

Comes in:
file: Dumbo

cc: C. Liu
L. Gaillo
F. Bergin



TWO TREES

Management Co. LLC

March 26, 2007

Sharon Greenberger
New York City Department of Education
School Construction Authority
30-30 Thomson Avenue
Long Island City, NY, 11101
(718) 472-8001

Dear Sharon:

Thank you for taking the time to meet with us in late January regarding a proposed new middle school in DUMBO. As promised, we have catalogued the new residential development within School District 13.

We estimate that between 2003 and 2010, over 9,000 new residential units will be added to the district in Downtown Brooklyn, Fort Greene and DUMBO alone (please see the attached map and spreadsheet). Please note that this count does not reflect any of the units associated with the Atlantic Yards Development planned by Forest City Ratner. While we were not able to get a precise breakdown of unit size, informal conversations with developers and the City allow us to confidently estimate that over 30% of these units are 2 and 3-bedroom homes. We hope you will find this information helpful in forecasting the need for new school construction in the district.

We are still very interested in building a middle school as part of our development on Dock Street in DUMBO. We have approximately 40,000 SF of space available for the facility. Our schedule now calls for us to be in the ground in 2009 at the latest and have a completed project by 2010.

We are extremely open to different forms of government financial structures and operating partners. This is a very positive and dynamic time in the history of New York City's public education system and we are determined to play a positive role in helping the administration achieve its goals.

I look forward to talking with you more and receiving feedback on the information attached.

Sincerely,

Jed Walentas

Cc:
Ken Fisher
Jim Capalino



TWO TREES
Management Co. LLC

File:
Two Trees
Dumbo
School

August 14, 2007

Sharon Greenberger
New York City Department of Education
School Construction Authority
30-30 Thomson Avenue
Long Island City, NY, 11101

Dear Sharon:

It has come to our attention that some individual opponents of our Dock Street project have launched a campaign in an effort to encourage other community members to voice opposition to the project. While we have complete respect for the public ULURP process and for public dialogue around development in general, we feel that it is important to inform you that this particular campaign includes significant misinformation and inaccuracies about the building design, the use program and the historic character of existing buildings within the site. Since we began our public outreach effort in June, we have met with more than 30 civic groups, elected officials and public opinion leaders. We have spent significant time, energy and money to present extremely accurate information about our proposed project including accurate building renderings and massing studies from a variety of vantage points. While we welcome constructive criticism and opposition based upon the merits of the actual project we're presenting, we are deeply concerned that the public process is being corrupted by a campaign of distortion and misinformation.

The building as it is currently proposed sits on a site with no historic structures, as determined by the State Historic Preservation Office. It does not fall within the proposed DUMBO Historic District outlined by the Landmarks Preservation Commission and the City. At its closest point, the building is more than 90 feet from the Brooklyn Bridge and is oriented with its bulk away from the Bridge. The high portion of the building is the same height as the other Gair industrial buildings in DUMBO, including 70 Washington Street, 45 Main Street and the shoulder of One Main Street.

We firmly believe that the revisions we made to this proposal respond to the community concerns articulated during the 2004 ULURP process. We take personal pride in every project we do in DUMBO—it is our backyard and we continue our commitment to its

TWO TREES

protection and enhancement. While the mix of uses and density reflected in this proposal do not yield an overwhelmingly generous economic return, we feel that this development will be a tremendous asset to the City and to the DUMBO community for generations to come. Furthermore, we have received over 500 postcards from community members in support of the Dock Street DUMBO proposal. We will continue with our public outreach efforts and will continue to listen and respond to legitimate community concerns.

If you have advice or feedback regarding this issue, please let me know. Furthermore, if you have any questions or comments regarding our development proposal, do not hesitate to call. We have set up a project website that will be continually updated with accurate information about the development proposal and the building design:

www.dockstreetdumbo.com. While we understand that some reasonable community members may oppose to this project, we sincerely hope that this decision will be based upon facts and not upon misinformation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jed Valentas', written in a cursive style.

Jed Valentas

Corres-in

File:
Two Trees
Dumbo Sch



TWO TREES

Management Co. LLC

September 11, 2007

Sharon Greenberger
New York City Department of Education
School Construction Authority
30-30 Thomson Avenue
Long Island City, NY, 11101
(718) 472-8001

Dear Sharon:

It was a pleasure meeting with you on Friday to further discuss our potential collaboration regarding a school as part of our development plan for Dock Street. We feel strongly that the neighborhood would greatly benefit from a state-of-the-art public middle school at this location. In addition, with 9,000 new residential units being built in Downtown Brooklyn, Fort Greene and DUMBO alone, we are confident that this school will be necessary in meeting the area's demand in the near future. Per our meeting on Friday, I want to provide you with some financial options regarding the construction of a 46,000 SF school on our site at Dock Street.

In both of the options described below, we are proposing to build the core and shell of the school facility, including the structure, façade, roof and elevator shaft. As part of this construction, we will bring utility services to the space, but we will not be responsible for distributing the services within the school facility. We envision the SCA being responsible for all build-out work within the core and shell, including mechanical equipment, interior partitioning and finish work. We are willing to explore scenarios in which Two Trees is responsible for this build-out in exchange for reasonable compensation. In all of these scenarios, the school will be a self-contained condominium unit with its own mechanical systems, vertical transportation, security, etc.

Option 1:

Our proposal as it is currently envisioned includes the following:

- 276,000 gross square feet residential floor area
- 10,500 gross square feet retail floor area
- 46,000 gross square feet of school floor area

TWO TREES

Under this scenario, we can commit to building the core and shell of the school facility (including land) at no cost to the SCA. The facility would be transferred to the DOE as a condominium unit.

Option 2:

In the event that 35,000 square feet of residential floor area needs to be removed from the project to accommodate the school facility in compliance with an R8 zoning equivalent, the proposal would include:

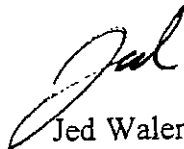
241,000 gross square feet residential floor area
10,500 gross square feet retail floor area
46,000 gross square feet of school floor area

Under this scenario, we would require a contribution from the SCA in the amount of \$7,000,000 in order to maintain an economically viable project. The facility would be transferred to the DOE as a condominium unit.

Please don't hesitate to contact me if you have any questions or need further clarification. I have included with this letter the condominium by-laws and declaration from our recent transaction with the YMCA at 125 Court Street as a model. While not set in stone, it does provide a reasonably clear framework for such a transaction and each party's responsibilities.

We think our overall proposal will have an extremely positive impact on the DUMBO community. David and I are also enormous believers in the importance in education and we truly look forward to giving something back to the community which has benefited our family and our organization over the years. We look forward to working with you on this exciting endeavor. There are obviously lots of issues and complexities to work out – both political and logistical – as the project moves forward. We will be great partners to the City and will build a project that everyone is extremely proud of. We look forward to hearing back from you soon. Please treat this letter as confidential business trade secrets for purposes of FOIL.

Sincerely,



Jed Walentas
Two Trees Management Company
45 Main Street, Suite 602
Brooklyn, NY 11201
Tel: 718-222-2500
Email: jed@twotrees-dumbo.com

GREENBERGER, SHARON

From: BARRETT, E BRUCE
Sent: Wednesday, November 07, 2007 8:01 AM
To: GREENBERGER, SHARON
Subject: RE: Two Trees Proposal

Sharon - Let me know if you have questions. Bruce

The Two Trees proposal offers two options, both options include:

- A "46,000 sf school" proposed as a self-contained condo unit, with independent mechanical systems, vertical transportation, security, etc
- SCA would be responsible for all building systems and fit out (for cost of construction and CM if it is agreed to have Two Trees build, or for SCA CM and construction)
- School would be transferred to DOE as condominium unit

Option 1:

- Two Trees gains 35,000 sf of floor area (for their residential portion) via proposed R8 Zoning Override (proposal includes exempting 32,042 sf of the community facility and 60,109 sf of parking). (Zoning modification also includes changing the M1-2 to M1-2/R8, and overrides of required setbacks on Water and Front streets.)
- Two Trees builds core and shell of the building, includes land and bringing utilities to (but not distributed within) school space, at no cost to SCA.

