

# DRAFT FOR DISCUSSION



## MEMORANDUM

**To:** Harlem Hebrew Language Academy

**From:** DBI Projects

**Date:** November 13, 2017

**Subject:** HHLA Outdoor Play space

The rooftop located on the 6<sup>th</sup> floor of the completed Harlem Hebrew Language Academy property will provide the school with approximately 3,200 SF of outdoor plays pace. While initial studies designate approximately 350 SF towards playground area and approximately 2,400 SF towards open play area, HHLA is unrestricted in dividing the space, between area for open play and area for playground equipment, in any way suitable to the school's programmatic needs; the canopy area is fixed over approximately 450 SF of the roof area. The rooftop play space will be accessible from the 6<sup>th</sup> floor of the new addition, as well as the south stairwell bulkhead.

Based on extensive conversations with the expediter over the past eight weeks, they have confirmed that DOB will not allow partial occupancy of the rooftop play area; therefore, the play area can only be occupied once completed in full, per the final design, after the relocation of the south stair bulkhead (during the summer of 2018). Over the past year, DBI worked closely with the expediter to review multiple plans which examine the partial occupancy of the play space. However, per the expediter, DOB will not allow the occupancy of the space until it is fully built out.

Proposed Schedule – Recommended Schedule for full completion of the play space area – DBI is very confident in the likelihood of timely completion.

Dates	Duration	Description
Current – 2/01/18	11.5 weeks	Completion of New Addition and obtaining TCO
2/01/18 – 4/30/18	12.5 weeks	Demolition of SW Corner – deadline per lease; PSG to produce all shop drawings and submittals required for relocation of south stair during this period
2/05/18 – 3/03/18	4 weeks	Contractor to create and submit shop drawings for roofing material and installer, steel grating, rubber roof tile, canopy, and relocation of south stair for architect review and approval
5/01/18 – 6/02/18	5 weeks	Installation of Roofing
6/04/18 – 6/16/18	2 weeks	Installation of Steel Grating
6/18/18 – 6/23/18	1 week	Installation of Canopy Posts
6/25/18 – 7/07/18	2 weeks	Installation of Rubber Tiles & Concrete Pavers
7/02/18 – 7/07/18	1 week	Installation of Canopy
7/09/18 – 7/14/18	1 week	Installation of Sprinkler Line, Fire Alarm Equipment, Lighting, Signage
7/16/18 – 7/28/18	2 weeks	Inspections & Signoff
7/30/18 – 8/10/18	2 weeks	Installation of Play space equipment
<b>ANTICIPATED COMPLETION DATE</b>	<b>8/13/18</b>	<b>FULL COMPLETION OF PLAYSPACE</b>

