

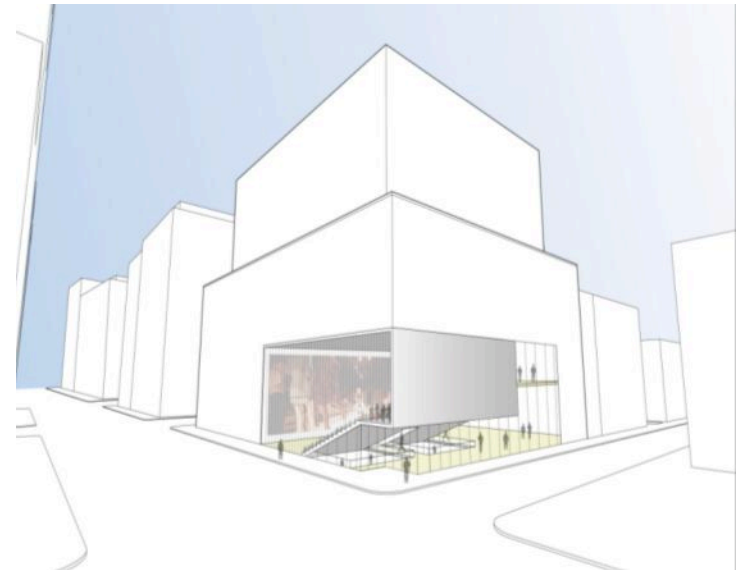
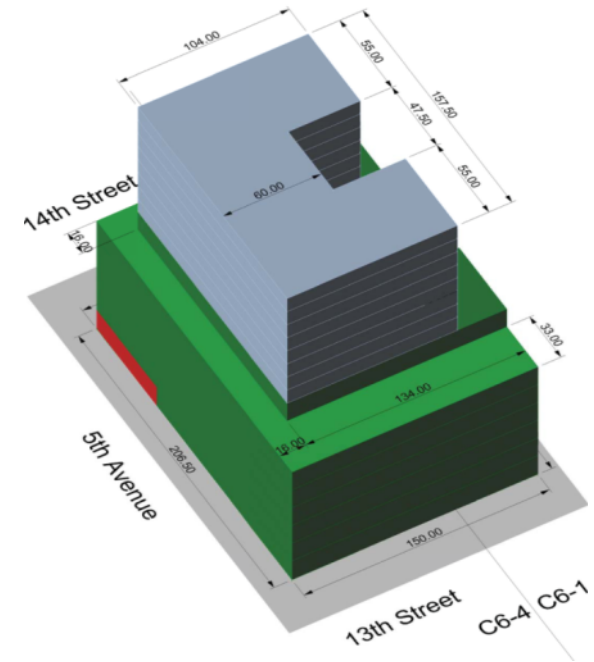
THE NEW SCHOOL

University Center presentation to local elected officials, residents, and community organizations

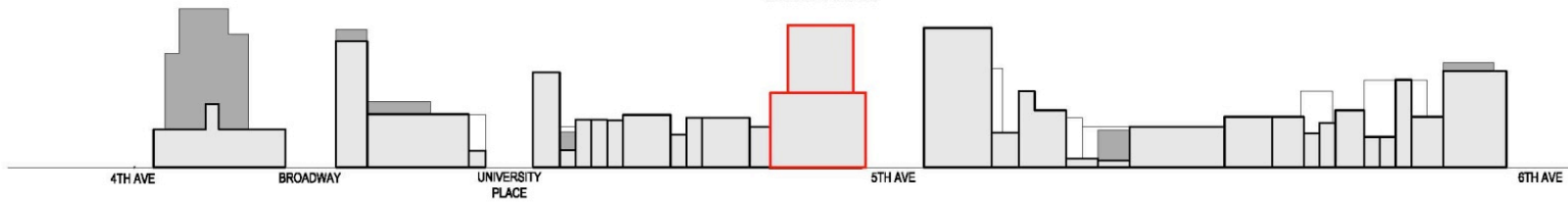
December 16th, 2009

Key Facts

- As-of-Right Building
- Single Phase Development
- 16 Above Grade Floors, 2 Below Grade Floors
- Academic on Floors 1-7, Dormitory 8-16
- 612 Bed Dormitory
- Retail at the Corner of 14th Street + 5th Avenue
- Auditorium at ground level