Option 2:

- Building conforms to proposed R8 Zoning requirements (35,000 sf less than Option 1)
- SCA would pay \$7,000,000 to "maintain an economically viable" project - presumably as SCA's payment for the site and shell

Issues:

- **Currently M1-2 Zoning** - potential safety, environmental and noise impacts (trucks, traffic, pollution, etc) of building in a manufacturing zone on school occupancy
- **Proximity to Brooklyn Bridge** - potential impacts that would have to be remediated - traffic noise and pollution, minimizing daylighting and fresh air.
- **No outdoor area for school** - proposal includes roof terrace above the school, presumably for the residential tenants.
- **Very low floor-to-floor height** for school, as proposed is 12'-0". (Our typical school FTF height is 14'-4".) This will add cost to the mechanical system and fit out, as we will have to accommodate all of the mechanical ductwork, sprinklers, lights, and ceiling assembly in approximately 1'-5" (depending on type of structure and construction) of space.
- **The "Gym"**, as shown, has 20' from floor slab to top of roof, so taking out about 5' for long span structure and roof assembly, we would be looking at about 15' clear height - our standard HS Gym has 23 - 24' clear height. Since this is not a Gym per se, the Programming process might want to reconsider this altogether in favor of other multi-purpose exercise space.
- **Net area for school is less than the 45,817** due to school's being on the 2nd level above grade of a 17-story building. All of the high rise building's structure, vertical circulation and services will come through the school space and absorb floor area. Assume losing about 5,000 - 6,000 sf of floor area to residential structure, MEP shafts and stairs and elevators. Assume about 40,000 sf is left.
- **School vertical circulation** - proposal does not include stairs dedicated to school use, but does seem to

indicate 2 single -story elevators for the school - one passenger and one trash/service. Three fire stairs are included, but all are shared with the residential. Typically we would have at least one stair dedicated to the exclusive use of the school (a second egress stair might be shared for use in an emergency), and two passenger elevators for school use (for non-ambulatory staff/students).

- **Program** - the area available for the school might support a HS of about 300 students if compromises are made - the Gym/Assembly/Music (or other combo including Cafeteria) are combined; the Library/Technology Room are combined; the Staff workroom and lunchroom are one; no community/parent room; reduced size science lab and prep; minimized admin and custodial office and storage space; no D 75 special ed.
- **Conclusion** - the proposal would yield an extremely small school (compromised from our standards), with premium costs due to the mixed-use with the high rise residential building. Additional costs for impact of Green design and other aspects of the shared use may arise during design.

Estimate:

- SCA's estimate for the fit out of "standard" space at \$375/sf would run about \$15M, and in this case with the low floor-to-floor height, add \$1M for premium costs, say **\$16M** (as opposed to about \$21M (at \$500+/sf) for a new small building).

-----Original Message-----

From: GREENBERGER, SHARON

Sent: Tuesday, November 06, 2007 4:26 PM

To: BARRETT, E BRUCE

Subject:

I need information on Two Trees proposal- meeting is tomorrow afternoon so it would be great if I could have it by 10 tomorrow.
Many thanks

PERCUDANI, PETER

From: Baily, Laura [lbaily@TwoTrees-Dumbo.com]
Sent: Friday, June 20, 2008 10:07 AM
To: PERCUDANI, PETER
Subject: RE: Dock Street Dumbo Project

Great, thanks.

-----Original Message-----

From: PERCUDANI, PETER [mailto:PPERCUDANI@NYCSCA.ORG]
Sent: Friday, June 20, 2008 8:28 AM
To: Baily, Laura
Subject: RE: Dock Street Dumbo Project

Laura,

I will meet you on the second floor of the SCA in the lobby area opposite the elevators.

-----Original Message-----

From: Laura Baily [mailto:lbaily@twotrees-dumbo.com]
Sent: Friday, June 20, 2008 8:02 AM
To: PERCUDANI, PETER
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE; Laura Cheng; Michael Wetstone
Subject: Re: Dock Street Dumbo Project

Great. See you then.

Laura

-----Original Message-----

From: "PERCUDANI, PETER" <PPERCUDANI@NYCSCA.ORG>

Date: Fri, 20 Jun 2008 06:41:32
To: "Baily, Laura" <lbaily@TwoTrees-Dumbo.com> **Cc:** "GREENBERGER, SHARON" <SGREENBERGER@nycsca.org>, "GRILLO, LORRAINE" <LGRILLO@nycsca.org>, "BARRETT, E BRUCE" <BBARRETT@nycsca.org>, "ROUSSEY, GEORGE" <GROUSSEY@nycsca.org>, "Cheng, Laura" <lcheng@TwoTrees-Dumbo.com>, "Michael Wetstone" <MWetstone@BBBARCH.com>
Subject: RE: Dock Street Dumbo Project

Laura,

Could we make it for 1:30 on Wednesday the 25th? If so I will reserve a conference room at the SCA.

Thank You --- Peter

Peter J. Percudani, RA - Phone: 718-472-8756 NYC School Construction Authority 30-30 Thomson Avenue - Long Island City, New York 11101

From: Baily, Laura [mailto:lbaily@TwoTrees-Dumbo.com]
Sent: Thursday, June 19, 2008 5:29 PM
To: PERCUDANI, PETER
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE; Cheng, Laura; Michael Wetstone
Subject: RE: Dock Street Dumbo Project

Hi Peter,

The best of these times for us is Wednesday 6/25 at 1pm. Michael Wetstone from BBB and Laura Cheng and myself from Two Trees will attend. Should we meet at your office or ours?

Thanks very much. We look forward to speaking further.

Laura

Laura Bailyn
Two Trees Management, LLC
45 Main Street, Suite 602
Brooklyn, NY 11201
Tel: (718)222-2500
Fax: (718)222-2501
email: lbailyn@twotrees-dumbo.com <mailto:lbailyn@twotrees-dumbo.com>

From: PERCUDANI, PETER [mailto:PPERCUDANI@NYCSCA.ORG]
Sent: Thursday, June 19, 2008 9:23 AM
To: Bailyn, Laura
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE
Subject: Dock Street Dumbo Project

Hi Laura,

I just recently met with Sharon to discuss the further development of the proposed school. At your earliest convenience we would like to meet with you and Beyer Blinder Belle (or just BBB) to discuss our needs for a school building as soon as possible. I have attached our Test Fit / Sketch Study and would like to discuss the further development of these plans and other issues and needs for the space, such as, but not limited to; utilities and services, HVAC, structure, entrances and exits, open play area, etc...

I am available to meet:

Monday 6/23 between 10AM and 2PM
Tuesday 6/24 between 9AM and 2PM
Wednesday 6/25 between 9AM and 4PM

I will be on vacation between 7/4 and 7/20. Hence, if we cannot meet on one of the above dates we will have to schedule a meeting for after 7/20.

Thank You ---

Peter J. Percudani, RA - Phone: 718-472-8756
NYC School Construction Authority
30-30 Thomson Avenue - Long Island City, New York 11101

PERCUDANI, PETER

From: Bailyn, Laura [lbailyn@TwoTrees-Dumbo.com]
Sent: Thursday, June 19, 2008 5:29 PM
To: PERCUDANI, PETER
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE; Cheng, Laura; Michael Wetstone
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Laura Bailyn

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Brooklyn, NY 11201
Tel: (718)222-2500
Fax: (718)222-2501
email: lbailyn@twotrees-dumbo.com

From: PERCUDANI, PETER [mailto:PPERCUDANI@NYCSCA.ORG]
Sent: Thursday, June 19, 2008 9:23 AM
To: Bailyn, Laura
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE
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Peter J. Percudani, RA - Phone: 718-472-8756

NYC School Construction Authority

30-30 Thomson Avenue - Long Island City, New York 11101

PERCUDANI, PETER

From: Bailyn, Laura [lbailyn@TwoTrees-Dumbo.com]
Sent: Thursday, June 19, 2008 12:36 PM
To: PERCUDANI, PETER
Subject: RE: Dock Street Dumbo Project

Hi Peter,

I am checking schedules and will get back to you shortly with which of these times should work. In the meantime, I didn't receive the attached Test Fit / Sketch Study that you referenced. Could you please resent it?

Thanks very much. We look forward to working with you!

Laura

Laura Bailyn

Two Trees Management, LLC
45 Main Street, Suite 602
Brooklyn, NY 11201
Tel: (718)222-2500
Fax: (718)222-2501
email: lbailyn@twotrees-dumbo.com

From: PERCUDANI, PETER [mailto:PPERCUDANI@NYCSCA.ORG]
Sent: Thursday, June 19, 2008 9:23 AM
To: Bailyn, Laura
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE
Subject: Dock Street Dumbo Project

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Thank You ---

Peter J. Percudani, RA - Phone: 718-472-8756

NYC School Construction Authority

30-30 Thomson Avenue - Long Island City, New York 11101

PERCUDANI, PETER

From: Bailyn, Laura [lbailyn@TwoTrees-Dumbo.com]
Sent: Friday, June 06, 2008 4:32 PM
To: PERCUDANI, PETER
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; Allene Walter; Michael Wetstone
Subject: RE: Dock Street Dumbo Project

Peter,

Michael Wetstone at BBB is our architect on this project. I have cc'd him on this email, and he should be able to get you the AutoCadd file on Monday.

I will be out of the office next week but checking email periodically. I can be reached next week on my cell phone (917) 385 6425 with any urgent matters. Please feel free to be directly in touch with Michael as well.

Thank you.

Laura

Laura Bailyn

Two Trees Management, LLC
45 Main Street, Suite 602
Brooklyn, NY 11201
Tel: (718)222-2500
Fax: (718)222-2501
email: lbailyn@twotrees-dumbo.com

From: PERCUDANI, PETER [mailto:PPERCUDANI@NYCSCA.ORG]
Sent: Friday, June 06, 2008 2:22 PM
To: Bailyn, Laura
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE
Subject: Dock Street Dumbo Project

Laura,

My name is Peter Percudani and I am a Design Manager at the NYC School Construction Authority. Sharon as asked that I review the proposed school floor plan, provided by Beyer Blinder Belle, to evaluate if the proposed space on the first floor would accommodate our needs for a school facility, and a copy of the first floor in AutoCadd would greatly expedite the process.

