



Ike's Visit to Downtown Houston



Commercial Real Estate Response Planning

Mark Wright
ASIS International
Houston Chapter Meeting
May 20, 2009





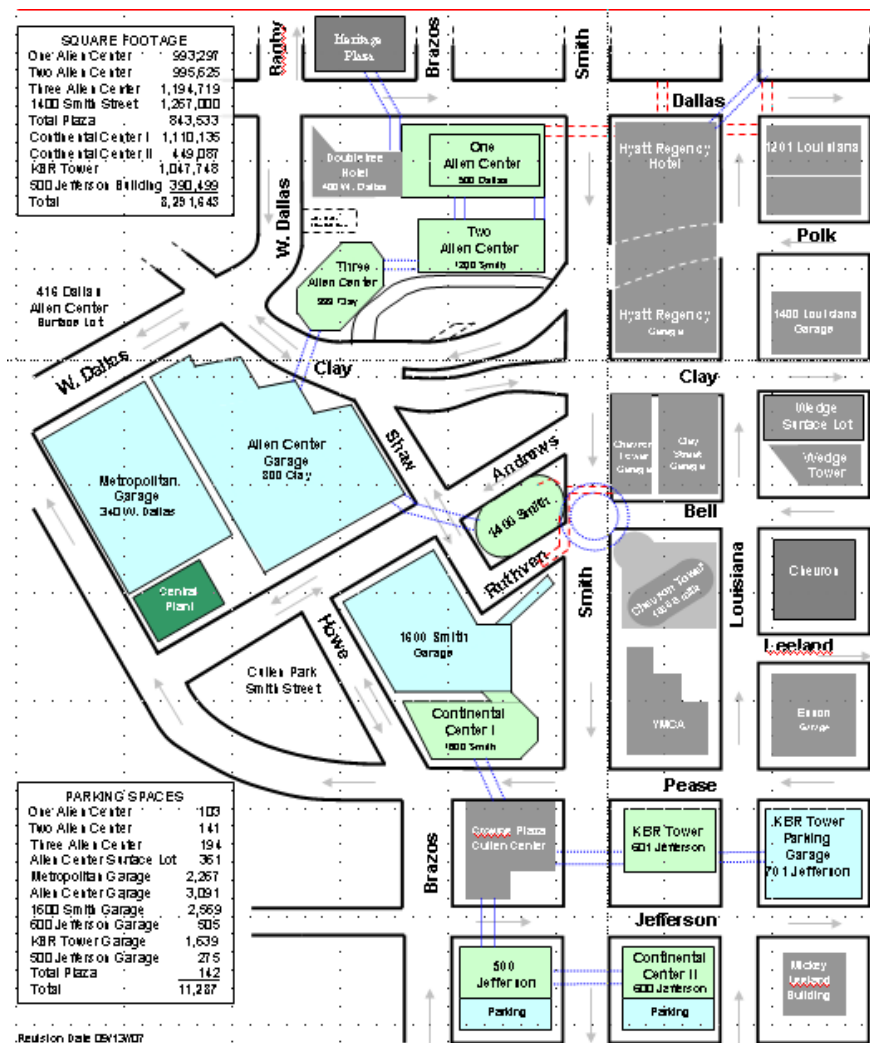
Brookfield Properties

Houston Holdings

- 8.3 Million Square Feet
- 11,300 Parking Spaces
- 6 Parking Garages

Nine Properties:

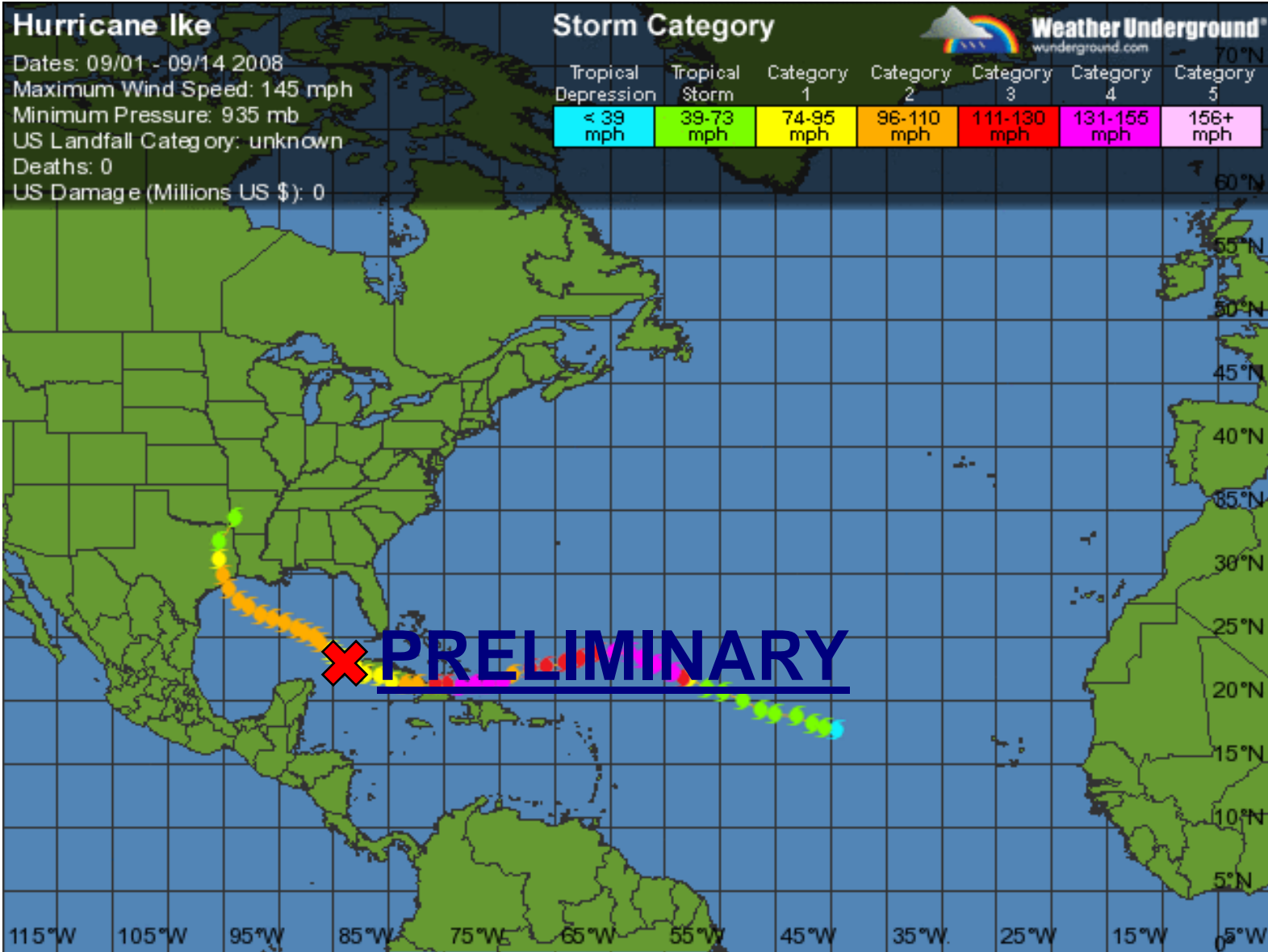
- One Allen Center
- Two Allen Center
- Three Allen Center
- Four Allen Center
- Continental Center I
- Continental Center II
- KBR Tower
- 500 Jefferson
- Total Plaza





