

Program Summary

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New York
San Francisco
Los Angeles
Washington, DC
Chicago
Dallas

Date: July 15, 1997
Analyst: S. Lee Wright
Project: 96-1346
Agency: Mayor's Office of Emergency Management (OEM)

Current locations:
Administrative Offices: 100 Church Street, 20th Floor
New York, NY
Public Information Unit: Washington Street
New York, NY

SUMMARY APPROVED BY:

Print or Type Name

Signature

Date

Title

I. GENERAL INFORMATION

A. Space Allocation Analysis:

Carpetable Square Footage for Office Staff/Support:	9,115 CSF
Carpetable Square Footage for Technology Auxillary Space:	22,954 CSF
SUB TOTAL REQUIRED FOR 23rd FLOOR	32,069 CSF
Carpetable Square Footage for Special Back-Up Requirements:	12,170 CSF
TOTAL CARPETABLE REQUIREMENT	44,239 CSF

B. Estimated Rentable(18.5%) (RSF): 52,423 RSF

C. Total Staff Headcount:

Current Head Count	37
Future Growth	8
TOTAL	45

II. REASON FOR PROJECT

The Mayor's Office of Emergency Management is to be consolidated into one location and expanded. The objective is to create a secure, safe haven from which the Mayor and the executive staff of City government can manage the Resources and personnel of the City during an emergency.

III. AGENCY DESCRIPTION AND ORGANIZATION

The Mayor's Office of Emergency Management (OEM) provides the on-scene coordination at all emergency incidents that requires a multi-agency response. Coordinates all planning efforts for

threats to New York City, natural, technological or man made. The facility includes Executive staff, planning and response personnel, 24 hour Watch Command, GIS Project Coordination, Emergency Operations Center, press Briefing Room, Public Information Unit, Training Room, and Conference Rooms.

IV. FUNCTIONAL REQUIREMENTS

A. Hours of operation:

(OEM)Emergency Operations and Watch Command Center : 24 hrs/day, 7 days/week.

B. Preferred Location:

Due to the nature of OEM operations, this office is required to be in close proximity to City Hall, with easy access for the Mayor, Commissioners and agency personnel.

C. Number of Visitors:

The number of visitors will range from a few a day to fifty news reporters. The space will be designed to have a secure reception area with limited waiting for visitors. The access into the Press Room for the reporters will be a direct, secure hallway which will not interrupt the flow of work or impose any restrictions on the operation of the OEM unit.

D. Special Space Requirements:

Overall the space will be divided into two separately functioning areas with the requirement of additional space on the roof and on another floor for back-up systems. The following is a break down of the areas and the special requirements of each;

- The Office suite/support area,
- The OEM Technology area.
- Back-up of basic utilities and communications.(self contained unit for a two week period)
- Satellite Dishes/Antennas

The specific areas will include the following items and a series of specialized consultants are being brought on board to fully develop and design the exact requirements of the project scope.

OFFICE SUITE

The office suite will house the staff and all support items such as the following;

Reception
Workstations and offices for staff
Library/Conference Rooms
Central File Room
Pantry
Copy/Fax area
Storage Room for office supplies

TECHNOLOGY AREA

The Technology area will house the staff and all support items such as the following;

EOC Area (Emergency Operations Center)

This area is to be a large room with line of sight for all staff inside it. It will have a series of custom "desks" with specialized equipment. This is the arena in which the agencies will perform during emergencies. The line of sight will be directional for televisions, projection screens and additional communications equipment yet to be specified. A window between the Press Room and the Mayor's large conference room is required for visitors to see into the room, however, no public will have access into the premises. Special security requirements will be required as well.

PIU (Public Information Unit).

This room is to provide public information "hot lines". This room will be set up during emergencies to provide the general public with directions, updates and other necessary information. While not in use for this purpose, it will be used as a training room and a large conference room. The telephone equipment will be stored in the raised floor when required.

Watch Command Radio Room,

This room is currently being designed by Motorola. The purpose of the room is to house all of the radio equipment and infrastructure necessary to meet the units requirements. This room also must be connected to a back up generator since it is required to be operational at all times (24 hours a day/ 7 days a week), and under any circumstances.

Rear Projection Room.

This room will house all of the specialized equipment necessary to provide information and communication to the agencies during an emergency. This room will be on a back up generator and be operational at all times, under all circumstances.

Computer LAN Room

This room is to house all of the file servers, gateways and equipment required for the entire unit; it is to be attached to the back-up generators and UPS system. It will have all isolated grounds and a separate electrical panel for the room.