Would it be possible to forward a copy of the first floor plan to me in Autocadd?

Thank You ---

Peter J. Percudani, RA
NYC School Construction Authority
Design Manager - A&E / Technical Standards Studio
718-472-8756

From: PERCUDANI, PETER
Sent: Friday, June 20, 2008 6:42 AM
To: 'Bailyn, Laura'
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE; Cheng, Laura; Michael Wetstone
Subject: RE: Dock Street Dumbo Project

Laura,

Could we make it for 1:30 on Wednesday the 25th? If so I will reserve a conference room at the SCA.

Thank You --- Peter

Peter J. Percudani, RA - Phone: 718-472-8756

NYC School Construction Authority

30-30 Thomson Avenue - Long Island City, New York 11101

From: Bailyn, Laura [mailto:lbailyn@TwoTrees-Dumbo.com]
Sent: Thursday, June 19, 2008 5:29 PM

To: PERCUDANI, PETER

Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE; Cheng, Laura; Michael Wetstone

Subject: RE: Dock Street Dumbo Project

Hi Peter,

The best of these times for us is Wednesday 6/25 at 1pm. Michael Wetstone from BBB and Laura Cheng and myself from Two Trees will attend. Should we meet at your office or ours?

Thanks very much. We look forward to speaking further.

Laura

Laura Bailyn

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From: PERCUDANI, PETER [mailto:PPERCUDANI@NYCSCA.ORG]

Sent: Thursday, June 19, 2008 9:23 AM

To: Bailyn, Laura

Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE

Subject: Dock Street Dumbo Project

Hi Laura,

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Peter J. Percudani, RA - Phone: 718-472-8756

NYC School Construction Authority

30-30 Thomson Avenue - Long Island City, New York 11101

PERCUDANI, PETER

From: Cheng, Laura [lcheng@TwoTrees-Dumbo.com]
Sent: Wednesday, October 29, 2008 10:39 AM
To: PERCUDANI, PETER
Subject: RE: Dock Street Middle School

Thanks Peter, I'll let you know if we have further questions.

Best,
Laura

-----Original Message-----

From: PERCUDANI, PETER [mailto:PPERCUDANI@NYCSCA.ORG]
Sent: Tuesday, October 28, 2008 4:15 PM
To: Cheng, Laura
Subject: RE: Dock Street Middle School

Laura,

I suggest you start with the Authority's Green School Guide for guidance.
<http://source.nycsca.org/GreenSchools/nycgsg-031507.pdf>

- Q8.1 Minimum Acoustical Performance,
- Q8.2 Sound Isolation for Special Spaces, and
- Q8.3 Acoustic Windows

Has a SEQRA been performed. If so it would typically make some recommendations.

If you have any additional question please do not hesitate to call or write.

Peter

Peter Percudani, RA
NYC School Construction Authority
Design Manager - Technical Standards Studio / 718-472-8756

From: Cheng, Laura [mailto:lcheng@TwoTrees-Dumbo.com]
Sent: Tuesday, October 28, 2008 3:54 PM
To: PERCUDANI, PETER
Subject: Dock Street Middle School

Hi Peter --

I'm writing with a request for some information for our Dock Street project. Because of our proximity to the Brooklyn Bridge, we are working with DOT on how the school use at that site will impact maintenance and servicing of the bridge. Their primary concern is noise. Can you tell me what the SCA requirements are for noise levels?

Thanks very much,
Laura

Laura Cheng
Two Trees
45 Main Street
Brooklyn, NY 11201
718-222-2500 x49
lcheng@twotrees-dumbo.com

PERCUDANI, PETER

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Thanks very much. We look forward to speaking further.

Laura

Laura Bailyn
Two Trees Management, LLC
45 Main Street, Suite 602
Brooklyn, NY 11201
Tel: (718)222-2500

Fax: (718)222-2501

email: lbailyn@twotrees-dumbo.com <mailto:lbailyn@twotrees-dumbo.com>

From: PERCUDANI, PETER [mailto:PPERCUDANI@NYCSCA.ORG]

Sent: Thursday, June 19, 2008 9:23 AM

To: Bailyn, Laura

Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE

Subject: Dock Street Dumbo Project

Hi Laura,

I just recently met with Sharon to discuss the further development of the proposed school. At your earliest convenience we would like to meet with you and Beyer Blinder Belle (or just BBB) to discuss our needs for a school building as soon as possible. I have attached our Test Fit / Sketch Study and would like to discuss the further development of these plans and other issues and needs for the space, such as, but not limited to; utilities and services, HVAC, structure, entrances and exits, open play area, etc...

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Wednesday 6/25 between 9AM and 4PM

I will be on vacation between 7/4 and 7/20. Hence, if we cannot meet on one of the above dates we will have to schedule a meeting for after 7/20.

Thank You ---

Peter J. Percudani, RA - Phone: 718-472-8756

NYC School Construction Authority

30-30 Thomson Avenue - Long Island City, New York 11101

PERCUDANI, PETER

From: MANGROO, SARAH
Sent: Wednesday, July 30, 2008 9:52 AM
To: MANGROO, SARAH; ROZO, MARCELA; PERCUDANI, PETER
Subject: RE: Test Fit/Sketch Study

Peter this meeting was cancel.

Thanks!

From: PERCUDANI, PETER **On Behalf Of** MANGROO, SARAH
Sent: Wednesday, July 30, 2008 9:49 AM
To: MANGROO, SARAH; ROZO, MARCELA
Subject: FW: Test Fit/Sketch Study
When: Monday, August 04, 2008 3:00 PM-4:00 PM (GMT-05:00) Eastern Time (US & Canada).
Where: 2 Main A

Sarah / Marcela,

This is the same as 35th Street and 1st Avenue. We are still working with the Developer to see if something is possible. I spoke with Kenrick and he agrees it is to soon to have the scheduled meeting.

Peter

From: MANGROO, SARAH
Sent: Monday, July 21, 2008 9:34 AM
To: MANGROO, SARAH; KUBOTA, NINA; BERGIN, ELIZABETH; ROUSSEY, GEORGE; PERCUDANI, PETER; COLLINS, CRAIG; BARRETT, E BRUCE; GUTERMAN, DEBORAH LEE; OU, KENRICK; GRILLO, LORRAINE; ROZO, MARCELA; KANAPARTHI, SRINIVAS; CIECIERSKA, ANNA; CADD UNIT; ABNERI, ELAN; DAHIR, STANLEY
Subject: Updated: Test Fit/Sketch Study
When: Monday, August 04, 2008 3:00 PM-4:00 PM (GMT-05:00) Eastern Time (US & Canada).
Where: 2 Main A

To discuss: Water Street and Dock Street, Brooklyn, NY 11201

Two Tress Development - Small Intermediate School

PERCUDANI, PETER

From: Michael Wetstone [MWetstone@BBBARCH.com]
Sent: Thursday, August 07, 2008 6:04 PM
To: PERCUDANI, PETER
Subject: RE: Dock Street - Dumbo Project

Attachments: plans (3).dwg



plans (3).dwg (394
KB)

Hi Peter

Attached is the Autocad file.

Thanks,

Michael

From: PERCUDANI, PETER [mailto:PPERCUDANI@NYCSCA.ORG]
Sent: Thursday, August 07, 2008 12:41 PM
To: Laura Cheng; Michael Wetstone
Subject: Dock Street - Dumbo Project

Laura / Michael,

Hi - As discussed yesterday please Email the AutoCadd drawing for us to review in further detail.

PS: Although we did not discuss the location of Utilities and Services (gas, water, sewer, electric, etc....) they need to be provided, and must be located on the first floor of the building (flood plane).

Thanks --- Peter

PERCUDANI, PETER

From: Michael Wetstone [MWetstone@BBBARCH.com]
Sent: Monday, June 09, 2008 3:22 PM
To: PERCUDANI, PETER
Cc: Baily, Laura
Subject: FW: Dock Street Dumbo Project

Attachments: 2089_SD11x17 titleblock.dwg; ULURP-5 floor plans.dwg; ULURP-5 Floor plans.pdf; _BCAD50percent.ctb



2089_SD11x17
titleblock.dwg (1...



ULURP-5 floor



ULURP-5 Floor



_BCAD50percent.ct
b (5 KB)

Dear Peter:

Attached please find the floor plans for the Dock St DUMBO project. I have attached a PDF file and the Autocad file, along with our plotting line weight settings CTB file.

The plans are very diagrammatic at this stage in the process, just showing general uses and floor areas. The school floor plan blocks out a potential arrangement of some of the major typical spaces such as classrooms, gym, and circulation.