FOUR STAGES OF RESPONSE

- 1. Preliminary**
- 2. Predicted**
- 3. Recovery**
- 4. Planning**





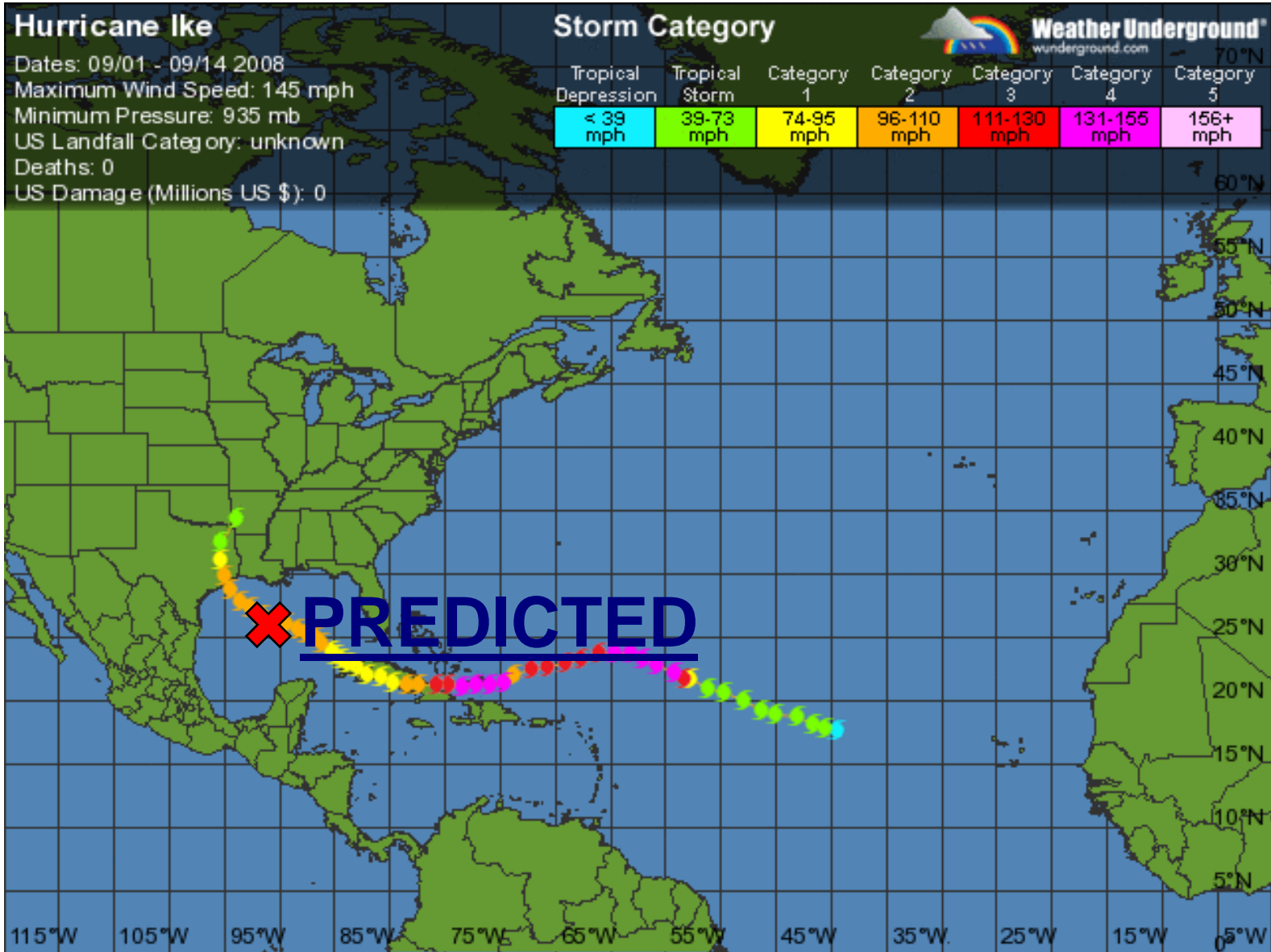
PRELIMINARY

- **Ike had entered the Gulf of Mexico...**
 - **Emergency Management Group (EMG) met:**
 - **Reviewed plans with Brookfield Properties team members, vendors and suppliers.**
 - **Confirmed emergency inventory supplies.**
 - **Finalized staffing plans for all ride out and recovery phases of the storm.**



PRELIMINARY

- **Ike had entered the Gulf of Mexico...**
 - **Emergency Management Group (EMG) met:**
 - **Identified needs for provisions and housing.**
 - **Verified all communications systems.**





