

JUN 19 1998 11:55PM

SWANKE HAYDEN CONNELL ARCHITECTS

NO. 3362 P. 2/4

295 Lafayette Street, New York, New York 10012  
212 226 9696, Fax 212 219 0059

June 25, 1998

Ms. Catherine Giliberti  
Senior Vice President  
Silverstein Properties, Inc.  
120 Broadway, 36th Floor  
New York, New York 10271

Re: Mayor's Office of Emergency Management (OEM)  
Emergency Operations Center: 7 World Trade Center  
*"Proposal for Additional Architectural and Engineering Design Services:  
Upgraded Revised 'Protective Wall' Design and Scope Revisions;  
Cost Reduction Scope Revisions "*  
SHCA Project No. 5576 CC & CD

Dear Ms. Giliberti:

This proposal for additional design services includes work requested as part of as part of the review of 100% C.D. submission and subsequent requests for revisions received on June 18, 1998

Per SHCA's review of the Mayor's Office of Emergency Management's comments to the 100% C.D. drawing issuance (04-06-98) which were received 04-22-98 and 04-28-98, the OEM comments request several revisions which are changes in scope. SHCA has reviewed the scope of work referenced in SHCA's 10-24-97 agreement with Silverstein Properties, Inc. including all scope and program information referenced in the agreement, all correspondence from Silverstein/DCAS/OEM and all meeting conference reports to date. SHCA also cannot find any reference in these documents that require the design of a "hurricane wall" that can resist Category 4 hurricane winds with wind pressures as indicated in OEM's 04-22-98 comments. SHCA also cannot find any record requesting the extension of the scope of the "hurricane wall" beyond the exterior wall which will fully envelope the entire Emergency Operations Center and support spaces on the southern portion of the 23<sup>rd</sup> Floor per OEM's marked-up plan received 04-28-98.

In previous discussions with OEM, OEM expressed a need to have a protective wall in front of the exterior wall of the Emergency Operations Center to protect its occupants from broken glass and rain in the event of a hurricane (of an unspecified magnitude). In a SHCA Conference Report dated 11-17-98, item 3.4 records agreement that the exterior wall glazing shall be blocked-off by a lightweight drywall partition designed to address the OEM security and hurricane wind load concerns.

In addition, the Department of Citywide Administrative Services (DCAS) letter dated June 18, 1998 to Silverstein Properties, Inc., DCAS requests several additional revisions which are changes in scope including further revisions to the 'protective wall'. These revisions in scope will require the issuance of an addendum to the approved 100% C.D. drawings and specifications previously issued for bid. Also, the revised C.D. set will require re-submission for review and approval to the Port Authority of NY & NJ.

Swanke Hayden Connell & Partners LLP (SHCA) wishes to submit its proposal for architectural and engineering services in connection with the above referenced revised design work as follows:

Swanke Hayden Connell Ltd./Swanke Hayden Connell & Partners LLP  
Caracas Istanbul London Miami New York Stamford Washington

JUN 23, 1998 11:55PM

SWANKE HAYDEN CONNELL ARCHITECTS

NO. 3362 P. 3/4

Catherine Giliberti - Silverstein Properties, Inc.

SHCA Project No. 5576CD

"OEM Emergency Operations Center-7 World Trade Center:

Proposal for Additional Architectural and Engineering Design Services:

Upgraded Revised 'Protective Wall' Design and Scope Revisions;

Cost Reduction Scope Changes"

Date: June 25, 1998

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### Scope of Work

- Work with DCAS/OEM to establish the revised "protective wall" design criteria required for this project.
- Develop alternate design studies of wall assemblies and study their feasibility for implementation. Wall assemblies will be studied against the revised design criteria, the impact to the base building exterior wall assembly (in terms of access and ventilation), structural (in terms of floor loading and anchorage) and mechanical systems.
- Upon selection of a proposed wall assembly, review and obtain approval of the assembly from DCAS, OEM, Silverstein Properties, Inc. and the Port Authority.
- Revise and coordinate the approved 100% C.D. drawings and specifications dated 05-04-98 and issue a bulletin for bidding. Scope includes full coordination with structural, mechanical, telecommunications, audio-visual, radio, security, etc.
- Revise architectural and engineering C.D. set to incorporate items 1.a, 1.b, 1.c, 2.1, 2.2, 3 & 4 as modified per SHCA's meeting with DCAS on June 22, 1998 in which DCAS clarified the scope of work requested. A summary of the scope of work is as follows:

- 1.a Per previous review with Silverstein Properties, Inc.(SPI), SPI will allow the use of BX Cabling instead of EMT Conduit specified in the C.D. documents in accordance to the PA/7 World Trade Center Mechanical Design Guidelines, Specifications and Standard Details-Electrical, Communications.
- 1.b Electrical & Telecommunication C.D. will be clarified to show delineation of scope for the telecommunication cabling between Ambassador and DoITT.
- 1.c Eliminate the requested Audio-Visual Equipment in accordance to Exhibit "A" of the DCAS letter.
- 2.1 Per the DCAS meeting, the steel vault construction including the safe door designed to Vikonics, Inc. specifications for Room 23-16 is eliminated. Standard office full-height drywall partitions will be utilized for this room.  
Per the DCAS meeting, all bullet-resistant fiberglass shielding shall be removed in all spaces except the "protective wall" where it will be shown as an add/alternate.
- 2.2 Eliminate all bullet-resistant doors and frames with standard hollow metal doors and frames as requested. Similar blast resistant doors will be utilized as part of the "protective wall" only.
3. Eliminate folding partitions and support steel and replace with acoustically rated standard drywall partitions for Rooms 23-44, 23-45 & 23-46 as requested.
4. See item 2.1 above.
5. The C.D. revisions to the upgraded 'protective wall' designed to withstand 150 mph wind loads are substantially complete. SHCA will make revisions under this agreement to incorporate the additional DCAS requested revisions as directed in their June 18, 1998 letter. Per the DCAS meeting, the scope or extent of the wall remains per the upgraded design with the following revisions:
  - a. Wall shall be designed to meet wind pressures 90 mph wind loads instead of 150 mph loads.
  - b. Motorized air dampers shall be installed in the wall per the "upgraded" wall with an alternate duct for manually operated air dampers.
  - c. Doors shall be "upgraded" to meet 90 mph wind loads and fully weatherstripped.

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JUN 29 1998 1:10PM

SWANKE HAYDEN CONNELL ARCHITECTS

NO. 3362 P. 4/4

Catherine Giliberti - Silverstein Properties, Inc.

SHCA Project No. 5576CD

*"OEM Emergency Operations Center-7 World Trade Center:**Proposal for Additional Architectural and Engineering Design Services:**Upgraded Revised 'Protective Wall' Design and Scope Revisions;**Cost Reduction Scope Changes"*

Date: June 25, 1998

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d. Similar detailing will be provided as the "upgraded protective wall" designed to meet the 90 mph wind loads.

6. Per the DCAS meeting, no change in scope is required for the fuel oil tank design as shown on the 100% C.D. drawings since the DCAS request is not in conformance to NYC Building Code. Per DCAS request, we will clarify the connection of new fuel oil lines to existing Silverstein's fuel oil riser in the core shaft at both the 1<sup>st</sup>. & 7<sup>th</sup>. floors"

- Additional construction administration required for this scope of work.

**Services not Included:**

- Refer to the base proposal dated October 29, 1997 for a list of services not included.

**Compensation:**

1. SHCA and its consultants will provide all the Professional Services outlined above for a lump sum fee of \$ 76,750 plus out-of-pocket expenses.
2. Out-of-pocket expenses to be billed at cost and shall include, and are limited to, a maximum amount of \$ 14,750 for the following items: blueprinting, CAD Plotting, copying, faxing and messenger services, etc. as deemed necessary. These out-of-pocket expenses include CAD plotting, blueprinting, copying and delivery of multiple submissions to The Port Authority of NY & NJ for review and approval. As you are aware, the PA requires 13 sets of drawings and specifications for each submission which is over four times the quantity of those required by the NYC Department of Buildings for filing to obtain a construction permit.

The above noted fee and expenses shall be billed monthly on a percent complete basis to your attention. Should this proposal be acceptable to you, please indicate your acceptance by signing one of the enclosed copies and returning it to me.

We appreciate the opportunity to submit this proposal to Silverstein Properties, Inc.

Sincerely,

SWANKE HAYDEN CONNELL ARCHITECTS

Accepted for Silverstein Properties, Inc.:



By: \_\_\_\_\_

Carl R. Meinhardt, FAIA  
Principal

Title: \_\_\_\_\_

Date: \_\_\_\_\_

cc: Mr. Joseph Ritorto-Silverstein Properties, Inc.  
Mr. Richard J. Ramos - DCAS/DRES

Mr. Josep Dominguez-DCAS/DRES  
Mr. Vinicius Castagnola-DCAS/DRES

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