Thank you,

Michael Wetstone, AIA

Associate Partner

Beyer Blinder Belle Architects & Planners LLP

41 East 11th Street

New York, NY 10003

Tel. (212) 777-7800 x267

Fax. (212) 475-7424

mwetstone@bbbarch.com

www.beyerblinderbelle.com

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are not the intended recipient, please advise the sender immediately. Nothing in this e-mail or any attachments to this e-mail grants any license or transfers any ownership to the contents of the e-mail or attachments or any intellectual property rights contained therein. Unauthorized use or distribution is prohibited and may be unlawful. Beyer Blinder Belle Architects & Planners LLP accepts no responsibility for any loss or damage from the use of this message and/or any attachments, including damage from viruses.

From: Bailyn, Laura [mailto:lbailyn@TwoTrees-Dumbo.com]
Sent: Friday, June 06, 2008 4:32 PM
To: PERCUDANI, PETER
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; Aliene Walter; Michael Wetstone
Subject: RE: Dock Street Dumbo Project

Peter,

Michael Wetstone at BBB is our architect on this project. I have cc'd him on this email, and he should be able to get you the AutoCadd file on Monday.

I will be out of the office next week but checking email periodically. I can be reached next week on my cell phone (917) 385 6425 with any urgent matters. Please feel free to be directly in touch with Michael as well.

Thank you.

Laura

Laura Bailyn

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45 Main Street, Suite 602
Brooklyn, NY 11201
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email: lbailyn@twotrees-dumbo.com

From: PERCUDANI, PETER [mailto:PPERCUDANI@NYCSCA.ORG]
Sent: Friday, June 06, 2008 2:22 PM
To: Bailyn, Laura
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE

Subject: Dock Street Dumbo Project

Laura,

My name is Peter Percudani and I am a Design Manager at the NYC School Construction Authority. Sharon as asked that I review the proposed school floor plan, provided by Beyer Blinder Belle, to evaluate if the proposed space on the first floor would accommodate our needs for a school facility, and a copy of the first floor in AutoCadd would greatly expedite the process.

Would it be possible to forward a copy of the first floor plan to me in Autocadd?

Thank You ---

Peter J. Percudani, RA
NYC School Construction Authority
Design Manager - A&E / Technical Standards Studio
718-472-8756

PERCUDANI, PETER

From: PERCUDANI, PETER
Sent: Tuesday, October 28, 2008 4:15 PM
To: 'Cheng, Laura'
Subject: RE: Dock Street Middle School

Laura,

I suggest you start with the Authority's Green School Guide for guidance.
<http://source.nycsca.org/GreenSchools/nycgsg-031507.pdf>

- Q8.1 Minimum Acoustical Performance,
- Q8.2 Sound Isolation for Special Spaces, and
- Q8.3 Acoustic Windows

Has a SEQRA been performed. If so it would typically make some recommendations.

If you have any additional question please do not hesitate to call or write.

Peter

Peter Percudani, RA
NYC School Construction Authority
Design Manager - Technical Standards Studio / 718-472-8756

From: Cheng, Laura [mailto:lcheng@TwoTrees-Dumbo.com]
Sent: Tuesday, October 28, 2008 3:54 PM
To: PERCUDANI, PETER
Subject: Dock Street Middle School

Hi Peter --

I'm writing with a request for some information for our Dock Street project. Because of our proximity to the Brooklyn Bridge, we are working with DOT on how the school use at that site will impact maintenance and servicing of the bridge. Their primary concern is noise. Can you tell me what the SCA requirements are for noise levels?

Thanks very much,
Laura

Laura Cheng

Two Trees
45 Main Street
Brooklyn, NY 11201
718-222-2500 x49
lcheng@twotrees-dumbo.com

PERCUDANI, PETER

From: PERCUDANI, PETER
Sent: Friday, August 08, 2008 6:28 AM
To: WONG, NELSON
Subject: FW: Dock Street - Dumbo Project

Attachments: plans (3).dwg



plans (3).dwg (394
KB)

Nelson --- Can you open this file?

From: Michael Wetstone [mailto:MWetstone@BBBARCH.com]
Sent: Thursday, August 07, 2008 6:04 PM
To: PERCUDANI, PETER
Subject: RE: Dock Street - Dumbo Project

Hi Peter

Attached is the Autocad file.

Thanks,

Michael

From: PERCUDANI, PETER [mailto:PPERCUDANI@NYCSCA.ORG]
Sent: Thursday, August 07, 2008 12:41 PM
To: Laura Cheng; Michael Wetstone
Subject: Dock Street - Dumbo Project

Laura / Michael,

Hi - As discussed yesterday please Email the AutoCadd drawing for us to review in further detail.

PS: Although we did not discuss the location of Utilities and Services (gas, water, sewer, electric, etc....) they need to be provided, and must be located on the first floor of the building (flood plane).

Thanks --- Peter

PERCUDANI, PETER

From: PERCUDANI, PETER
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To: Laura Cheng; Michael Wetstone
Subject: Dock Street - Dumbo Project

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PS: Although we did not discuss the location of Utilities and Services (gas, water, sewer, electric, etc....) they need to be provided, and must be located on the first floor of the building (flood plane).

Thanks --- Peter

PERCUDANI, PETER

From: PERCUDANI, PETER
Sent: Friday, June 20, 2008 8:28 AM
To: 'lbailyn@twotrees-dumbo.com'
Subject: RE: Dock Street Dumbo Project

Laura,

I will meet you on the second floor of the SCA in the lobby area opposite the elevators.

-----Original Message-----

From: Laura Bailyn [mailto:lbailyn@twotrees-dumbo.com]
Sent: Friday, June 20, 2008 8:02 AM
To: PERCUDANI, PETER
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE; Laura Cheng; Michael Wetstone
Subject: Re: Dock Street Dumbo Project

Great. See you then.

Laura

-----Original Message-----

From: "PERCUDANI, PETER" <PPERCUDANI@NYCSCA.ORG>

Date: Fri, 20 Jun 2008 06:41:32
To: "Bailyn, Laura" <lbailyn@TwoTrees-Dumbo.com> **Cc:** "GREENBERGER, SHARON" <SGREENBERGER@nycsca.org>, "GRILLO, LORRAINE" <LGRILLO@nycsca.org>, "BARRETT, E BRUCE" <BBARRETT@nycsca.org>, "ROUSSEY, GEORGE" <GROUSSEY@nycsca.org>, "Cheng, Laura" <lcheng@TwoTrees-Dumbo.com>, "Michael Wetstone" <MWetstone@BBBARCH.com>
Subject: RE: Dock Street Dumbo Project

Laura,

Could we make it for 1:30 on Wednesday the 25th? If so I will reserve a conference room at the SCA.

Thank You --- Peter

Peter J. Percudani, RA - Phone: 718-472-8756 NYC School Construction Authority 30-30 Thomson Avenue - Long Island City, New York 11101

From: Bailyn, Laura [mailto:lbailyn@TwoTrees-Dumbo.com]
Sent: Thursday, June 19, 2008 5:29 PM
To: PERCUDANI, PETER
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE; Cheng, Laura; Michael Wetstone
Subject: RE: Dock Street Dumbo Project

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Thanks very much. We look forward to speaking further.

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Tel: (718)222-2500
Fax: (718)222-2501
email: lbailyn@twotrees-dumbo.com <mailto:lbailyn@twotrees-dumbo.com>

From: PERCUDANI, PETER [mailto:PPERCUDANI@NYCSCA.ORG]
Sent: Thursday, June 19, 2008 9:23 AM
To: Bailyn, Laura
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE
Subject: Dock Street Dumbo Project

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Monday 6/23 between 10AM and 2PM
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I will be on vacation between 7/4 and 7/20. Hence, if we cannot meet on one of the above dates we will have to schedule a meeting for after 7/20.

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Peter J. Percudani, RA - Phone: 718-472-8756
NYC School Construction Authority
30-30 Thomson Avenue - Long Island City, New York 11101

From: PERCUDANI, PETER
Sent: Friday, June 20, 2008 6:42 AM
To: 'Bailyn, Laura'
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE; Cheng, Laura; Michael Wetstone
Subject: RE: Dock Street Dumbo Project

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Sent: Thursday, June 19, 2008 5:29 PM

To: PERCUDANI, PETER

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Fax: (718)222-2501

email: lbailyn@twotrees-dumbo.com

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NYC School Construction Authority

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PERCUDANI, PETER

From: PERCUDANI, PETER
Sent: Thursday, June 19, 2008 12:55 PM
To: 'Bailyn, Laura'
Subject: RE: Dock Street Dumbo Project

Attachments: plans.dwg



plans.dwg (374 KB)

sorry.

From: Bailyn, Laura [mailto:lbailyn@TwoTrees-Dumbo.com]
Sent: Thursday, June 19, 2008 12:36 PM
To: PERCUDANI, PETER
Subject: RE: Dock Street Dumbo Project

Hi Peter,

I am checking schedules and will get back to you shortly with which of these times should work. In the meantime, I didn't receive the attached Test Fit / Sketch Study that you referenced. Could you please resent it?

Thanks very much. We look forward to working with you!