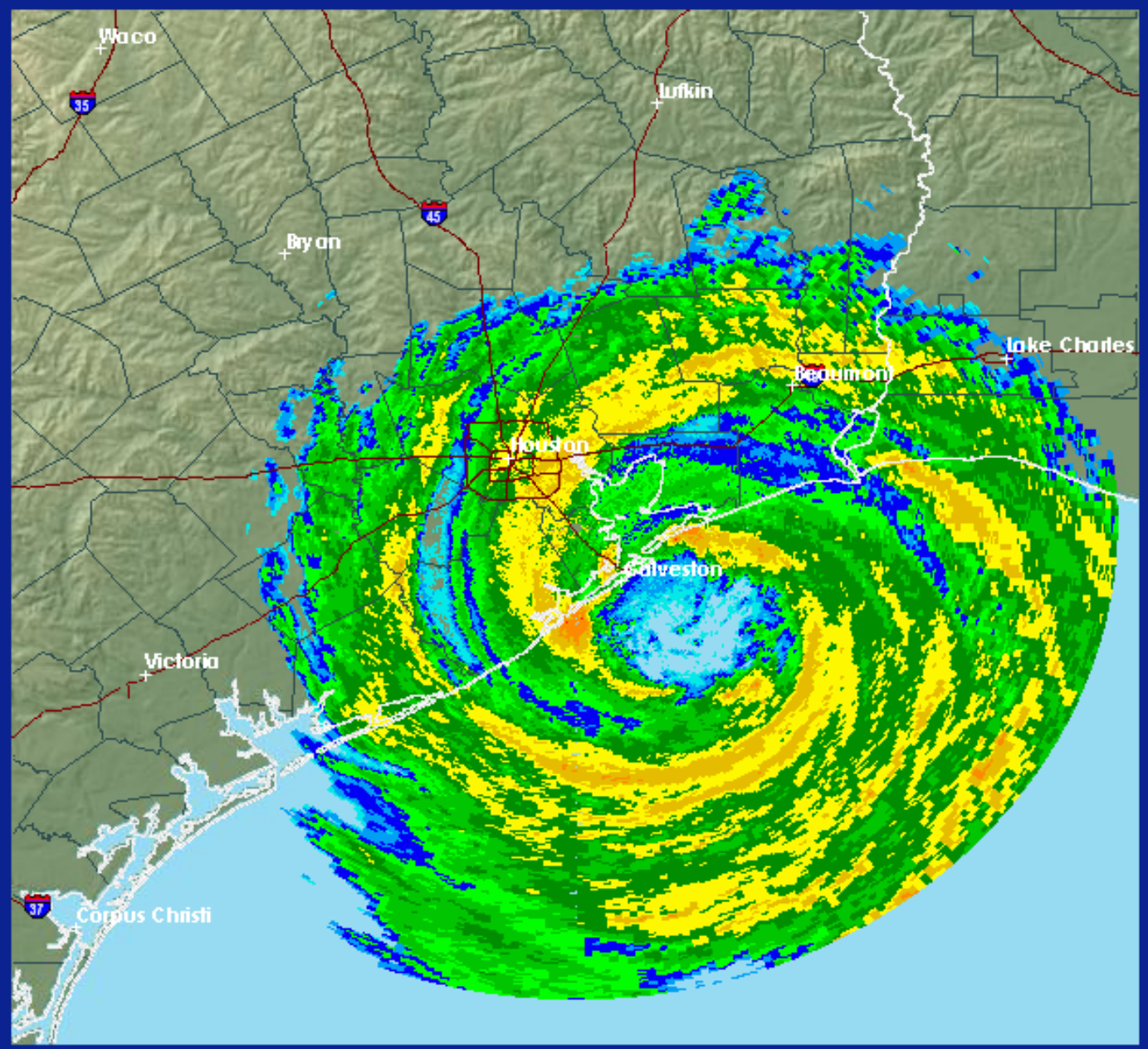
PREDICTED

- Ike was given better than a 50% chance of making landfall Texas Gulf Coast Region...
 - Finalized Emergency Staffing Plans.
 - Assembled credentials materials and supplies for temporary contractor badges and employee IDs.
 - Verified hurricane supply inventories.