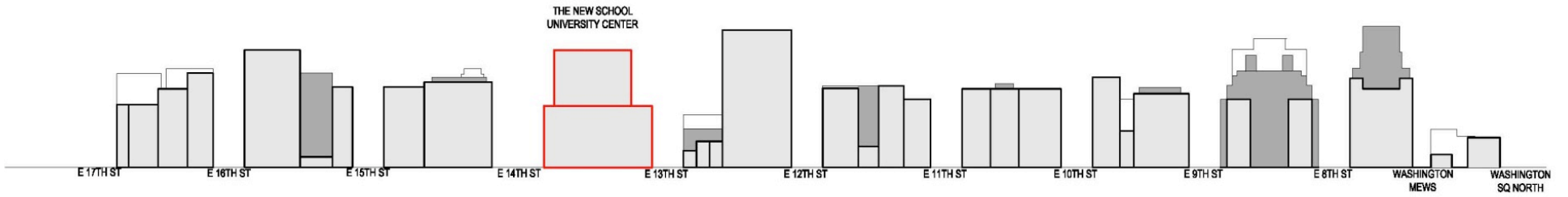
THE NEW SCHOOL
UNIVERSITY CENTER



14th Street
Looking South

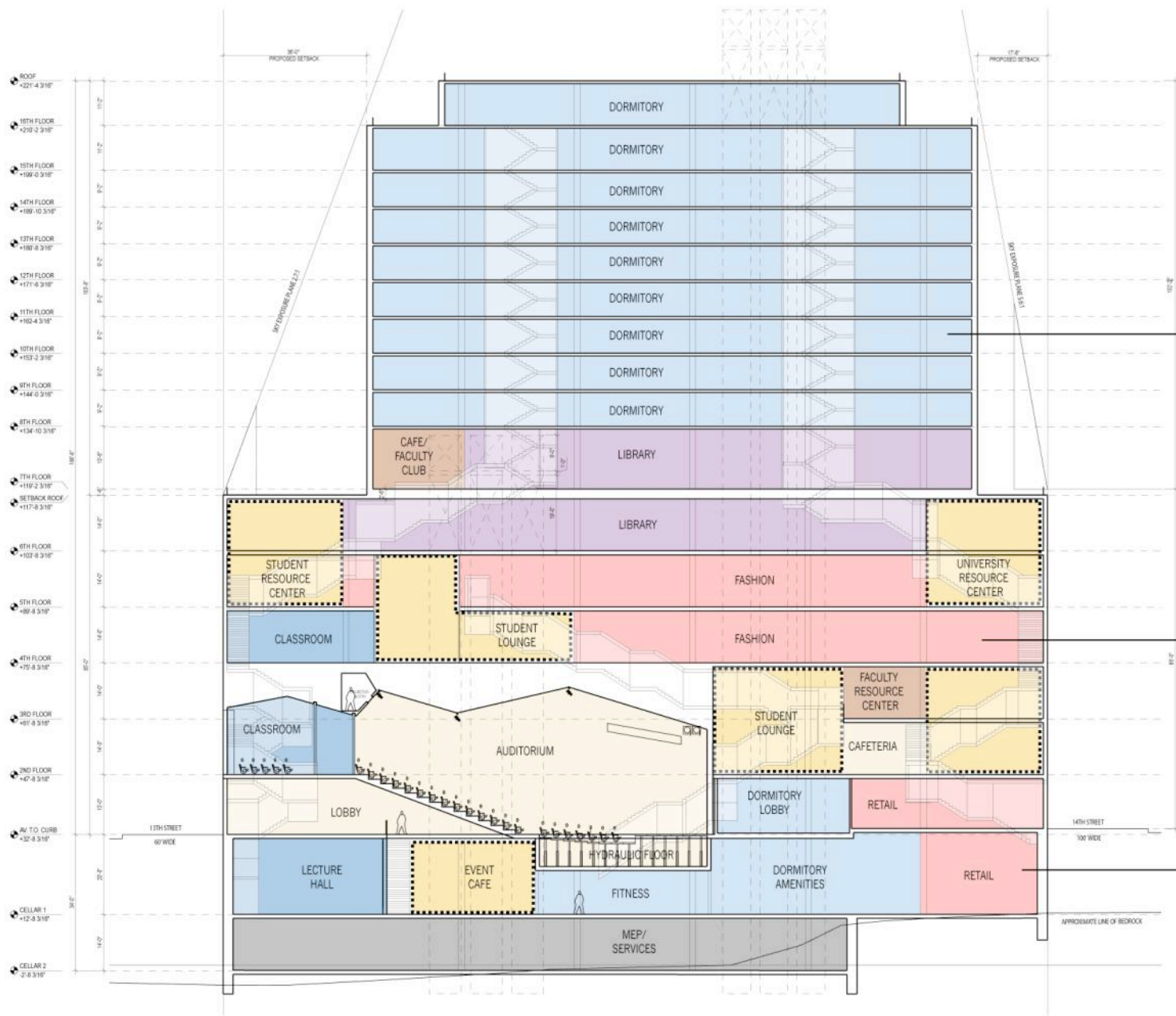


THE NEW SCHOOL
UNIVERSITY CENTER