Storage Rooms

Rooms to store Communications Equipment, Computer Equipment/staff and Field Equipment are required to be in close proximity to the technology area if space permits.

Agency Conference rooms

Rooms for visiting Commissioners to conference and strategies with staff on site during emergencies. A ModernFold partition to allow flexibility to the space.

Press Room

Room adjacent to the EOC for live press conferences. Window into EOC room required.

Kitchen/Lounge Room

The space will require a pantry and lounge for thirty to be used by the staff. It is to have industrial style coffee makers, and microwaves. It is to be located on the window wall if possible.

Smoking Room

A lounge room to house ten personnel with a special ventilation system.

Bunk Room, Changing/Locker Rooms, Showers.

Sleeping facilities for (10) men and (10) women, a changing room for (10) men and (10) women and a shower room for (2) men, and (2) women. The bathroom facilities must meet maximum requirements of up to (200) people in the unit.

Bathroom Suites

Special bathroom, shower and changing rooms suites to be provided for the Mayor and a smaller version for the Commissioner to utilize during emergencies.

BACK-UP SYSTEMS

** All of these requirements need to be further investigated, clarified and designed by the Agency and with the assistance of specialized consultants. All information as depicted below was provided by the RBA Group and requires confirmation.*

UPS (Uninterrupted Power Supply)

Fuel Storage

The fuel supply is to last for a two week period and provide all necessary fuel for the functioning of the facility. The requirements include two tanks of 25,000 gallons each. Each tank will take approximately 430 square feet each and there will need to be riser capacity in the buildings core to get the fuel to the required locations.

Water Storage

The water supply is to be for both the fire suppression and for the potable water requirements. The estimated requirements as they currently are understood include 15,000 gallons of water for fire suppression and 30,000 gallons of potable water. The fire suppression system should permit 0.1 gpm/1,500 SF for 90minutes or as required by applicable laws/codes.

Mechanical Room with condensers and generators

The Mechanical Room requirements are to be housed on a separate floor from the main office/technology functions. The room is required to house approximately twelve condensers which require approximately 360 SF of louver space each and provide 10 tons of air. The room will also house the two required back up generators for the space each requiring 300Sf of louver space.

Elevator back up generator

A freight elevator is to be on a separate generator from the base buildings back up elevator system. This duplication of services is to ensure continued service.

ROOF SPACE

** All of these requirements need to be further investigated, clarified and designed by the agency and with the assistance of specialized consultants.*

Satellite Dishes

Requirements are to be developed and confirmed by the project engineers and consultants. Two satellite dishes are required; Weather Service Down Link and FEMA.

Antennas

Requirements are to be developed and confirmed by the project engineers and consultants. Approximately 925) antennas are to be required; Motorola is developing requirements along with agency.

E. Security Issues:

Entire facility is to be secured area. Access to the EOC will be limited to a needs basis only. Access to the Mayors office suite and conference rooms and Press Room will be equally limited.

The security system is to be developed and provided by the Agency and their consultant. It is to include but not limited to a controlled access systems, cameras inside and outside of the unit on site security guards.

Special documents require secure location in the Security suite in a specialized, lockable closet. Agency to provide exact specifications.

F. Parking Requirements:

The parking requirements will be accommodated by the City's Department of Transportation.

[illegible]