Laura

Laura Bailyn

Two Trees Management, LLC
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Brooklyn, NY 11201
Tel: (718)222-2500

Fax: (718)222-2501
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NYC School Construction Authority

30-30 Thomson Avenue - Long Island City, New York 11101

Tracking:	Recipient	Read
	'Bailyn, Laura'	
	GREENBERGER, SHARON	
	GRILLO, LORRAINE	Read: 6/19/2008 9:23 AM
	BARRETT, E BRUCE	Read: 6/19/2008 11:17 AM
	ROUSSEY, GEORGE	

PERCUDANI, PETER

From: PERCUDANI, PETER
Sent: Monday, June 09, 2008 5:19 PM
To: 'Michael Wetstone'
Cc: Baily, Laura
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Peter J. Percudani, RA
NYC School Construction Authority
Design Manager - A&E / Technical Standards Studio
718-472-8756

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Associate Partner

Beyer Blinder Belle Architects & Planners LLP

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New York, NY 10003

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mwetstone@bbbarch.com

www.beyerblinderbelle.com

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Design Manager - A&E / Technical Standards Studio
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To: PERCUDANI, PETER
Subject: RE: Dock Street - Dumbo Project

Attachments: plans (3).dwg

 plans (3).dwg (394 KB)
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Thanks.

Michael

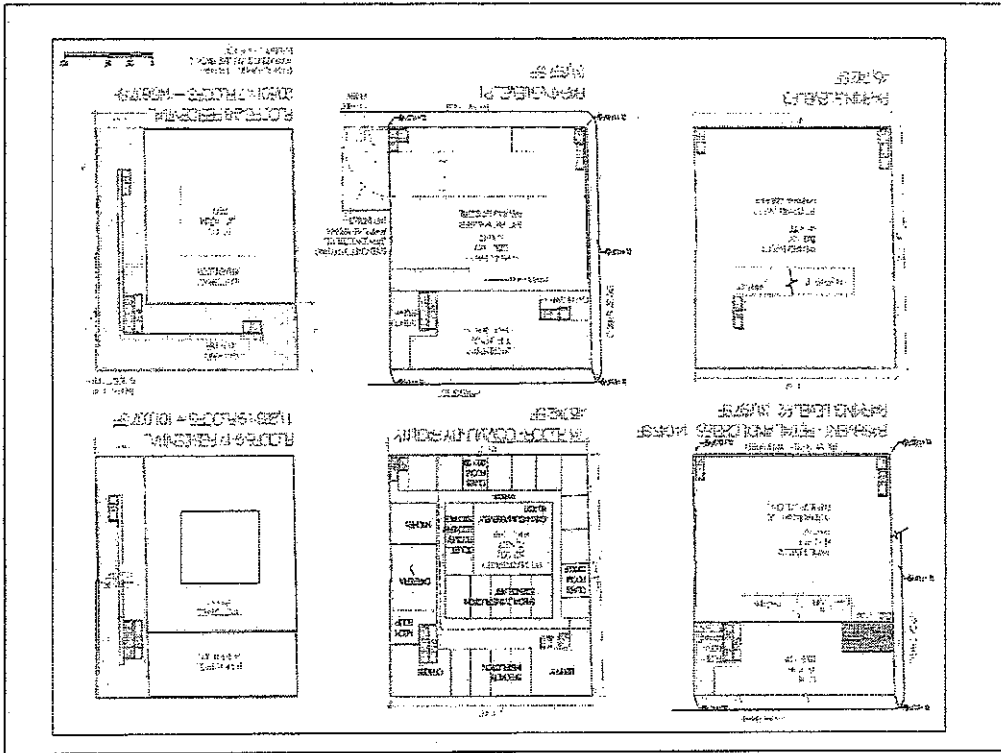
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To: Laura Cheng; Michael Welstone
Subject: Dock Street - Dumbo Project

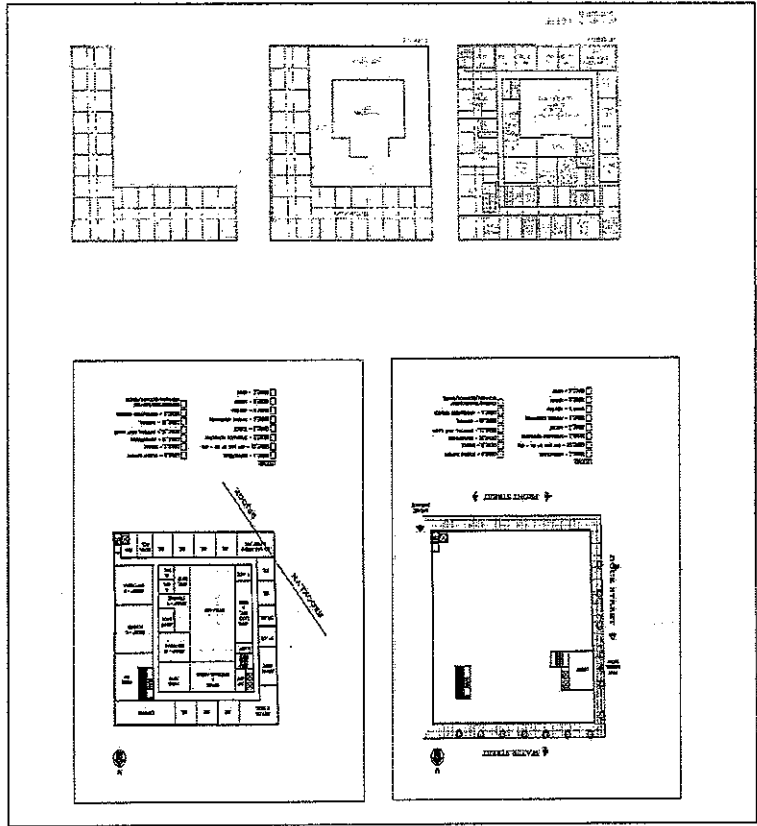
Laura / Michael,

Hi - As discussed yesterday please Email the AutoCadd drawing for us to review in further detail.

PS: Although we did not discuss the location of Utilities and Services (gas, water, sewer, electric, etc....) they need to be provided, and must be located on the first floor of the building (flood plane).

Thanks --- Peter





PERCUDANI, PETER

From: Michael Weistone [MWeistone@BBBARCH.com]
Sent: Monday, June 09, 2008 3:22 PM
To: PERCUDANI, PETER
Co: Ballyn, Laura
Subject: FW: Dock Street Dumbo Project

Attachments: 2089_SDI1x17 (file)block.dwg; ULURP-5 floor plans.dwg; ULURP-5 Floor plans.pdf; _BCAD50percent.dfb

-  2089_SDI1x17 ULURP-5 floor plans.docx
 -  (A) 2089_SDI1x17 ULURP-5 floor plans.docx
 -  (B) 2089_SDI1x17 ULURP-5 floor plans.docx
 -  (C) 2089_SDI1x17 ULURP-5 floor plans.docx
 -  _BCAD50percent.dfb
- u (3 kb) Dear Peter: ?

Attached please find the floor plans for the Dock St DUMBO project. I have attached a PDF file and the AutoCAD file, along with our plotting line weight settings CTB file.

The plans are very diagrammatic at this stage in the process, just showing general uses and floor areas. The school floor plan blocks out a potential arrangement of some of the major typical spaces such as classrooms, gym, and circulation.