Fifth Avenue
Looking East





THE NEW SCHOOL
UNIVERSITY CENTER -
354,000 GSF TOTAL

DORMITORY - 143,000 GSF

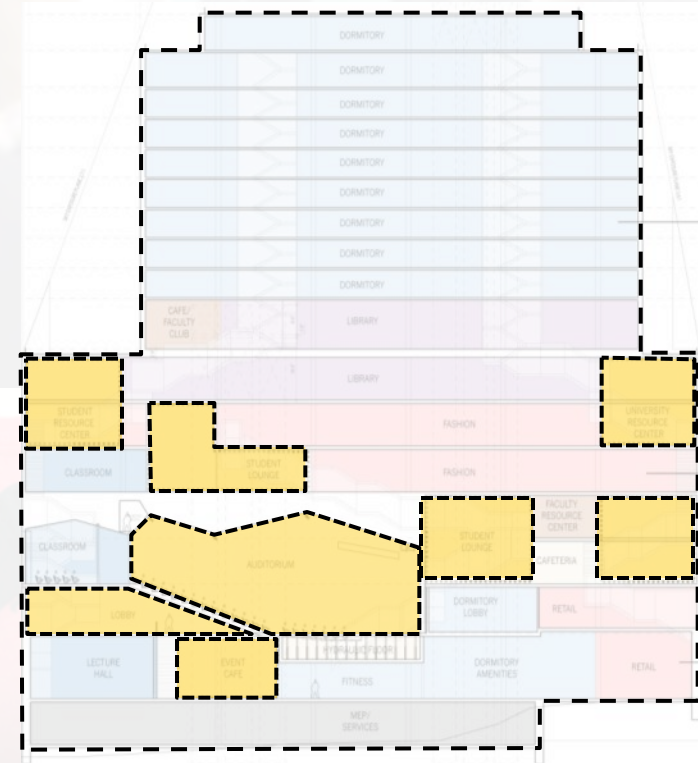
ACADEMIC - 200,000 GSF