PREDICTED

- Prepared Emergency Operations Centers and rest areas.
- Identified requirements for food, water and sleep accommodations for ride out team.
- Verified all communication systems.
- Confirmed readiness of communications from alternate regional offices.

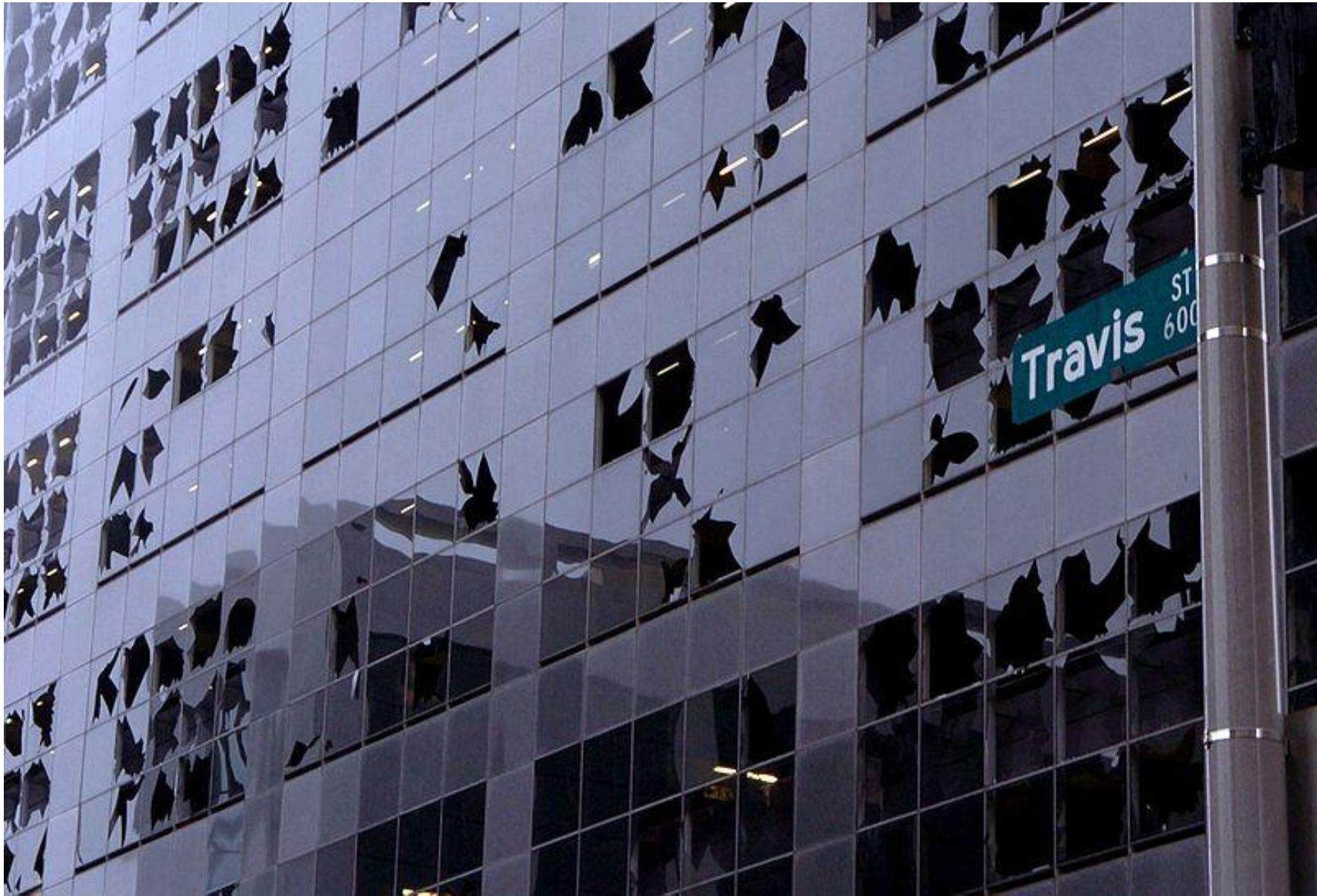












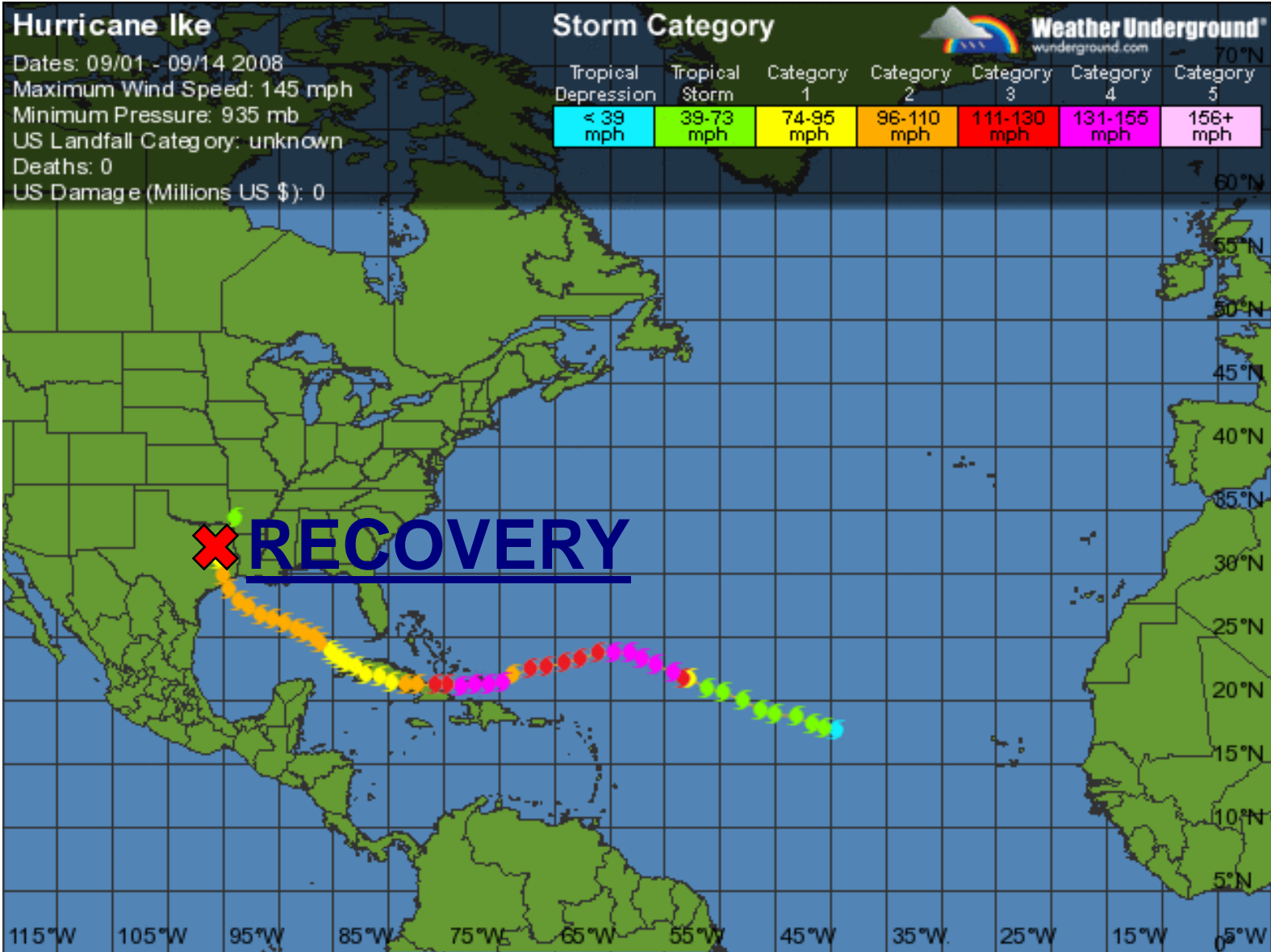
















RECOVERY

- **Tenants Concerns – Access to Building**
 - **Damage assessment**
 - **Salvage critical systems/information**
 - **Re-occupy**

