



Thursday, May 28, 2015

RE: March 4, SOF Memo

Dear Ms. Goldstein,

Thank you for your memo dated March 4, 2015 wherein on behalf of the School of the Future ("SOF") you shared some of your concerns and made a number of requests of Toll Brothers, Inc. ("TB"). Accordingly, please find our responses below:

I. Communication:

TB understands that the key to a successful development and being a good neighbor is open lines of communication. Therefore, TB will gladly issue a directory of responsible parties. As well, TB is happy to engage in bi-weekly meetings with representatives of the SOF, SCA, DOE, and a representative of the student/parent body.

II. Noise:

TB intends to keep all construction noise within DOB guidelines for noise mitigation. Additionally, TB will forward these DOB noise requirements to the SCA, SOF, and DOE for review. Where possible, TB will employ hand demolition in the existing structures. TB will provide a bi-weekly summary schedule of all anticipated construction activities to DOE, SCA and SOF.

III. Neighborhood Construction

At the moment, TB is not aware of any additional construction within a one (1) block radius of SOF.

IV. Environmental and Air Quality

With regard to SOF's desire for the protection of air quality, TB recognizes the importance of protecting the environment in which we and our neighbors live, therefore TB will follow all guidelines as required by the DOB and applicable law. Specifically, TB will take the following steps:

- a. TB will cover SOF air conditioning units with appropriate filtering materials.
- b. TB will cover west and north facing school windows with protective, light-emitting materials where required.
- c. TB will supply SOF, DOE, and SCA with completed Phase I reports.
- d. The abatement of asbestos from the existing structures will be completed prior to their subsequent demolition.
- e. TB will follow all dust mitigations as required by DOB and DEP.
- f. TB will follow all DOB and related agency guidelines in creating a central location for MSDS to be posted.

V. Site Security

TB agrees to implement manned 24-hour security at the site upon commencement of excavation & foundation work. On site debris and waste containers will be covered and protected nightly.

VI. SOF Building

With regard to the protection of the foundation, walls, and roof of the SOF building, TB will follow the DOB and related agencies' guidelines. TB agrees that it shall repair any damage found to be a result of TB's activities. Additionally, TB will provide support of excavation drawings to the DOE, SCA and SOF for review.

VII. Scheduling of Work

In order to minimize the impact of the construction on SOF, TB agrees to share a schematic schedule of anticipated construction activities with the DOE, SCA, and SOF every two weeks.

VIII. Location of Equipment

TB recognizes that construction can affect school activities, therefore when possible, TB will coordinate truck traffic to occur at hours less likely to impact students. The location of the crane as well as staging and loading zones will be dictated by DOT, however, TB will give best efforts to place these items in the least intrusive location. With regard to 22nd street being used for construction, TB is currently reviewing options. The location of the sidewalk bridge will be executed via DOE guidelines and will follow DOB and related agency guidelines.

IX. Relationship between Toll Brothers and CMA

CMA is the construction manager for this project. Contact information will be supplied by TB.

X. Plans, Surveys, Studies

TB will forward for review to DOE all required documents as outlined in the DOE standard access agreement.

XI. Educational Event

TB would love an opportunity to engage with SOF and is interested in scheduling an educational event between our division president, David Von Spreckelsen and the students at SOF. The goal would be to teach the children about careers in real estate development and construction.

We look forward to working closely with you and other representatives of SOF to ensure the least amount of disruption to your students and faculty during the construction of our building.

Warmest regards,

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

Garland deGraffenried
Project Manager
Toll Brothers - City Living