RETAIL - 11,000 GSF

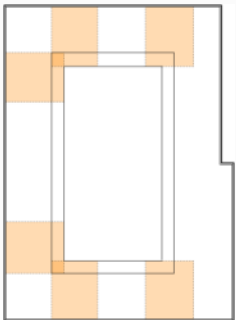
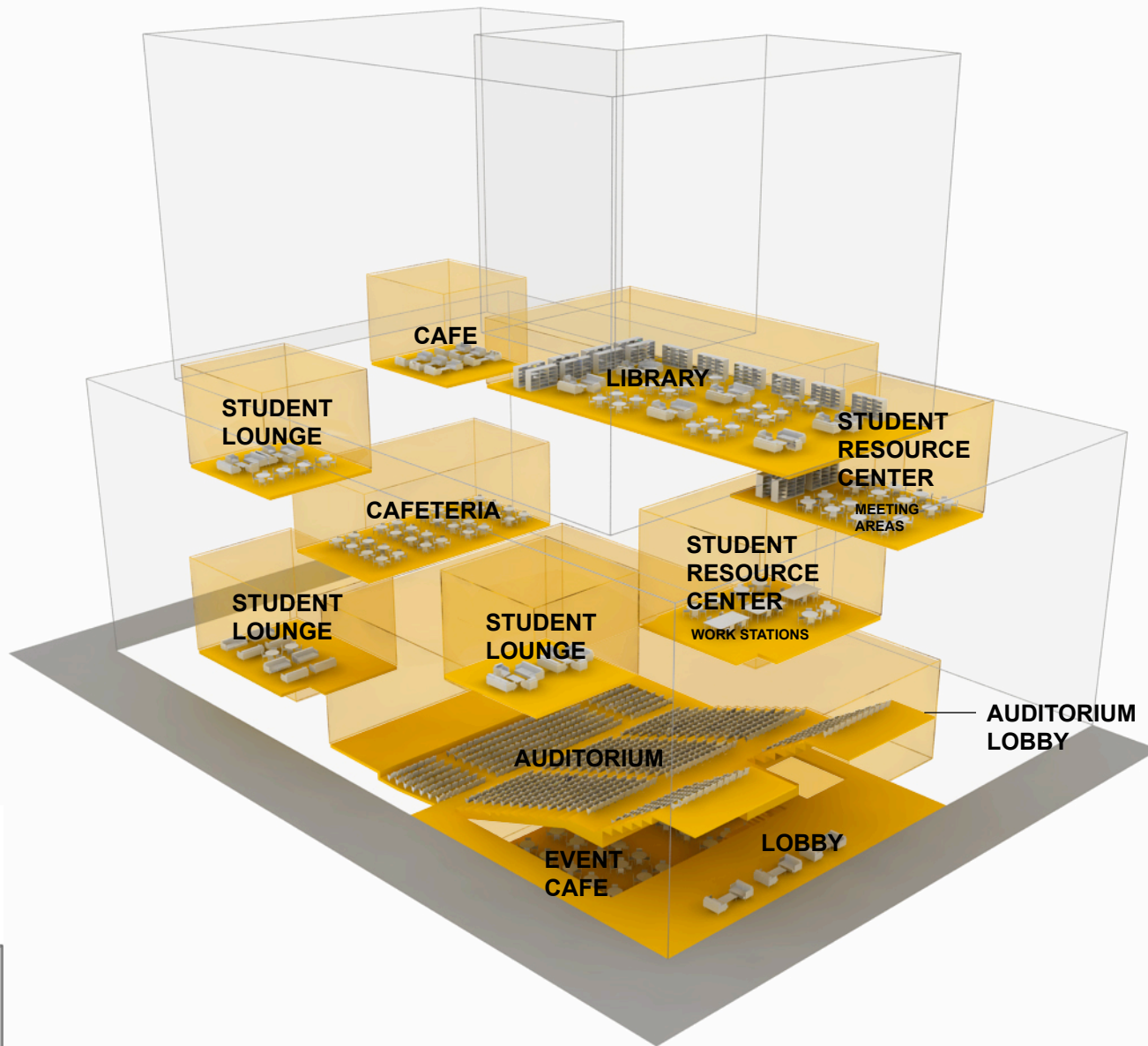
PRELIMINARY NORTH SOUTH SECTION LOOKING WEST

Twelve Interactive Spaces:

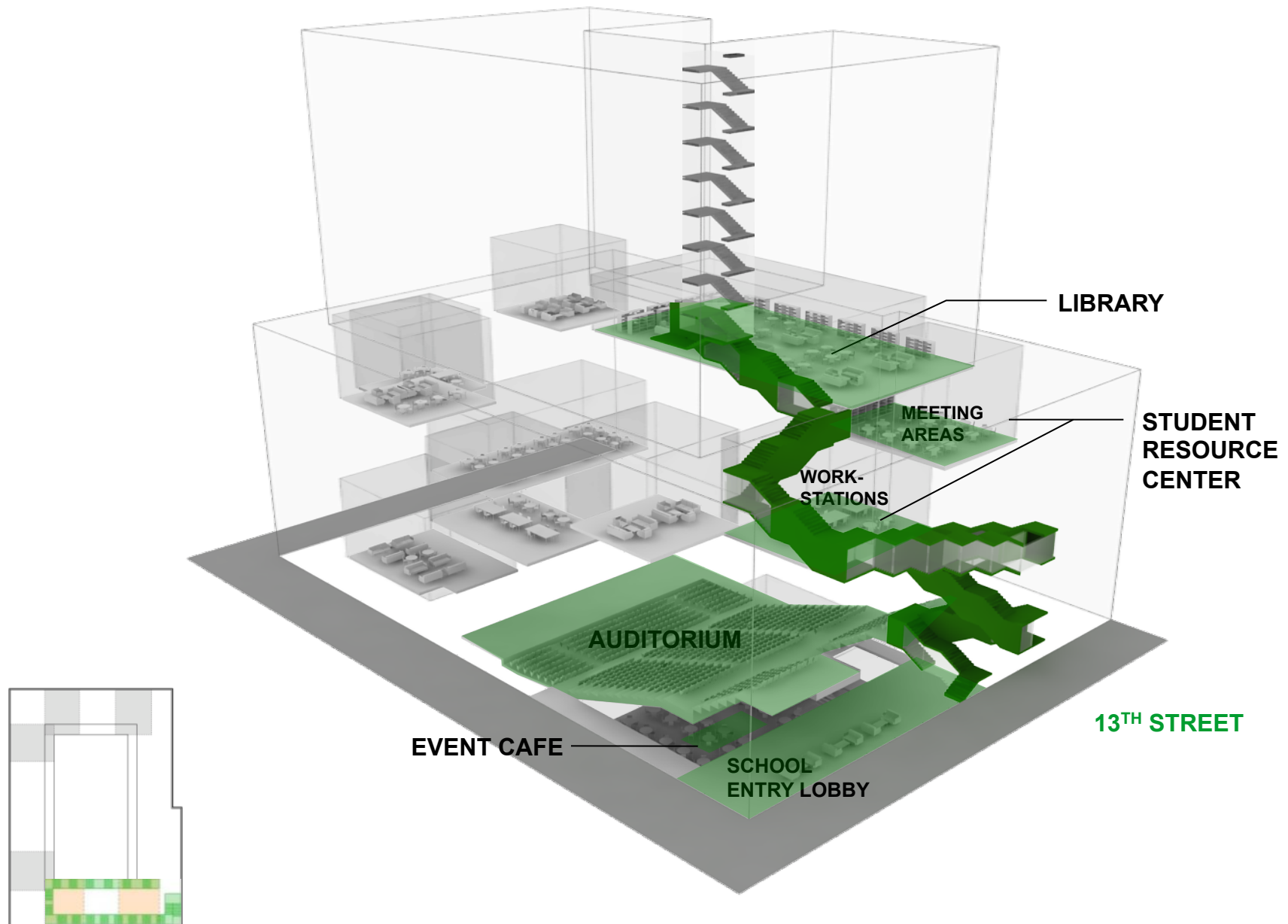
- 3 Student Lounges
- 1 Event Cafe
- 1 Cafeteria
- 1 University Resource Center
- Student Resource Center Workstations
- Student Resource Center Meeting Areas
- Auditorium
- Auditorium Lobby
- Library
- Lobby