- **Landlord Concerns – Safety and Liability**
 - **Building Recovery Plan**
 - **Tenants Re-occupy**



RECOVERY

■ Lease Agreements

- Landlord may deny access to the property
- Recovery times specified

■ Important Relationships

- Local Authorities
- Contractors
- Restoration Specialists



RECOVERY

Assessments and repairs were completed:

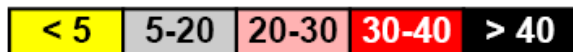
- Structural
- Air Quality
- Power
- Water & Sewer
- Life Safety Systems
- HVAC
- Elevators
- Telecommunications
- Demolition/Clean-up
- Accounting
- Re-construction



2000 – 2008 Billion Dollar U.S. Weather Disasters

2000	Drought / Heat Wave e > \$4.8 ~ 140 Deaths	Western Fires > \$2.4 No Deaths			
2001	Tropical Storm Allison e ~ \$5.6 > 43 Deaths	Midwest / OH Valley Hail / Tornadoes > \$2.2 > 3 Deaths			
2002	30-State Drought e > \$11.4 No Deaths	Western Fires > \$2.3 ~21 Deaths	Severe Wx / Tornadoes > \$1.9 7 Deaths		
2003	Severe Wx / Hail > \$1.8 3 Deaths	Severe Wx / Tornadoes > \$3.8 51 Deaths	Hurricane Isabel ~ \$5.6 55 Deaths	S California Wildfires > \$2.8 22 Deaths	
2004	Hurricane Charley e ~ \$16.5 35 Deaths	Hurricane Frances e ~ \$9.9 48 Deaths	Hurricane Ivan e > \$15.4 57 Deaths	Hurricane Jeanne e > \$7.7 28 Deaths	
2005	Hurricane Dennis e > \$2.1 > 15 Deaths	Hurricane Katrina e ~ \$133.8 > 1833 Deaths	Hurricane Rita e ~ \$17.1 ~ 119 Deaths	Midwest Drought e > \$1.1 No Deaths	Hurricane Wilma e ~ \$17.1 35 Deaths
2006	Numerous Wildfires > \$1.0 28 Deaths	Widespread Drought e > \$6.2 * Deaths	Severe Storms Tornadoes e > \$1.0 10 Deaths	Northeast Flooding > \$1.0 20 Deaths	MW / SE Tornadoes > \$1.5 10 Deaths
	MW / Ohio Valley Tornadoes ~ \$1.1 27 Deaths				
2007	Great Plains / East Drought > \$5.0 * Deaths	Western Wildfires > \$1.0 12 Deaths	Spring Freeze > \$2.0 No Deaths	East / South Severe Weather > \$1.5 9 Deaths	California Freeze > \$1.4 1 Deaths
2008	Southeast / Midwest Tornadoes > \$1.0 57 Deaths	MW / Ohio Valley Svr Wx / Tornadoes > \$2.4 13 Deaths	MW / Mid- Atl. Svr Wx Tornadoes > \$1.1 18 Deaths	Midwest Flood e > \$15.0 24 Deaths	U. S. Wild Fires > \$2.0 16 Deaths
	Hurricane Dolly > \$1.2 3 Deaths	Hurricane Gustav > \$5.0 43 Deaths	Hurricane Ike > \$27.0 > 100 Deaths	Widespread Drought > \$2.0 No Deaths	

e = estimated > = greater than/at least ~ = approximately/about
* = undetermined



Amounts in Billions of Dollars

(Damage amounts in Billions of Dollars and Costs Normalized to 2007 Dollars Using GNP Inflation / Wealth Index)



PLANNING

A Closed-Loop Planning Process





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