



Building Evaluation Report

Date: August 11, 1997
Analyst: Sal Bonasoro/S. Lee Wright
Site Visits: July 10, 1997
Project Number: 96-1346
Agency: Mayor's Office

Program: Office of Emergency Management (OEM)

Proposed Location: World trade Center 7
 600 Vesey Street
 New York, New York
Block/Lot: 84/36
Zoning/Map: C6-4/12b

Landlord: Silverstein Properties
 120 Broadway
 New York, NY 10271

Approximate Square Footage: 38, 517rsf

I. BUILDING EXTERIOR DESCRIPTION AND CONDITION

The site consists of a forty-seven story, fire proof building made of steel frame and masonry. The building follows a trapezoidal floor plate which abuts a landscaped park plaza and covered pedestrian connection to the World Trade Center Concourse. All entrances leading to the building are at street level, allowing unobstructed handicap accessibility. The site is primarily accessed off Vesey Street, World Trade Center. The site offers easy access to the FDR and the West Side Highway, most subway lines and to all major arteries.

The building facade is clad in red granite and has an ultra modern two-level lobby with the finishes consisting of stainless steel, glass, red granite interior walls and floors and art work by Alexander Calder, Louise Nevelson, Roy Lichtenstein and Al Held. All exterior walls, windows and entrances are in satisfactory condition.

Presently the main entrance exists on Vesey Street which is in close proximity to the open plaza. In addition, one service entrance and loading berth with multiple truck bays is also located on Vesey Street. The service entrance has three freight elevators, two medium sized and one large size, which operate during normal business hours and serve all floors of the building. The main entrance leads to a central bank of five passenger elevators which are ADA complaint and serve all floors of the building. All entrances have ADA compliant push/pull hardware and meet all minimum NYC Building Code requirements. Additionally, the site offers reserved parking off-site within the World trade Center sub-level garage, an advance life safety, central security and surveillance system which is backed up by he Port Authority when required.

II. BUILDING INTERIOR DESCRIPTION AND CONDITIONS

Presently the proposed OEM space will occupy the entire twenty-third floor of the building as a single tenant, with additional space required on the roof and on another floor for the generator and communication requirements.

Currently the floor is accessed by the building core passenger elevators which are tied to the building central fire alarm system. There are two remotely located exit stairs at either end of the central

core. All doors leading to the existing stairs are in conformance with all NYC Building Codes and meet minimum ADA guidelines, the floor also is fully sprinklered and has adequate emergency illumination over the exit passageways over code requirements.

All of the buildings floorplates are an open lay-out which are virtually clear of any columns. The typical floor load capacity is 50 psf live load and 75 psf dead load however, if required by a tenant's specific program requirements, the floor may be structurally reinforced.

The building perimeter has fixed insulated glazed panels, along with base convectors and overhead forced air inducted ductwork above which is tied to the floors HVAC system. Additionally, the 23rd and 22nd floor have structurally cross bracing across each window bay for high impact/wind reinforcement. These two floors are in the center of the building and are the only floors which have these cross braces.

The typical slab height is 12'-0" throughout the entire 23rd floor, which is typical throughout the building. The floor had a men and women's toilet facility remotely locate within the building core. The facilities meet all ADA requirements and occupancy requirements for the floor, even at full capacity. The female toilet has eight toilets in a linear lay-out and the men's toilet has six stalls and four urinals in a linear lay-out.

The HVAC needs for the 23rd floor are supplied by a mechanical room located within the core. The floor has its own self contained single zoned HVAC system with a 90 ton capacity system and is serviced by the building's central condenser water cooling towers located on the roof. The system is typical throughout all floors of the building. Normal operating hours are 8AM-6PM, however, since the system is controlled by each tenant, the overtime costs are minimal.

Additionally, the building provides the following amenities to the tenants; direct fiber optic connections to the teleport, The Port Authority's Satellite Communication facility on Staten Island, advanced building electrical and thermal design for energy conservation and all floors are self metered for their electrical needs. Typical electrical is 6 watts per square foot however, there is an unlimited supply of electrical available since there is a Con Edison substation directly below the building.