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JP Morgan Chase, National Association
237 Park Avenue
New York, NY 10017

Attn.: Mr. Devin Maher
Executive Director

RE: Project Greyhound
270 Park Avenue, New York, NY.
Executive Summary – Project Filing Strategy

Dear Mr. Maher,

The following is an outline of the Permit filing strategy for the above captioned project from deconstruction to rebuilding of the development site located at 270 Park Avenue. On May 2nd we attended a Consultation with the New York City Department of Buildings Development HUB (Borough Commissioner) Scott Pavan as well as representatives from the BEST Squad, Robert D'Alessio and Bernard Ross as well as the Development HUB Project Advocate Drilon Berdynaj. All of the DOB representatives appeared to be in agreement with the strategy proposed in this memo.

Milrose see this as a multi-phased project consisting of five (5) phases:

1. Soft Demolition of interior finishes and systems – Work starts August 2018
2. Foundation Enhancements to allow for the new tower - – Work starts September 2018
3. Full Building Demolition down to Grade – Work starts February 2019
4. New Building (New Building retaining foundation elements 2014 NYC Building Code) Filing March 2019, Target Permit date March 2020
5. Temporary Certificate of Occupancy and repopulation of the New Building.

Soft DEMO – Alt type 2's

The Soft Demolition phase will consist of Asbestos inspections by a vender of JPMC's choice and abatement of any contamination. The abatement process must be complete before Soft DEMO permits can be issued or the abatement sub-contractor can arrange for variances to be issued by DEP allowing work to proceed in areas that have been abated. The Soft DEMO will require multiple Alteration Type Two (Alt-2) application which we assume will be filed in clusters of four (4) four floors at a time. The initial Soft Demo will be for the planters surrounding. The disturbed areas will be repaved to make safe walking surfaces. The BEST Squad has requested that even the initial soft demolition be included in a Site Safety Plan. We assume that additional Alt-2's will be filed from the top of the building down and will NOT be filed under the Professional Certification provisions. The estimated approval time is approximately 45 days from the



time applications and construction documents are returned to Milrose for filing. The Alt-2 applications will include the removal of FF&E, interior partitions, plumbing fixtures, piping, Mechanical system, Sprinkler modifications to either turning heads up in place or the installation of a Temporary Sprinkler Loop. Additionally, an Occupant Protection and Temporary Egress Plan will be required outlining safety measure to be taken by the General Contractor and well also show how safe egress will serve the population of the building during this phase. Alt-2 filing will also be needed to modify the existing building mechanical systems to maintain a safe environment while partially occupied. We will also need to work with building management in the decommissioning of equipment and discontinuation of annual permits inspections.

The contract would like to erect at least one possible two sets of hoists that will be used to remove debris. The hoist installation will require strategic removal of spandrel panels also requiring asbestos abatement. The hoist will require a separate application (Equipment work Type) for the erection.

The contractor would like to enclose the building to begin curtain wall removal as the soft demo has move down approximately 15 floors. This issue remains open as the DOB is reserving judgment on this phasing.

Needle beam installation was discussed on floors 41,29 & 16. The DOB understands the need to accelerate this work and did not have an issue with removing glass and replacing it with a whether proof wall system once the floors are vacant.

Foundation Alt-type 2 filing

The Foundation phase will consist of and Alt-2 Directive 2/75 to fortify the existing foundation. Prerequisites to this permit will include; Transit Authority Approval, Site Safety Plan approval. Various Means and methods design and approvals for Support of Excavation, site logistic, temporary fencing, curb cuts, DOT permits. Since the foundation will be considered part of the New Building an energy code compliance analysis must be included in this drawing set demonstrating compliance with the NYC Energy Conservation Code. Construction Code Determination may be required to allow for the existing foundation to remain and be used in support of the new building. Depending on the high of the new tower, a Structural Peer Review of the modified foundation design may be required to be submitted to the Department of Buildings technical staff for approval. The peer review will must be prepared by an independent third party. A second peer review will be required prior to the NB/Alt-1 approval as well.

In addition to the CCD-1 noted above, others will be required for the construction operation while the building remains partial occupied.

Full or Partial Demolition (Full DEMO)

Full Building Demolition (DEMO) can begin only after the building is certified to be vacant. It is yet to be determined if the DEMO will be considered a full or Partial DEMO application, minimal differences in the permit requirements will impact this permit. The estimated time frame to obtain approval for the DEMO is 2-3 months. Numerous Alt-2



application will be need for Sidewalk Sheds, scaffolding, fencing, street and sidewalk closings will be filed in advance of the DEMO permit. We assume two hoist applications will be required and will be filed for and erected under the soft DEMO phase; hoists will follow a separate application and permit path similar the tower crane application. The tower crane will be filed and reference the DEMO application number prior to approval. The removal of glass and the construction of a weather wall will require a series of Alt-2 applications in similar fashion to the soft demo rough. Alt-2 Applications to turn the Sprinkler and standpipe to dry systems will be required prior to the DEMO Permit.

New Building retaining existing building elements

The reconstruction of the new tower will be filed as a New Building (NB) retaining existing building elements. The filing fee structure for NB's is calculated at a rate of \$17.75 per \$1000.00 of estimated construction cost.

The NB will be filed at the Development HUB with an estimated approval time frame of 6 to 8 months. Other agencies approvals required are as follows, City Planning Commission, MTA, DEP approval for Site Connections (Water & Sewer) Attached is a typical new build spreadsheet that will be used to track all required items needed toward full NB approval and permit as well as the associated applications needed prior to occupancy.

Potential Determinations

1. Hoist Operations during Soft Demo.
2. Water/Sewer – Retain services during DEMO
3. Electric Service – Retain Service during DEMP
4. Use Towner Crane during DEMO
5. Glass removal at Needle Beam Floors
6. Glass removal from Roof to 41st floor in partially occupied building
7. Foundation Work prior to DEMO Sign off.

Respectfully submitted

Stephen Pezzella
Project Executive

