



May 17, 2005

Phase 1 Deconstruction Plan

The LMDC will present an overview of the approved Phase 1 New York Department of Labor variance and revised Phase 1 deconstruction plan (submitted to the regulators on May 12, 2005) at the Community Board 1 Meeting on Monday June 6, 2005 at 6:00 PM at 250 Broadway. (Please note change in date from previous e-update) There will also be a Public Information Open House regarding the deconstruction project in early June.

The LMDC will soon be releasing two Invitations for Bids (IFB) to enter into new contracts for deconstruction-related services. The first IFB will relate to the construction of exterior scaffolding enclosing the 130 Liberty Street Building and the second IFB will relate to the subsequent environmental cleaning and building deconstruction services for the complete deconstruction of 130 Liberty Street.

The original scope of work contained in LMDC's contract with Gilbane Building Company for 130 Liberty Street work did not explicitly require scaffolding of the exterior of the building and would require significant changes to the scope of work to fulfill the current approved variance and proposed revised Deconstruction Plan. As a result, the existing agreement will be terminated for convenience and LMDC will seek competitive bids for the project.

LMDC will be inviting all qualified contractors, along with Gilbane, to submit proposals for this very important project for Lower Manhattan. The IFB's will be posted on the LMDC's website in upcoming weeks. Gilbane Building Company has been providing site maintenance and pre-construction services since LMDC purchased the building on August 31, 2004. URS Corporation will provide site maintenance on an ongoing basis during this period of transition.

These steps will not delay the deconstruction process. LMDC expects, following regulator approval, to expeditiously erect scaffolding on the building enclosing the curtain wall to allow for the building's exterior cleaning and a more efficient deconstruction process. We will then move forward with cleaning and removal of asbestos and contaminants of concern and finally structural deconstruction of the building. We expect to commence work this summer.

Kate Millea
Project Manager
Community Development & Relations
Lower Manhattan Development Corporation
1 Liberty Plaza
20th Floor
New York, NY 10006
phone:212-587-9644
fax:212-962-2431
kmillea@renewnyc.com