

New York, 25 November 2005

CMP seeks the support of the staff

The iSeek team was able to sit down and ask real questions to [ASG Fritz Reuter](#) about the future plans for the CMP and how it will affect all of us.

iSeek: How are the issues related to asbestos going to be handled?

Reuter: Staff should know that there is asbestos, a lot of asbestos, in the building. All buildings have a lot of asbestos... in the insulation, the pipes and in the floor. But staff should also know that asbestos removal is a routine course of business that happens in all renovation projects around the city. Removal is a common practice in many New York buildings, including hospitals. The New York City Building code requires a buffer floor (an unoccupied floor) between renovation work and the staff. The affected areas are sealed, asbestos removed and disposed of.

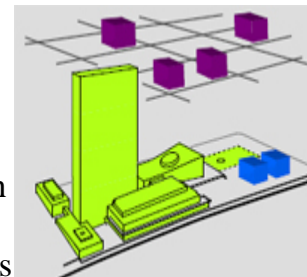


iSeek: What about the renovation process? How will it go?

Reuter: The Secretariat Building is like a wedding cake with icing separating layers... those are the mechanical floors. The renovation will move 10 floors at a time.

iSeek: Where will the staff go while those 10 floors are being renovated?

Reuter: We will need to find 225,000 to 250,000 square feet. The exact location is not final yet. We are working with a large, commercial real estate broker to assess market rates and opportunities. That broker keeps tabs on empty buildings in Midtown, Queens and elsewhere. The idea is to have as few multiple moves as possible. There will be a plan to determine which units need to stay close to the Secretary-General and which units can go to another location. It will be like cascading musical chairs. The Library building will be used as part of the swing space.



iSeek: What about Long Island City?

Reuter: Well, Long Island City is just close... across the river. There are warehouse type buildings there that would provide easy and economical storage for large items and library collections. Midtown prices are \$50-\$70 per sq. ft. vs. \$25 per sq. ft. across the river.

iSeek: Will people have to squeeze into smaller offices?

Reuter: No. People will have similar offices to the ones they currently have.

iSeek: What about the GA Hall and the Conference Building?

Reuter: We will build a Big Box, cheap and fast on the North Lawn to house the G.A. while we renovate the G.A. Hall. We will have to reduce the number of seats per Member State from 6 to 4.

iSeek: When would the G.A. move?

Reuter: This move would most likely affect the 63rd G.A., in 2008.

iSeek: What about financing?

Reuter: The recommendation is that 100% be paid by Member State assessment. Letters of credit will insure that cash flow is available.

iSeek: If the G.A. approves the plan before the holidays, what is the timeframe?

Reuter: We will start with the moving plan, who's going where, and the real estate broker will look into the swing space between April and July. Reconditioning of the Secretariat floors will start once people move out. Construction of the Big Box will begin in December 2006.

iSeek: What about Donald Trump?

Reuter: We welcome any ideas that 'the Donald' has. He has offered ideas and information from his experience which are helpful and require consideration. The Secretariat and CMP team have done very serious work to develop the plan. It is realistic. Our price is doable, defensible and competitive. It is based on real drawings, real plans and a real assessment. We have a good professional team.

iSeek: You have been involved in similar projects. What's the hardest part of this project?

Reuter: The United Nations.

iSeek: In what way?

Reuter: Governance.

iSeek: Do you have a message for the Staff?

Reuter: Yes. You should tell them that anything they read is contingent on G.A. approval. And that the CMP is for the staff, we need the staff to support the CMP