

SZABAGA, MICHAEL

From: OU, KENRICK
Sent: Monday, November 24, 2008 11:15 AM
To: GRILLO, LORRAINE; BERGIN, ELIZABETH; HOLDEN, ROSS
Subject: FW: Dock Street Dumbo
Importance: High

See below. This is a followup from the conference call that I was asked to join in last Thursday. Can we discuss this - especially with respect to what comprises the \$43 Million that's shown in the draft Plan?

From: Bailyn, Laura [mailto: [REDACTED]]
Sent: Monday, November 24, 2008 11:12 AM
To: OU, KENRICK; fciampa@cityhall.nyc.gov; nlynch@cityhall.nyc.gov; gmayers@cityhall.nyc.gov; Walentas, Jed; Fisher, Kenneth K.
Subject: Dock Street Dumbo
Importance: High

Below is a summary of the issues we discussed last Thursday and also some important intelligence we have obtained since.

- Our thoughts and condolences are with Sharon who was not present due to a tragic death in her family.
 - Kenrick told us that the SCA site selection notice would go out on December 1.
 - We agreed that we'd have to coordinate our efforts to prepare for the community board meeting on December 1.
- eg offered to brief Deputy Chancellor for Facilities and Planning, Kathleen Grimm, on the project and get involved. We would like to meet her asap.
- è discussed the SCA intention for the middle school to be sited at Dock Street only – and the need for this statement to be made clearly by the DOE and SCA.
- è were told that Dennis is ready to make this statement but Sharon needs to run it by SCA counsel upon her return.
- è discussed what the \$43 million in the SCA capital plan represents.
- Kenrick believed it was the cost to the SCA of the fit-out of the Dock Street DUMBO site but will need clarification when Sharon is back as to how that number is derived.
- In the meantime, Kenrick will be reviewing the number further.
- We also discussed the fact that this number would be coming under public scrutiny as to why it costs almost \$1,000 a SF to fit out the interior of a school.

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We received a call from a respected member of the Brooklyn Heights clergy who informed us that he got a call from Judy Stanton (the head of the Brooklyn Heights Association (BHA), leader of the Dock Street opposition campaign, and vocal member of the Land Use committee of Community Board 2). Judy told him that the BHA has commissioned a feasibility study to investigate the possibility of expanding PS8 to make it a K-8 school. She said that the study has determined that this would indeed be feasible, and now that the SCA has budgeted \$43 million dollars for a new middle school in the community, they could fund the PS8 school with that budget. She told the clergy member that Two Trees was only offering a \$10 million dollar donation anyhow and that this should not be persuasive in the face of the PS8 K-8 school option. She asked for his support.

The clergy member is a supporter of Dock Street. However, if a PS8 K-8 option were available, he would prefer it as it would assure seats for his congregants' children. He asked me if I thought the PS8 K-8 was a real possibility – and I told him that it was our understanding that it was not, but obviously it was up to the SCA and DOE to make that statement publicly if that is indeed the case. Based on his belief that the PS8 K-8 is not a real alternative, he remains committed to supporting Dock Street. HOWEVER, he feels strongly that the Brooklyn Heights and DUMBO communities need to hear directly from the DOE and SCA that the PS8 K-8 is not a feasible alternative (with a solid explanation as to why), or the community would not support Dock Street.

[A related aspect of the community dynamic that the City might wish to consider is that if this PS K-8 alternative gets traction, it will result in an unfortunately divisive battle at the Community Board, and quite likely in the press, as to why the Brooklyn Heights side of the school district should receive this large allocation of funds and the other side receive nothing.]

Finally, he asked me what the \$43 million and \$10 million numbers are that Judy was referencing. I explained to him that we are not certain and there may be some confusion but that we were told that the \$43 million is the cost to the SCA of building out the interior of the Dock Street School. And, that the \$10 million dollars represents the cost to us of building the core and shell of that space. I also explained that if that is indeed the cost to the SCA of fitting out the school interior (more than 5x what it would cost Two Trees to build) it is likely that it would cost considerably more than \$10 million (our cost) for the SCA to build the core and shell of an addition to PS8.

THE BOTTOM LINE: The bottom line is that the BHA will be releasing their study and campaign to put the middle school at PS8 any day now. We strongly believe that the DOE and SCA need to make clear to the community (a) that Dock Street is the only site under consideration in District 13 and only because of the Two Trees donation is there even the possibility of a school, (b) that the SCA and DOE has told this to Councilmember Yassky and the Brooklyn Heights Association (so holding up an alternative site is an irresponsible opposition tactic that will result in no new middle school for the neighborhood's children), and (c) what the \$43 million represents. If this is not done, the BHA PS8 or other alternative will gain currency.

NEXT STEPS: Some upcoming opportunities to make the DOE and SCA message clear on this issue are: (1) a press release accompanying the December 1 SCA site selection announcement, including a quote from Deputy Mayor Walcott, (2) in response to press inquiries when the BHA PS8 K-8 study is released, (3) by sending a representative to participate in a community information session we are organizing in Brooklyn Heights prior to the community board hearing (date TBD), and (4) by sending a representative to the Community Board #2 hearing on December 17th at 6pm (location TBD). We believe that doing these four things – with a clear and consistent message – are essential.

MESSAGE: We need to determine what the message will be and who will be communicating it to the Brooklyn Heights and DUMBO communities, the press and at the community board hearing on December 17th. While we understand that Kenrick will testify at the community board hearing, we think it is also essential that a senior representative from DOE come to testify and be prepared to make a strong and definitive statement and respond unequivocally to questions regarding budget and alternative school sites.

We will follow-up by phone to discuss.

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