### Notes:

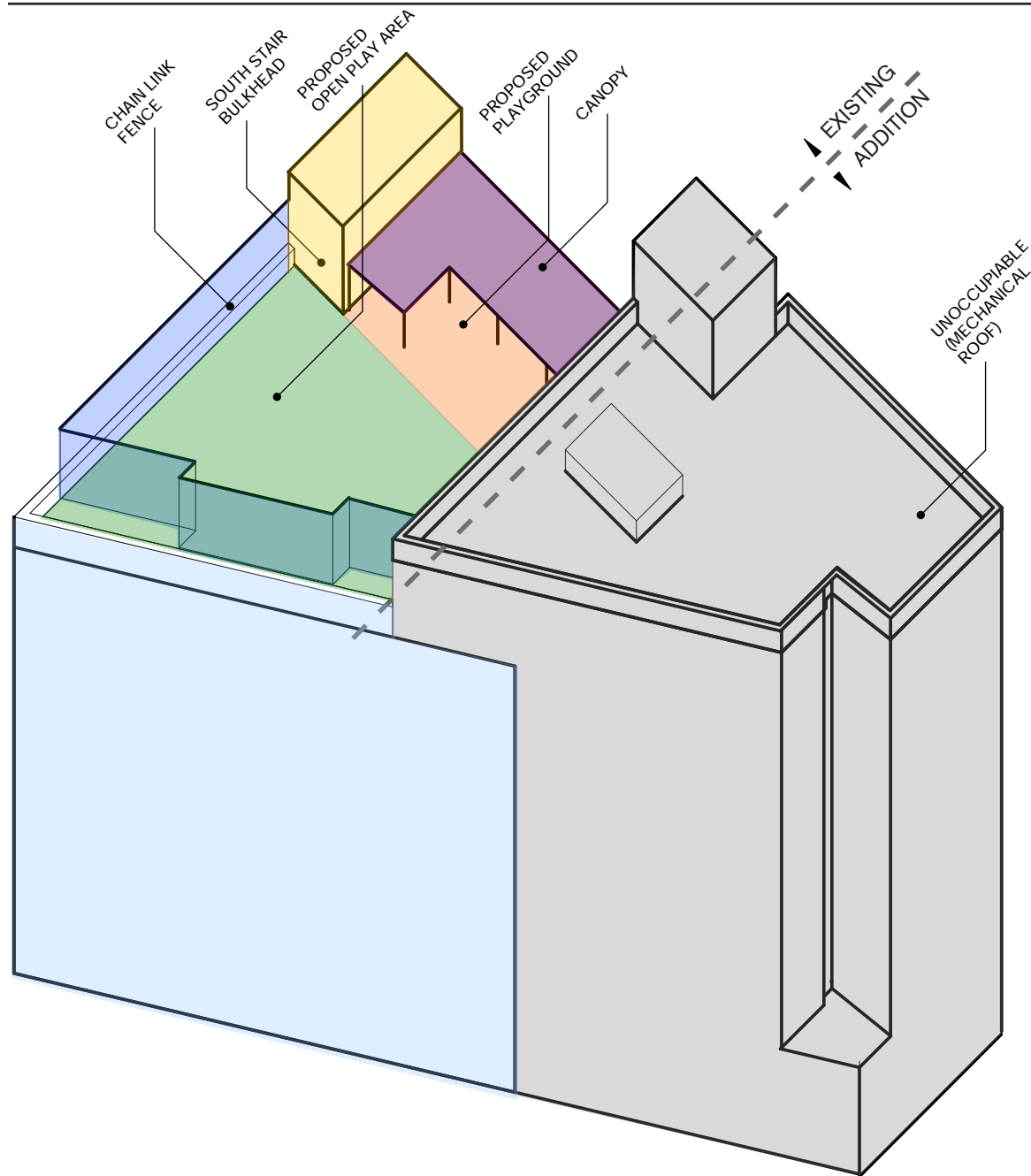
1. Roof installation will take place during warmer months and will allow proper installation sequence to be followed to ensure receipt of requested manufacturer warranty.
2. The schedule above estimates 2 weeks following inspections and sign-off for installation of play space equipment. Installation duration and expected receipt of equipment to be confirmed once equipment is selected.

Due to the phasing of the project, the proposed schedule above will allow both the required warranties from material manufacturers and the required sign-offs from the NYC Department of Buildings to be obtained. DBI has reviewed the above factors connected to the scope of work and feels confident that the proposed schedule will ensure proper roofing installation, timely completion, and minimal additional costs to HHLA.

The following exhibits are attached for your review:

1. Exhibit A – Completed rooftop play space

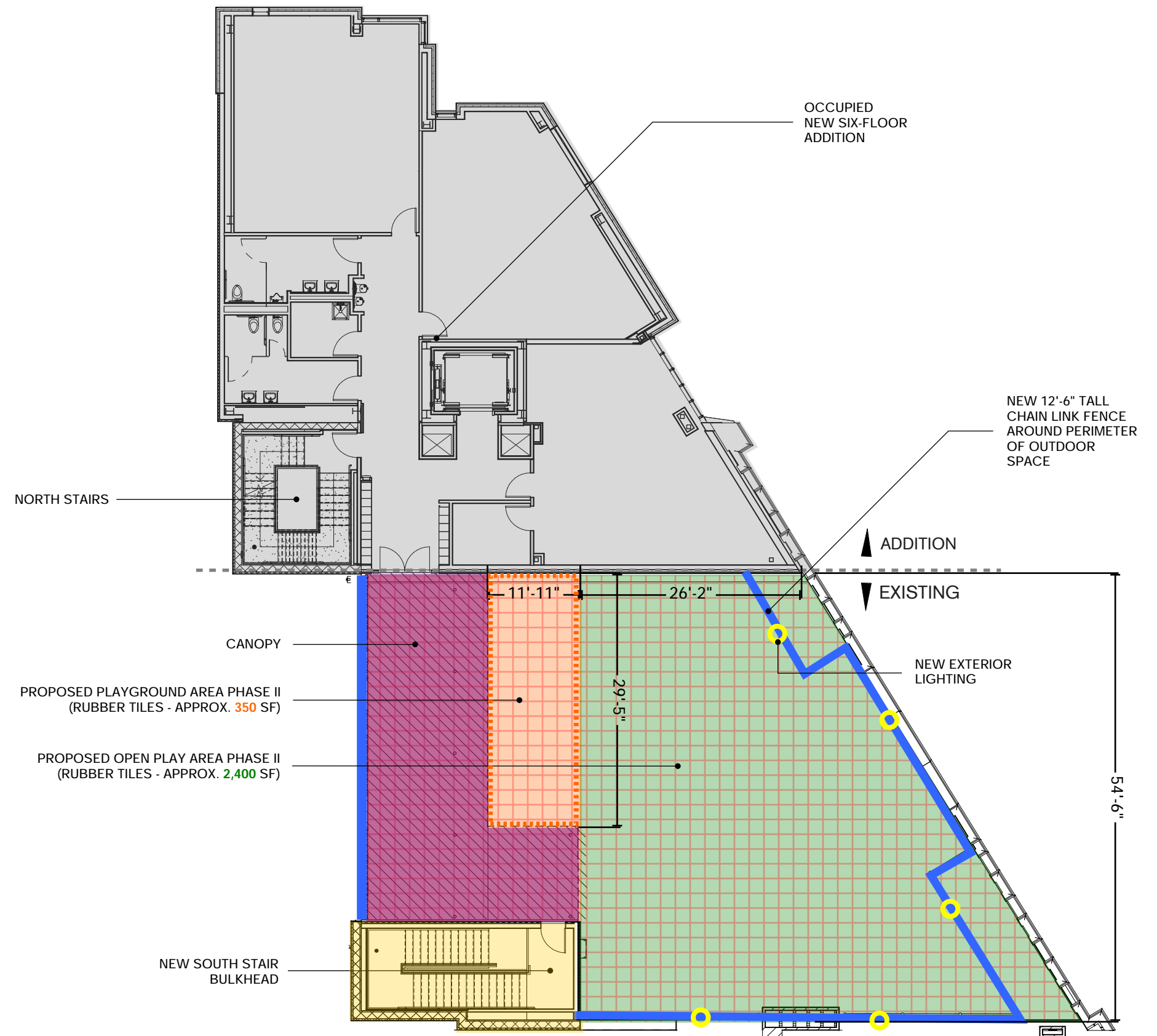
**ROOFTOP PLAY SPACE - FULL COMPLETION**



**LEGEND**

	NEW EXTERIOR LIGHTING		CHAIN LINK FENCE
	EXISTING BUILDING		NEW ADDITION
	PLAYGROUND AREA		CANOPY OVERHEAD
	OPEN FIELD AREA		NEW SOUTH STAIR BULKHEAD (ENCLOSED AREA)

November 13, 2017



**PRIVILEGED AND CONFIDENTIAL**

Harlem Hebrew Language Academy