Thank you,

Michael Weistone, AIA
Associate Partner

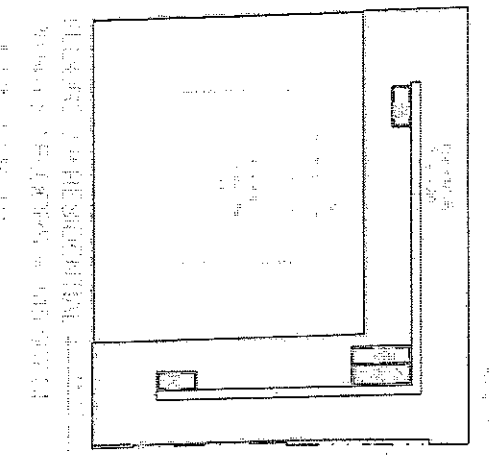
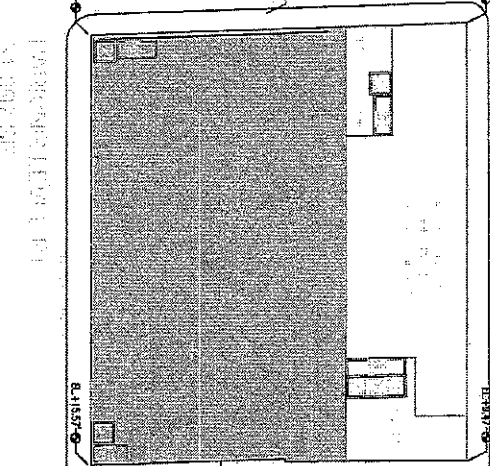
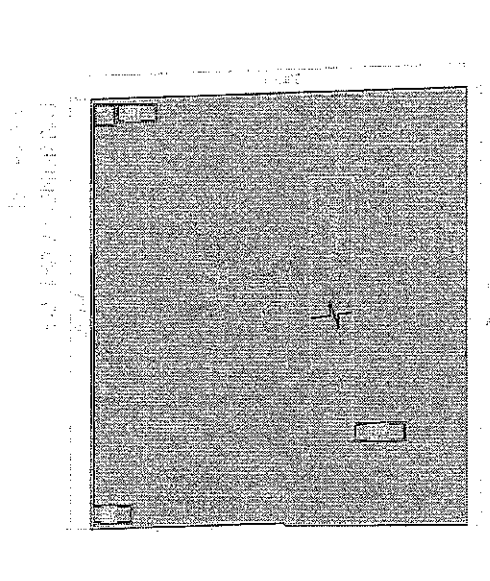
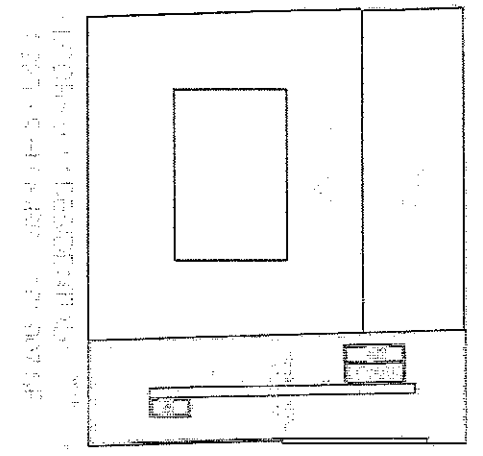
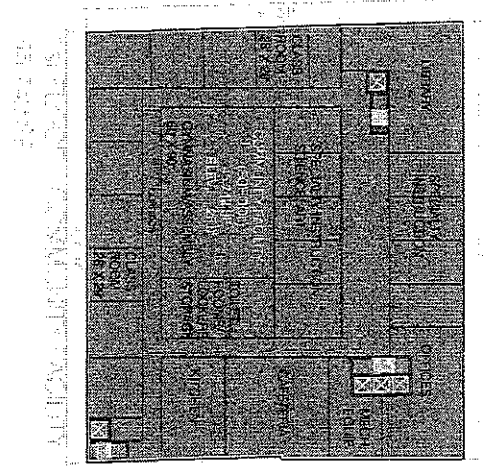
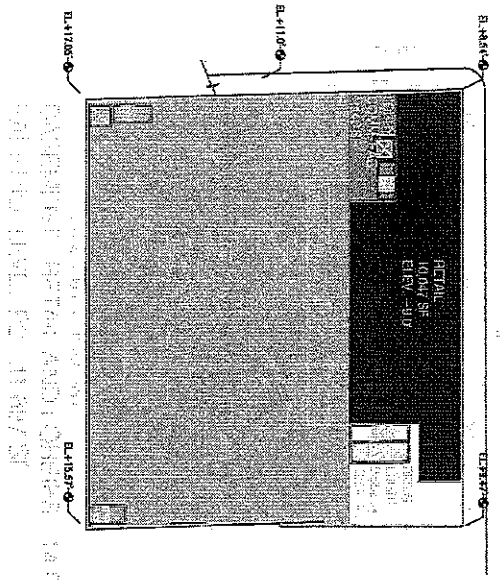
Beyer Blinder Belle Architects & Planners LLP
41 East 11th Street
New York, NY 10003
Tel. (212) 777-7800 x287
Fax. (212) 476-7424
mweistone@bbbarch.com
www.beyerblinderbelle.com



Dock Street DUMBO Project
York Street and Dock Street
Brooklyn, New York
Two Trees Development

DATE	
BY	
SCALE	
PROJECT	

(A)

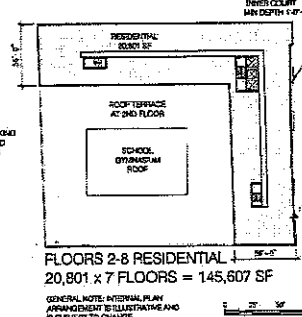
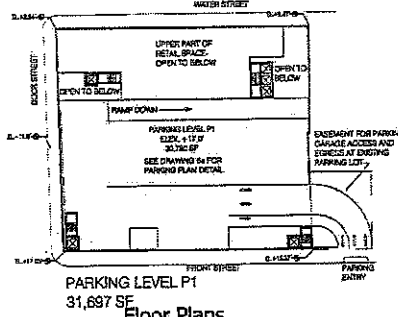
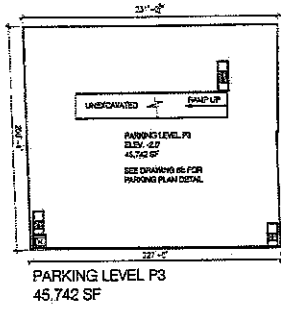
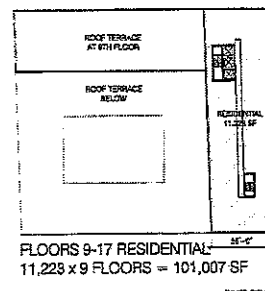
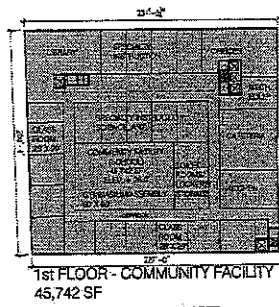
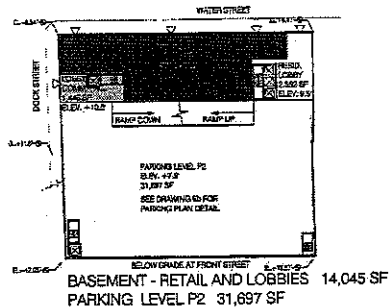


Floor Plans



(B)

1" = 30'
2 MAY 2018
2085.00



Floor Plans

GENERAL NOTE: INTERNAL PLAN ARRANGEMENT IS ILLUSTRATIVE AND IS SUBJECT TO CHANGE.

**Bever
Blinder
Belle**

ARCHITECTS & INTERIORS LLP
45 West 11th Street
New York, NY 10011

Dock Street DUMBO Project
Water Street and Dock Street
Brooklyn, New York

Two Trees Development

DATE: 11/11/10
SCALE: 1/8" = 1'-0"
PROJECT: 2009-10



PERCUDANI, PETER

From: PERCUDANI, PETER
Sent: Friday, August 08, 2008 6:28 AM
To: WONG, NELSON
Subject: FW: Dock Street - Dumbo Project

Attachments: plans (3).dwg

plans (3).dwg (394 KB)

Nelson --- Can you open this file?

From: Michael Weststone [mailto:MWeststone@BBBARCH.com]
Sent: Thursday, August 07, 2008 6:04 PM
To: PERCUDANI, PETER
Subject: RE: Dock Street - Dumbo Project

Hi Peter

Attached is the AutoCAD file.

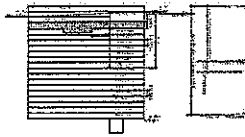
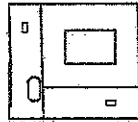
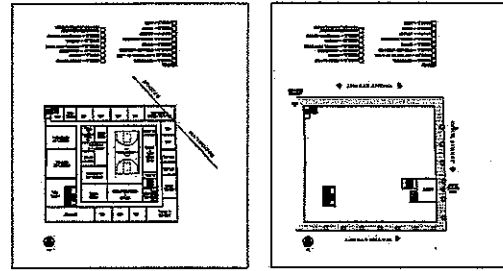
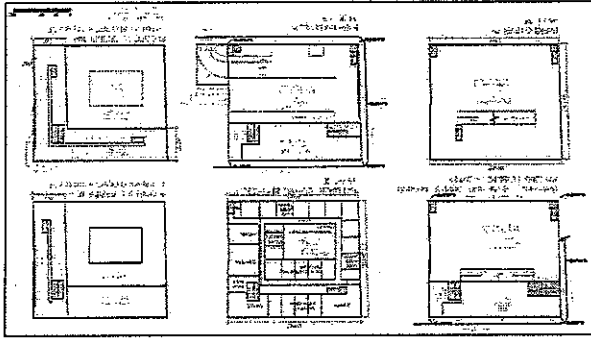
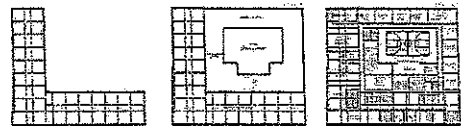
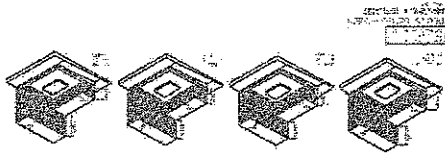
Thanks,

Michael

From: PERCUDANI, PETER [mailto:PPERCUDANI@NYSCA.ORG]
Sent: Thursday, August 07, 2008 12:41 PM
To: Laura Cheng; Michael Weststone
Subject: Dock Street - Dumbo Project

Laura / Michael,

Hi - As discussed yesterday please Email the AutoCadd drawing for us to review in further detail.



PERCUDANI, PETER

From: PERCUDANI, PETER
Sent: Thursday, June 19, 2008 12:55 PM
To: 'Bailyn, Laura'
Subject: RE: Dock Street Dumbo Project
Attachments: plans.dwg

plans.dwg (374 KB)

sorry.

