NYC 9/11 Public Portal Document

NEW YORK POST, THURSDAY, SEPTEMBER 27, 2001

RISING FROM THE RUBBLE

Area rebuild a year away

By LOIS WEISS
and STEVE CUOZZO

It will likely be more than a year before Ground Zero is cleared and ready for a new development, construction experts said today.

Workers at the site must carefully clear the 110 stories of debris that compressed into most of the seven underground levels.

Meanwhile, Con Ed has laid 33 miles of high voltage cable that now crisscross the streets to get power restored to area buildings.

They must be reconnected to two totally new substations that must be constructed before the summer, said William A. Harkins, a vice president of energy management.

Engineer George J. Tamaro, a partner with Mueser Rutledge Consulting Engineers, said the industry is in "for a long haul" of eight to 12 months.

That's how long it will take before the foundation bottom of the Trade Center is reached and the 65-to-70-foot deep containment wall known as the "bathtub" can be secured so it does not collapse as the debris holding it up is removed.

"At that point, you could put in a new station," said Tamaro of the 1 and 9 trains.

He does not think it would be possible to get the PATH going underground while the work is going on, either. PATH engineers are still assessing their options.

But Trade Center developer Silverstein Properties would also have a headstart on creating its foundation because the four-block bathtub hole that encloses the western half of the 16-acre site would be already clear.

All the buildings in the surrounding area, plus around 400 others in the vicinity, have been examined by engineers hired by the city. Aside from World Trade Center buildings 1 through 7, which are a total loss, there are another five or six with various degrees of structural damage.

They will have to be repaired by the property owners, said Richard Tomasetti. He is the private engineer from Thornton-Tomasetti heading the assessment teams.

Major damage was contained to the immediate area and there were no residual shock waves that traveled underground and destabilized other buildings, Tomasetti told a Building Congress luncheon yesterday.

Ironically, the group had been scheduled to hear gubernatorial candidate Andrew Cuomo speak at Windows on the World.

More than 400 engineers are taking turns around the clock to ensure the site and rescue workers are safe as they toil up to seven levels underground.

Meanwhile:

■ The sale of 60 Wall St. to Deutsche Bank by J.P. Morgan Chase, in contract since last spring, is on track for a scheduled closing in November, a source close to the situation confirmed. What's more, sources said, Deutsche is talking to Chase about moving in some staff even earlier.

■ In yet another quickly negotiated relocation, more than 200,000 square feet of space at 59 Maiden Lane were snatched up by the city's Office of Management and Budget over the weekend.

■ Sources reported a bidding war has broken out over 180,000 square feet at 180 Water St., the 485,000-square-foot tower where the city is the sole tenant.

■ Newmark CEO Barry Gosin said two uprooted, 500,000-square- foot tenants he represents "looking Downtown."

■ While much has been made of American Express taking 680,000 square feet in New Jersey and Connecticut, it's been widely overlooked that the company had 1.1 million square feet in its 3 World Financial Center tower — which it also happens to own.

"It's one thing to say they took new leases and they're long-term," said one well-placed source. "But it isn't the same as saying they'll never come back."

CITY_21MC100_011830265

NYC-WTC_000412849