

JUL-18-1997 17:39

OMB ADMIN. AGENCIES

212 788 6315 P.01/01

OFFICE OF EMERGENCY COMMAND CENTER**Rental Comparable - for Class "A" Leases**

	Subject (Class A Space)	Comparable 1* (Class A Space)	Comparable 2* (Class A Space)	Other Property** (Class B Space)
Address	7 World Trade	1 Liberty Plaza	17 State Street	100 Church Street
Floor Location	23rd Floor	2nd - 5th Floors	40th - 42nd Floors	n/a
Age/# Stories	10 years, 47 Stories	24 Years, 53 Stories	9 years, 42 Stories	n/a
SF per Floor	40,000 - 46,900	35,000 - 40,000	13,000 - 14,000	n/a
Gross SF Leased	45,815	140,000	40,500	n/a
Term of Lease	20 years	10 years	10 years	n/a
Asking Rent	\$33 - \$41	\$34 - \$35	\$37	\$22
Negotiated Rent & Incr.	\$28.00 - \$42.00	\$31.00	\$31.00 - \$33.00	\$22.00 - \$38.00
Negotiated Base Rent	\$28.00	\$31.00	\$31.00	\$22.00
Operating Expenses	\$5.01	\$7.40	\$7.00	\$0.00
Real Estate Taxes	\$3.70	\$5.80	\$3.33	\$0.00
Total Cost SF	\$36.71	\$44.20	\$41.33	\$22.00
Landlord Work Order/SF	\$45.00	\$50.00	\$50.00	\$30.00
"Free" Rent Period	12 Months	8 Months	12 Months	6 Months

* Comparable "A" Properties are based on current market leases. Properties are comparable based on some of the following:

There are not very many 1980's construction in the subject property location.

The condition of the space is considered comparable.

The "floor plates" are comparable.

** Other Property is for discussion purposes. This is space would be "typical" of other City leased office space.

This space does not have the column span or ceiling heights that OEM is looking

OPERATING BUDGET IMPACT - 7 World Trade**LEASE**

Total Square Footage	45,815
Years 1 - 5	\$28
Years 6 - 10	\$35
Years 11 - 15	\$37
Years 16 - 20	\$42
Landlord Work Order	\$45/SF or \$2,061,675

EXPENSE BUDGET	FY99	FY00	FY01	FY02
Base Rent	\$28.00	\$28.00	\$28.00	\$28.00
Operating Costs	\$5.01	\$5.16	\$5.32	\$5.47
Real Estate Taxes	\$3.70	\$3.70	\$3.70	\$3.70
Cost per Square Foot	\$36.71	\$36.86	\$37.02	\$37.17
Generator Space+	\$180,000	\$180,000	\$180,000	\$180,000
Total Expense Cost	\$1,861,869	\$1,868,755	\$1,875,847	\$1,883,153

+ 1,500 square feet at \$10 SF will be required for the generator on the 3rd floor.

CAPITAL BUDGET IMPACT - 7 World Trade**CAPITAL BUDGET FOR EMERGENCY OPERATION CENTER*****

Command (EOC) SF	20,000 SF @ \$200.00 SF	\$4,000,000
------------------	-------------------------	-------------

Command (EOC) SF	20,000 SF @ \$200.00 SF	\$4,000,000
Office SF	25,000 SF @ \$100.00 SF	\$2,500,000
EOC Computers	Estimate	\$280,000
Office Computers	Estimate	\$437,000
Security System	Estimate	\$200,000
Mechanical Support	Estimate \$500 - \$750	\$500,000
Radio Equip. Room	Estimate	\$1,000,000
	SUBTOTAL =	\$8,897,000
Landlord Work Order		(\$2,061,675)
	TOTAL =	\$6,835,325

→ \$194.19

*** The Capital costs are estimated to be up to \$10,000,000+

The above estimates are very general estimates. The system equipment and mechanical support (generator and build out for space) for the EOC may be more.

07/18/07 05:45 PM

TOTAL P.01

CAPITAL BUDGET IMPACT - 7 World Trade**CAPITAL BUDGET FOR EMERGENCY OPERATION CENTER*****

Command (EOC) SF	20,000 SF @ \$200.00 SF	\$4,000,000
Office SF	25,000 SF @ \$100.00 SF	\$2,500,000
Telecommunications	Estimate	\$500,000
EOC Computers	Estimate	\$260,000
Office Computers	Estimate	\$437,000
Generator	Estimate \$500 - \$750	\$600,000
Security System	Estimate	\$200,000
Radio Equip. Room	Estimate	\$1,000,000
	SUBTOTAL =	\$9,397,000
Landlord Work Order		(\$2,061,675)
	TOTAL =	\$7,335,325

*** Capital costs are estimated to be up to \$10,000,000 - \$12,000,000

The above estimates are very general estimates. It is possible for the "system" equipment for the EOC to be much more than what is shown.

Equipment List	Gross Estimate	\$120,000SF	SF
Rear Screen Projectors	\$100,000	\$5	20000
Telecommunication & Install	\$500,000	\$25	20000
EOC Furniture	\$262,500	\$13	20000
Mayor's Conference Room	\$50,000	\$3	20000
Televisions	\$82,000	\$4	20000
Plotters, Printers	\$50,000	\$3	20000
UPS	\$400,000	\$20	20000
Office Furniture	\$350,000	\$18	20000
Other Office Eqp - copiers/fax	\$750,000	\$38	20000
	\$2,544,500	\$127	
Radio Equipment	\$1,000,000	\$50	20000
Security	\$200,000	\$10	20000
Computers	\$437,000	\$22	20000
LAN and Server	\$350,000	\$18	20000
	\$1,987,000	\$99	
Total	\$4,531,500		

TOTAL P.01