From: Bailyn, Laura [mailto:laura@TwoTrees-Dumbo.com]
Sent: Thursday, June 19, 2008 12:36 PM
To: PERCUDANI, PETER
Subject: RE: Dock Street Dumbo Project

Hi Peter,

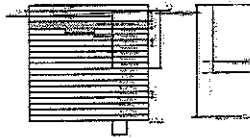
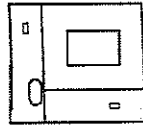
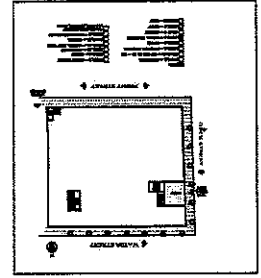
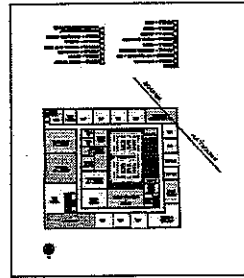
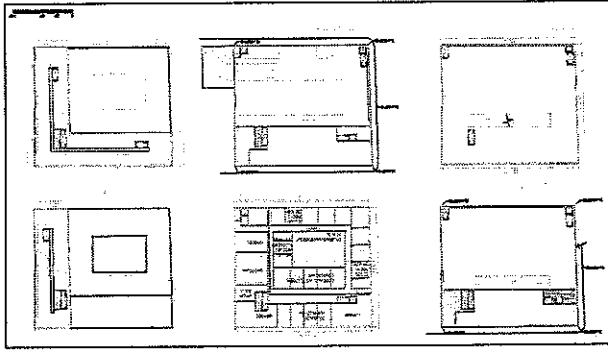
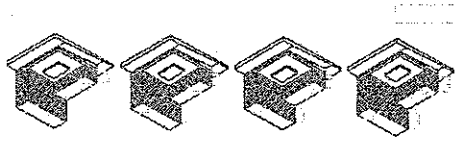
I am checking schedules and will get back to you shortly with which of these times should work. In the meantime, I didn't receive the attached Test Fit / Sketch Study that you referenced. Could you please resent it?

Thanks very much. We look forward to working with you!

Laura

Laura Bailyn

Two Trees Management, LLC
45 Main Street, Suite 602
Brooklyn, NY 11201
Tel: (718)222-2500



PERCUDANI, PETER

From: PERCUDANI, PETER
Sent: Thursday, June 19, 2008 8:21 AM
To: 'Laura, Laura'
Cc: GREENBERGER, SHARON; GRILLO, LORRAINE; BARRETT, E BRUCE; ROUSSEY, GEORGE
Subject: Dock Street Dumbo Project

plans.dwg



plans.dwg (374 KB)

Hi Laura,

I just recently with Sharon to discuss the further development of the proposed school. At your earliest convenience we would like to meet with you and Beyer Blander Belle (or just BB3) to discuss our needs for a school building as soon as possible. I have attached our Test Pl/ Sketch Study and would like to discuss the further development of these plans and other issues and needs for the space, such as, but not limited to; utilities and services, HVAC, structure, entrances and exits, open play area, etc...

I am available to meet:

- Monday 6/23 between 10AM and 2PM
- Tuesday 6/24 between 9AM and 2PM
- Wednesday 6/25 between 9AM and 4PM

I will be on vacation between 7/4 and 7/20. Hence, if we cannot meet on one of the above dates we will have to schedule a meeting for after 7/20.

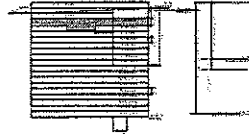
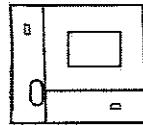
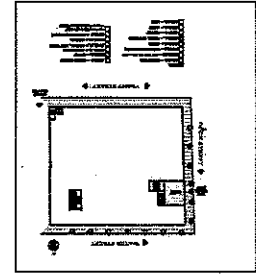
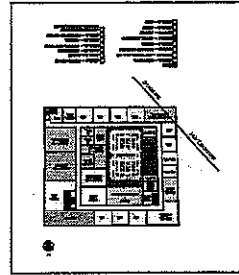
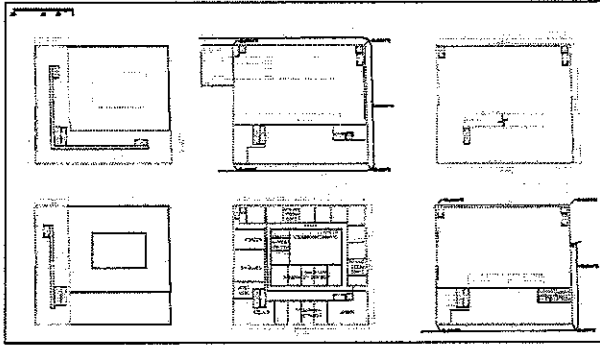
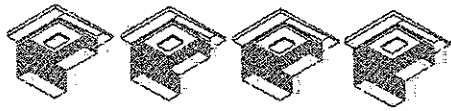
Thank You ---

Peter J. Percudani, RA - Phone: 718-472-8756

NYC School Construction Authority

30-30 Thomson Avenue - Long Island City, New York 11101

Tracking:	Recipient	Read	Recall
	'Laura, Laura'		
	GREENBERGER, SHARON		
	GRILLO, LORRAINE	Read: 6/19/2008 9:23 AM	Failed: 6/19/2008 9:23 AM
	BARRETT, E BRUCE		
	ROUSSEY, GEORGE		Succeeded: 6/19/2008 9:24 AM
	ESTEVEZ, GEORGE	Deleted: 6/19/2008 9:22 AM	



PERCUDANI, PETER

From: PERCUDANI, PETER
Sent: Thursday, April 16, 2009 6:31 AM
To: ASAAD, EMAD
Cc: DAHIR, STANLEY; PATEL, VINUBHAI
Subject: FW: PS8K Brooklyn- Review complete, e-mail 1 of 2

Attachments: PS8- Brooklyn (Client Copy).xls; PS8 Spreadsheet (Client Copy).pdf; PS8k- Brooklyn.pdf



PS8- Brooklyn
(Client Copy).xl...



PS8 Spreadsheet
(Client Copy)....



PS8k- Brooklyn.pdf
(1 MB)

Emad,

Attached hereto are the requested Coordination review comments. Hard copy to follow.

Peter

From: Douglas Flinn [mailto:Flinn@constructibility.com]
Sent: Wednesday, April 15, 2009 4:41 PM
To: PERCUDANI, PETER
Subject: PS8K Brooklyn- Review complete, e-mail 1 of 2

Dear Peter,

I am pleased to report that Construction Specialty Services has completed its review of the PS8K Brooklyn project. Attached for your immediate use are the electronic files pertaining to this effort:

- PS8K Constructibility Report (PDF)
- PS8K Spreadsheet (PDF)
- PS8K Spreadsheet (Excel)

Tomorrow we will produce the required hardcopies and redlines and that day a tracking number will be sent so that you may monitor the shipment. It has been our pleasure to serve the NYC SCA and if you have any questions or comments, please do not hesitate to contact me directly.

Sincerely,

Douglas J. Flinn

Construction Specialty Services, LLC

O) 888-438-1666 x 101

F) 562-684-0449

www.constructibility.com

Tracking:

Recipient

ASAAD, EMAD
DAHIR, STANLEY
PATEL, VINUBHAI

Read

Read: 4/16/2009 9:02 AM

Read: 4/16/2009 9:50 AM

PERCUDANI, PETER

From: PERCUDANI, PETER
Sent: Thursday, April 09, 2009 12:40 PM
To: ASAAD, EMAD
Cc: DAHIR, STANLEY
Subject: FW: Milestone: PS8

Attachments: PS8 Milestone #1.xls



PS8 Milestone
#1.xls (97 KB)

Emad,

Attached hereto for your information and use are advance comments. Please see the Email below and be advised accordingly.

Peter

From: Douglas Flinn [mailto:Flinn@constructibility.com]
Sent: Thursday, April 09, 2009 11:43 AM
To: PERCUDANI, PETER
Subject: Milestone: PS8

Dear Peter,

Attached is the milestone submittal representing the first 271 comments. As always, these comments are subject to revision / deletion/ consolidation and have been provided only as a convenience to the design team. Our final report is projected to be delivered on April 17th.

Sincerely,

Douglas J. Flinn

Construction Specialty Services, LLC

O) 888-438-1666 x 101

F) 562-684-0449

www.constructibility.com

From: Douglas Flinn [mailto:Flinn@constructibility.com]
Sent: Friday, April 03, 2009 11:27 AM
To: 'PERCUDANI, PETER'
Subject: Update PS8

Good Morning Peter,

I'm writing to provide a quick forecast for the PS8 project.

- **Milestone:** At present we're showing that the first milestone update will be available on Thursday, April 9th.
- **Final:** Due to the March 27th arrival, we're also posting an April 17th "final" delivery date.

