

OFFICE OF EMERGENCY MANAGEMENT

Consolidation of OEM into one expanded location. The objective is to create a secure, safe environment from which the Mayor and the City's executive staff can manage the City's resources and personnel during an emergency.

SPACE REQUIREMENTS:

A.	Office space and support areas:	9,115 CSF
	Technology/Auxiliary space:	<u>22,954</u> CSF
	Sub-total:	32,069 CSF
	Back-up Systems:	<u>12,170</u> CSF
	Total:	44,239 CSF
B.	ESTIMATED RENTABLE (+ 18.5%):	52,423 RSF
C.	Staff	
	Current headcount:	37
	Future Growth:	<u>8</u>
	Total:	45

NOTE: See attached preliminary Program Summary for details.
OEM is reducing back-up systems requirements which should reduce need to approx. 32,000 CSF or 46,000 RSF.

**LOCATION
CRITERION:**

- * Proximity to City Hall
- * Ceiling heights and column spacing to support raised floor, open space and high ceilings for EOC (Emergency Operations Center)
- * Ability to support required back-up systems
- * Space for Satellite Dishes/Antennas
- * Ability to support Communications, Tele-conferencing and computer equipment

PROPOSED LOCATION: 7 WORLD TRADE CENTER

- Offers:
- * Modern building, close to City Hall
 - * Large, almost column free floors
 - * 23rd floor has 15' ceilings (This and one other floor were specially designed to offer space for trading floors for financial institutions - this floor was never occupied)
 - * Satisfies OEM's "high-tech" and back-up system needs
 - * Financially strong, capable landlord (Silverstein Properties)

No other property in the City Hall area offers these amenities.

NOTE: For details of the proposed lease, see Lease Abstract attached.

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ISSUES

SIZE

Does OEM need this much space? The attached program is preliminary and has not been reviewed by DCAS or OMB.

Does the EOC need to be so large?

Is there a need for the auxiliary spaces (Press room, Public Information Unit, Radio Room, Bunk Room, etc.)?

NOTE: More than the entire 23rd floor at 7 WTC will be needed.

COST

Does OEM need a building of the quality (and its associated rent) of 7 World Trade Center?

ANSWER: Yes, in order to satisfy its location criterion and special needs.

Are all back-up systems (and their associated costs) needed? Construction costs have not been estimated yet.