



From: Jeff Kondrat
To: DGS_DOMAIN01.WPPO08(RRAMOS), GPYMENTO
Date: 7/16/97 10:41am
Subject: Office of Emergency Management (OEM) -Forwarded -Reply -Reply

I gave Josep the Landlord's "Shell Condition" today. It includes 4 feeders from the Con Ed substation. Review it. We are getting direct meter to Con Ed and can get NASNY rates. The issue is that for this building Con Ed offers rates which are supposed to be less than PASNY. Can someone call the landlord's engineer (in my E-mail to Chet) and find out what the Con Ed rates are for this building. If they are less than PASNY, could we do a "sub-meter" through the landlord and save \$?

>>> Glen Pymeto 07/16/97 10:31am >>>

Spoke to C Advani on this issue. He indicated that the City has a contract with NYPA till the year 2004 that for Govt. offices with a Direct meter, the city will use NYPA power at NYPA rates. There fore if the City has to use other rates It cannot be a direct meter. We first need to establish as part of the negotiation if we are getting a Direct meter for this project. (JEFF).

In any event C Advani is going to find out what rates are currently existant at 7 WTC, since Port Auth is also a client of NYPA.

>>> Richard Ramos 07/16/97 09:55am >>>

CC: DGS_DOMAIN01.WPPO08(JDOMINQU),

EXHIBIT B

23rd Floor "Shell" Condition

- a. Air-Conditioning:** 2-45 ton Trane units. The MER has an inverter controlling fan speed. Condenser water is supplied by 5-125 H.P. pumps; 3,040 G.P.M.
SUMMER: Not more than 76 degrees F dry bulb/INSIDE, when OUTSIDE temperatures reach a high, up to 95 degrees F dry bulb, 74 wet bulb with 5 watts for light and power per rentable square foot and 1 person per 100 rentable square feet.
WINTER: Not less than 72 degrees F dry bulb/INSIDE when OUTSIDE temperatures reach a low, up to -10 degrees F dry bulb.
- b. Sprinkler system:** The sprinkler system is located in the B closet and is provided for all floors. the system is fed from the 6" standpipe riser. Distribution is the responsibility of the tenant. The standpipe system is supplied by 3 risers located in stairway A & B and at column #79 on the North East side of the building. Hoses and racks are provided in these areas. The sprinkler and standpipe systems are supplied by 2 house tanks, 27,000 gallons each with a fire reserve of 7,500 gallons each. Siamese connections.
- c. Electrical Power:** The building is provided with 4 feeders from the Con Edison sub station. Electrical power is distributed to the floor by 3 bus ducts. 2 of the electrical closets (there are 4) on the floor contain transformers for stepping down the power from 460 volts to 277 and 208/120 volts. Each electrical closet has a distribution panel rated for 70 amps.
- d. Windows:** The floor has approximately 150 Solar Bronze windows. Window coverings are the responsibility of the tenant.
- e. Life Safety systems:** The building endeavors to comply with all applicable codes as they apply to its life safety systems.
- f. Spray on Fireproofing:** Structural steel members are fireproofed in accordance with applicable code.
- g. Public Corridor Demising Partition:** Not required if The City occupies the entire 23rd floor as proposed.
- h. Slab Leveling:** Not required, 7 World Trade Center is a new building.