Sincerely,

Douglas J. Flinn

Construction Specialty Services, LLC

O) 888-438-1666 x 101

F) 562-684-0449

www.constructibility.com

Doug,

We anticipate the submission of the subject project to be on **March 25, 2009**. Please advise if the subject school can be reviewed and returned to the Authority on or before **April 15, 2009**.

- Sheet Size of Drawings. **24 " x 36 "**
- Approximate # of Drawings: **240 sheets**

If you have any questions please call.

PS: Please respond by Wednesday, March 4, 2009.

Sincerely,

Peter Percudani, RA
NYC School Construction Authority
Design Manager - Technical Standards Studio / 718-472-8756

Tracking:

Recipient
ASAAD, EMAD
DAHIR, STANLEY

Read
Read: 4/9/2009 1:53 PM
Read: 4/9/2009 1:03 PM

PERCUDANI, PETER

From: PERCUDANI, PETER
Sent: Wednesday, March 25, 2009 1:03 PM
To: ASAAD, EMAD
Subject: RE: PS 8K Addition- Coordination Review Sets

Flinn@constructibility.com

From: ASAAD, EMAD
Sent: Wednesday, March 25, 2009 12:33 PM
To: 'Gregoy Willock'
Cc: Robert Purcell; PERCUDANI, PETER
Subject: PS 8K Addition- Coordination Review Sets

Gregoy,

As discussed, please send 5 Sets of 18" x 24" drawings and 5 sets of Specs directly (via overnight mail) to:

Construction Specialty Services, LLC
9660 Falls of Neuse Rd.
Suite 138, Box 162
Raleigh, NC 27615
Attn: Douglass Finn, President (Phone # 888-438-0449).

Thanks
Emad

PERCUDANI, PETER

From: PERCUDANI, PETER
Sent: Wednesday, February 25, 2009 9:20 AM
To: ASAAD, EMAD
Cc: FEHER, GEORGE; DAHIR, STANLEY; Phillips, Seth (13K008)
Subject: FW: PS 8K _Revised Security Desk @ Lobby

Attachments: Revised Security Desk.pdf



Revised Security
Desk.pdf (32 ...

To All,

Looks good to me.

Peter J. Percudani, RA
NYC School Construction Authority
A&E / Technical Standards Studio
Managing Architect / Design Development
718-472-8756

From: ASAAD, EMAD
Sent: Wednesday, February 25, 2009 9:08 AM
To: FEHER, GEORGE; PERCUDANI, PETER; DAHIR, STANLEY; Phillips, Seth (13K008)
Subject: FW: PS 8K _Revised Security Desk @ Lobby

Please see attached revision to the security desk and parents room. For your comments

Thanks
Emad

From: Shula Reuveni [mailto:sreuveni@bpapc.com]
Sent: Wednesday, February 25, 2009 8:47 AM
To: ASAAD, EMAD
Cc: gwillock@bpapc.com
Subject: PS 8K _Revised Security Desk @ Lobby

Hi Emad,

Please review the attached plan. We have revised the security desk to reflect yesterday's discussion.

Regards, Shula reuveni

PERCUDANI, PETER

From: Robert Purcell [rpurcell@bpapc.com]
Sent: Tuesday, November 25, 2008 12:16 PM
To: ASAAD, EMAD
Cc: PERCUDANI, PETER; Shula Reuveni
Subject: FW: PS 8 - Building Section

Attachments: A202 SECTIONS.pdf



A202
CTIONS.pdf (178 KiB)
Emad,

Attached is a building section indicating the window sill height and window head dimension above the sill. These dimensions will align the new windows with the existing building but will not be in agreement with SCA design standards, please advise if acceptable. We are proposing the alignment of the windows in anticipation of SHPO's request.

Robert Purcell

Bostwick Purcell Architects, P.C.

5 West 37th Street

New York, NY 10018

T: 212-921-1177

F: 212-921-6830

E: rpurcell@bpapc.com

WEB: www.bpapc.com

From: Shula Reuveni [mailto:sreuveni@bpapc.com]
Sent: Tuesday, November 25, 2008 12:02 PM
To: rpurcell@bpapc.com
Subject: PS 8 - Building Section

PERCUDANI, PETER

From: PERCUDANI, PETER
Sent: Wednesday, November 05, 2008 6:30 AM
To: Robert Purcell; ASAAD, EMAD
Cc: DAHIR, STANLEY
Subject: RE: PS 8K

Rob,

(A100) I do not like the stair with the chairlift. It reduces the exit capacity of the stair, blocks the stair, and I am not sure but I do not believe such a lift is permitted by code in an exit stair (This is something you see in someones house). Also, I just noticed you go down this stair to go up> odd? no?

(A101) Alchemy drawing show that ductwork now occupies the dumbwaiter shaft where you put the kitchen exhaust.

From: Robert Purcell [mailto:rpurcell@bpapc.com]
Sent: Tuesday, November 04, 2008 5:03 PM
To: ASAAD, EMAD
Cc: DAHIR, STANLEY; PERCUDANI, PETER
Subject: FW: PS 8K

Emad,

See attached

Robert Purcell

Bostwick Purcell Architects, P.C.

5 West 37th Street

New York, NY 10018

T: 212-921-1177

F: 212-921-6830

E: rpurcell@bpapc.com

WEB: www.bpapc.com

From: Shula Reuveni [mailto:sreuveni@bpapc.com]
Sent: Tuesday, November 04, 2008 5:01 PM
To: 'Robert Purcell'
Subject: PS 8K

Enclosed are the floor plans with the correct names.

The cellar plan reflects the changes discussed in today's meeting. A folding chair lift in the stair replaces the previous ADA lift.

Tracking:

Recipient

Robert Purcell

ASAAD, EMAD

DAHIR, STANLEY

Read

Read: 11/5/2008 9:40 AM

Read: 11/5/2008 9:43 AM

PERCUDANI, PETER

From: Robert Purcell [rpurcell@bpapc.com]
Sent: Tuesday, November 04, 2008 5:03 PM
To: ASAAD, EMAD
Cc: DAHIR, STANLEY; PERCUDANI, PETER
Subject: FW: PS 8K

Attachments: A100.pdf; A101.pdf; A102.pdf; A103.pdf



A100.pdf (178 KB) A101.pdf (180 KB) A102.pdf (169 KB) A103.pdf (201 KB)

Emad,

See attached

Robert Purcell

Bostwick Purcell Architects, P.C.

5 West 37th Street

New York, NY 10018

T: 212-921-1177

F: 212-921-6830

E: rpurcell@bpapc.com

WEB: www.bpapc.com

From: Shula Reuveni [mailto:sreuveni@bpapc.com]
Sent: Tuesday, November 04, 2008 5:01 PM
To: 'Robert Purcell'
Subject: PS 8K

Enclosed are the floor plans with the correct names.

The cellar plan reflects the changes discussed in today's meeting. A folding chair lift in the stair replaces the previous ADA lift.

PERCUDANI, PETER

From: Robert Purcell [rpurcell@bpapc.com]
Sent: Monday, November 03, 2008 8:29 AM
To: PERCUDANI, PETER
Cc: ASAAD, EMAD
Subject: RE: ps 8k

Peter,

This is one option of three we are working on.

All options will be discussed at the meeting tomorrow.

Robert Purcell

Bostwick Purcell Architects, P.C.

5 West 37th Street

New York, NY 10018

T: 212-921-1177

F: 212-921-6830

E: rpurcell@bpapc.com

WEB: www.bpapc.com

From: PERCUDANI, PETER [mailto:PPERCUDANI@NYCSCA.ORG]
Sent: Monday, November 03, 2008 7:20 AM
To: ASAAD, EMAD
Cc: Shula Reuveni; Robert Purcell
Subject: RE: ps 8k

Emad,

I do not believe this is what the principal wants.

From: Robert Purcell [mailto:rpurcell@bpapc.com]
Sent: Friday, October 31, 2008 4:42 PM
To: ASAAD, EMAD
Cc: PERCUDANI, PETER; Shula Reuveni
Subject: ps 8k

Emad,

Work in progress but you can review the direction.

This scheme puts the kitchen, servery and teachers lounge in the new addition, then demolish the kitchen and create a new cafeteria and MPR with a movable dividing partition.

Robert Purcell

Bostwick Purcell Architects, P.C.

5 West 37th Street

New York, NY 10018

T: 212-921-1177

F: 212-921-6830

E: rpurcell@bpapc.com

WEB: www.bpapc.com

PERCUDANI, PETER

From: ASAAD, EMAD
Sent: Friday, October 31, 2008 4:21 PM
To: Robert Purcell
Cc: DAHIR, STANLEY; PERCUDANI, PETER

Attachments: 2008103115104044.tif



2008103115104044
4.tif (68 KB)

Robert,

Please see attached sketch, This may be a solution to the kitchen situation. Please call to discuss.

Thanks
Emad

PERCUDANI, PETER

From: Bill Punch [BillRegalRE@msn.com]
Sent: Thursday, April 10, 2008 6:48 PM
To: PERCUDANI, PETER
Subject: Poplar Street

Attachments: CADD_DRFT_SURVEY.zip



CADD_DRFT_SURV
EY.zip (1 MB)

