

VIEWS

OMARA Finds New Role in Rebirth of Lower Manhattan



The OMARA Organization has emerged from 9/11 with a vital new role. The firm, known primarily for commercial build-outs and representing owner's construction interests, has found a new niche: providing expert damage assessment to companies whose offices were damaged or destroyed in last September's terrorist attacks.

reconstruction to begin.

"Insurers traditionally use their own teams of estimators to accurately determine the extent of losses," said Bob O'Mara, president of The OMARA Organization.

"But the sheer volume of damage from 9/11 has stretched available resources to the limit. Since accurate estimates are the first step on

"We are optimistic that downtown will come back, and perhaps even sooner than expected."

- Bob O'Mara



A beautiful, clear sky contrasts with massive damage suffered at New York's World Financial Center on 9/11. Photo was taken from inside the Winter Garden.

CIBC World Markets Corp., a major Fortune 500 company, has called on OMARA to provide proper documentation so its insurance claims can be expedited. Most important, it will allow

any project we have worked on, this assignment fits like a glove," he said.

Working from partially complete drawings, the blanks are filled in through numerous site visits and inspection tours.

2,000,000 Sq. Ft. More to Go

After coordinating its findings with those of field inspectors, estimators, and project managers, OMARA compiles the costs involved in reconstructing the spaces. Information is submitted to the clients in organized, concise reports.

In concert with the Gilbane Building Company, which is overseeing the work on behalf of a consortium of major insurers for clients such as Deloitte & Touche, American Express, Deutsche Bank, and the Department of Defense (C.I.A.), OMARA has estimated costs of rebuilding 750,000 sq. ft. to date. There's

still 2,000,000 sq. ft. more to go.

"We are optimistic that downtown will come back, and perhaps even sooner than expected," said Mr. O'Mara. □

Current Projects

Plus One Fitness
75 Maiden Lane
New York, NY

OMARA is replacing Plus One's downtown headquarters that was destroyed on Sept. 11th. This corporate fitness service company, which offers physical therapy and web-based fitness training, has returned to the financial district. The new facility includes several conference rooms and, of course, a complete fitness area.

Chiao Tung Bank
1 World Financial Center
New York, NY

OMARA is gearing up to perform a multi-phased project, helping to rebuild the bank's New York office. All work is being coordinated for minimal disruption of the client, which has returned to its offices after being displaced for six months while 1 WFC was rehabilitated.

Nationwide Insurance
680-686 Fulton Street
Brooklyn, NY

OMARA continues as general contractor for Nationwide Insurance, as the insurance giant opens its first Urban Retail Facility in Brooklyn. The 2,200 sq. ft. project, which is in historic Fort Greene, a landmark area, features new exterior lighting, awnings and storefront, a conference room, and reception and waiting area.

Korean Economic Development Organization
600 Third Avenue
New York, NY

OMARA has been retained to perform this three-phased project. Korean Economic Development Organization (KEDO) is an organization comprised of several member nations working together to promote stability on the Korean Peninsula and beyond. Our work for KEDO includes a new high-tech conference room, private offices, and a new stair between floors. OMARA performs the project in occupied spaces while KEDO's busy schedule presses on. □

LMDC Meeting Offers Hope—and Progress

OMARA Project Manager Gregg Navins attended the May 15th meeting of the Lower Manhattan Development Corporation, held at 1 Liberty



Taken days after 9/11, scene depicts remaining structural columns of the South Tower.

Plaza, overlooking the World Trade Center site. The LMDC, created shortly after the clean-up began, is charged with overseeing the rebirth of Lower Manhattan. Here are some observations that may be of interest to OMARA clients: LMDC announced that the re-occupancy of Battery Park City was already at 85 per cent, and that number is expected to continue rising throughout the year until full occupancy is achieved.

Plans for New Buildings Are Set In Motion

Additionally, LMDC announced that site work has begun at the 7 WTC site, and that Silverstein Properties had unveiled preliminary plans for a 47-story building with a smaller footprint than the destroyed building. The architectural design of 7 WTC will be consistent with the new buildings to occupy the WTC complex site. Occupancy is slated for 2005.

Most notable is the fact that Greenwich Street will now continue so far past the new building. This is in line with the LMDC and public aim to restore the street grid to the WTC area, allowing a better flow of pedestrian and vehicular traffic.

LMDC also discussed plans for a viewing wall around the site, with

the east side allocated for tourists and mourners to get clear views of Ground Zero. LMDC announced the retention of Peterson & Littenberg, an award-winning architectural and urban planning firm, to lead the conceptual phase of redevelopment plans.

The Corporation also selected an architectural team led by Beyer Blinder Belle, in association with Parsons Brinckerhoff, to coordinate an integrated urban design and transportation scheme for the WTC site and adjacent areas. □

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