 10/24/97 to Mr. Joseph Ritorto-Silverstein Properties. These services shall provide the following:

Scope of Work

- Preparation of mechanical engineering design and architectural coordination of required new supplemental AC equipment, cooling tower and pumping for emergency condenser water service. The Cosentini Associates proposal excludes Supplemental AC equipment.
- Preparation of architectural and mechanical engineering design of a new dedicated fuel oil storage tank(s) and pumping system to be located on the Ground Floor to service the 7th Floor Emergency Generators. The original understanding was that existing fuel oil piping to the 7th Floor was to be utilized. It is now our understanding that a new dedicated fuel oil tank, pumps and piping must be located at the Ground Floor and designed.
- Preparation of architectural and mechanical engineering design of a new dedicated emergency water storage tank(s) and pumping system to be located on the 7th Floor with a Pump Room and fill station located on the Ground Floor. The OEM Program Summary dated 07/21/97 does not call for this new OEM program requirement.
- Preparation of architectural and mechanical engineering design of a new Radio Room to be constructed on the Main Roof with antennas and microwave dishes to service the 23rd Floor OEM. This scope of work includes the design and construction of a new room on the roof which was not indicated in the proposal documents.

Catherine Giliberti - Silverstein Properties, Inc.

SHCA Project No. 5576CA

"OEM Emergency Operations Center-7 World Trade Center:

Proposal for Additional Architectural and Engineering Design Services No. 1"

Date: January 15, 1998

Page 2

Other Required Additional Services Not Included in this Proposal

- Structural Engineering Design Services (refer to separate structural engineering proposal for this work).
- Code Expediting/Code Consultant Services.
- Cost Estimating.

Compensation.

1. SHCA will provide all the Professional Services outlined above for a lump sum fee of \$ 43,850 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 \$ 4,385 for the following items: blueprinting, CAD Plotting, copying, faxing and messenger services, etc. as deemed necessary.
3. All Department of Building Filing Fees to be paid by Landlord.

The above noted fees 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.

Sincerely,

SWANKE HAYDEN CONNELL ARCHITECTS

Carl R. Meinhardt, FAIA
Principal

Accepted for Silverstein Properties, Inc.:

By: _____

Title: _____

Date: _____

cc: Mr. Richard Ramos-DCAS/DRES; Mr. Vinicius Castagnola-DCAS/DRES

W:\5576\A\Oemdocs\Fees\Silverstein 01-15-98 5576CA Proposal Doc