DEPT OF GENERAL SERVICES				AGENCY: Office of Emergency Management		CURRENT ADDRESS: 100 Church St, 24th Floor New York, NY 10007		SPACE ANALYST: S. Lee Wright /A/ Jefferson	
SPACE DESIGN-PROGRAMMING				DIVISION: (0834)				UNIT PERSONNEL TOTAL	
SPACE ANALYSIS BY UNIT				PROGRAM: Auxiliary Space				INCL CSF	
PROJECT#: 96-1346				UNIT (S)				CSF	
DATE: 7/15/97				UNIT CODE: B				22,954 CSF	
PAGE 2 OF 2								UNIT GRAND TOTAL	
All requirements outlined on this page are to be clustered together in the same room.									
COMMON & EQUIPMENT AREAS				#	OCC.	S.F.	TOT.		
100 Church St, 24th Floor				1	125		7,000		
Used as Main Operating Room in emergencies.									
80 workstations @ 76sf each									
Projection screen/projectors/AV equipment									
To be used as a large conference room when necessary									
Special HVAC, Lighting and secured window TBD									
Copy Area for room									
Specialized consultant to develop program requirements*				1	70		2,000		
Used as Telephone Hot Line room in emergencies.									
70 seats for conference/training style set up @ 28sf eh									
Raised floor for telephones to be stored when not in use.									
Projection screen/projectors									
Specialized consultant to develop program requirements*				1	10		2,000		
Used as the Radio communications room during emergencies.									
10 workstations									
Acoustics to designed in room									
Raised floor for special equipment/Radio infrastructure									
24 hr/day/7 days/week/365 days/yr operation. Spec. HVAC.									
Special HVAC requirements for room to be determined.									
Specialized consultant (Johnson) developing program requirements*				1			800		
Rear Screen projection Room									
Adjacent to the EOC room									
Approximate size 15' x 35'									
Contains all AV equipment and support equipment.									
Specialized consultant to develop program requirements*				1			600		
Main computer equipment room to house all files servers, etc.									
To be connected to UPS system in lower floor.									
Approximate size 20' x 25'									
Special HVAC requirements for room to be determined.									
Isolated grounding required; separate elec. panel in room									
Racks to be secured to walls									
CAT 5 cabling throughout space									
Specialized consultant to develop program requirements*				4			900		
Communications Equipment							150		
Computer Equipment							150		
Field Equipment							300		
Office Supplies							300		
SUB TOTAL							12,900		

COMMON & EQUIPMENT AREAS				#	OCC.	S.F.	TOT.
Bunk Rooms				2	10	360	720
Male/Female @ 36 SF eh							
Locking/Changing Rooms				2	10	150	300
Male/Female @ 15SF eh							
Adjacent to the bunk rooms and showers							
Showers				2	2	100	200
For staff during emergencies							
Male/Female							
Handicapp accessible							
Adjacent to changing/bunk rooms							
Bunk room Suite for the staff				1	1	250	250
Restroom with							
Shower/changing room and mini pantry							
Bathroom Suite for the staff							
Restroom with							
Shower/changing room							
BUILDING WINDOWS TO BE SEALED OFF FOR SECURITY							
EXACT DESIGN TO BE DETERMINED							
SUB TOTAL							1,620

DEPT OF GENERAL SERVICES		AGENCY: Office of Emergency Management		CURRENT ADDRESS: 100 Church St, 20th Floor New York, NY 10007		SPACE ANALYST: S. Lee Wright LA/Jefferson	
SPACE DESIGN-PROGRAMMING		DIVISION: (OEM)				UNIT PERSONNEL TOTAL	
SPACE ANALYSIS BY UNIT		PROGRAM: Back-Up Systems				PERSONNEL w/CIRC.	
PROJECT#: 96-1346		UNIT (S)				INCLUSIVE Corp Sq. Ft.	
DATE: 7/15/97		UNIT CODE: C					
PAGE 3 OF 3						UNIT GRAND TOTAL 12,178 Corp. Sq. Ft.	

*All Requirements as depicted on this page are based upon earlier information provided by the agency to the RBA consultant. All information is to be clarified and confirmed.

COMMON & EQUIPMENT AREAS					COMMON & EQUIPMENT AREAS					COMMON & EQUIPMENT AREAS				
#	DESCRIPTION	OCC.	S.F.	TOT.	#	DESCRIPTION	OCC.	S.F.	TOT.	#	DESCRIPTION	OCC.	S.F.	TOT.
1	Roof Top	1	500	500										
2	Satellite Dish;													
	*Weather Service Down Link	1												
	1.2 meter dish													
	*FEMA Connections	1												
3	Antennas;	25												
	Motorline designed specifications w/ agency													
4	* Agency to clarify and confirm all requirements.													
5	Lower Floor	1		8,638										
6	Possible space on 3rd floor of WTC7													
7	UPS system(Uninterrupted Power Supply)	1	1000											
8	Fuel Storage(2 tanks @ 25,000 gallons ea	2	430											
9	Water Storage(1 tank @ 45,000 gallons	1	550											
10	Mechanical Room to include:													
11	Condensers(10 on each)	12	360											
12	Generators	2	300											
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SUB TOTAL				9,130	SUB TOTAL				9,130	SUB TOTAL				9,130

COMMON & EQUIPMENT AREAS					COMMON & EQUIPMENT AREAS					COMMON & EQUIPMENT AREAS				
#	DESCRIPTION	OCC.	S.F.	TOT.	#	DESCRIPTION	OCC.	S.F.	TOT.	#	DESCRIPTION	OCC.	S.F.	TOT.
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