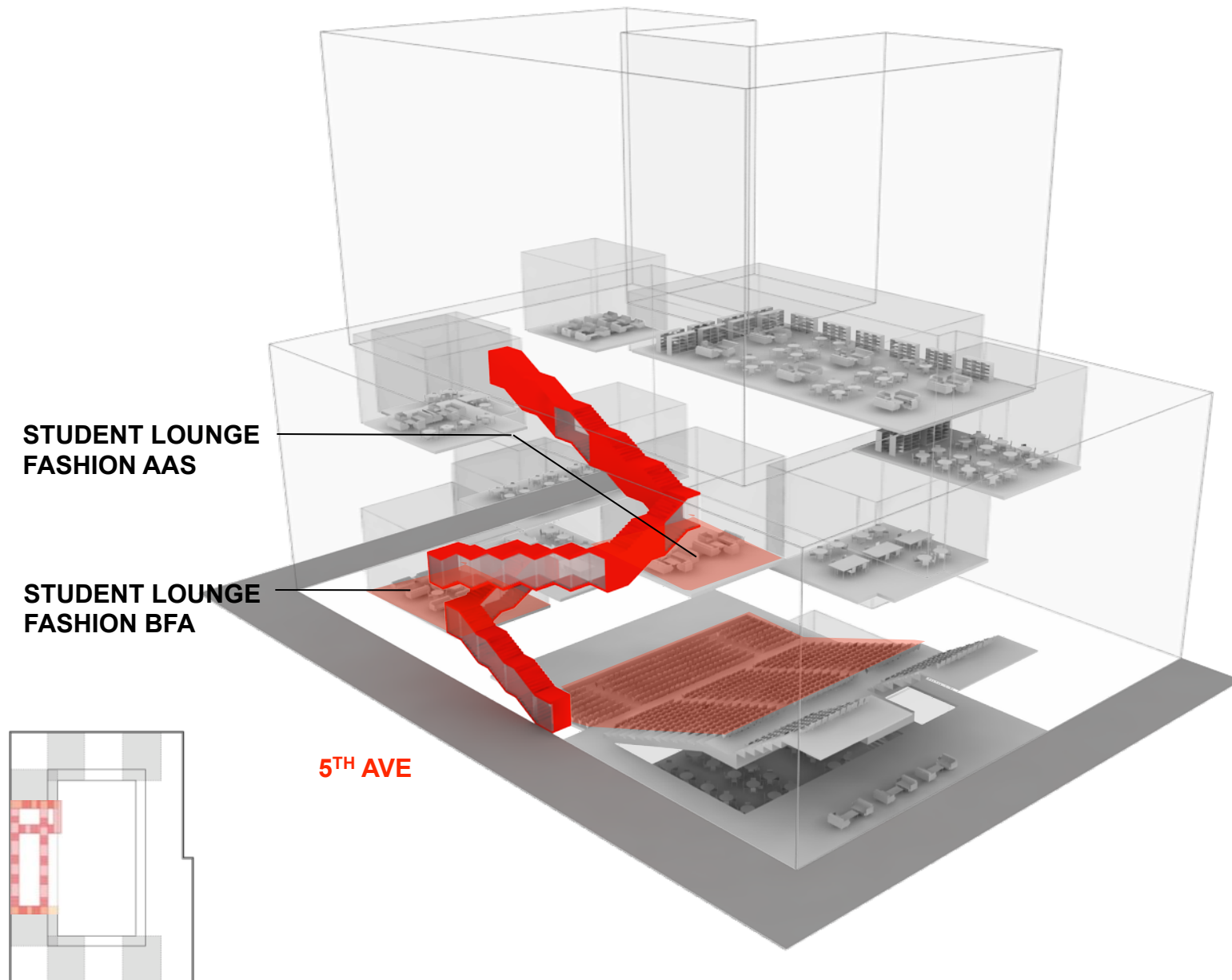
Interactive Spaces



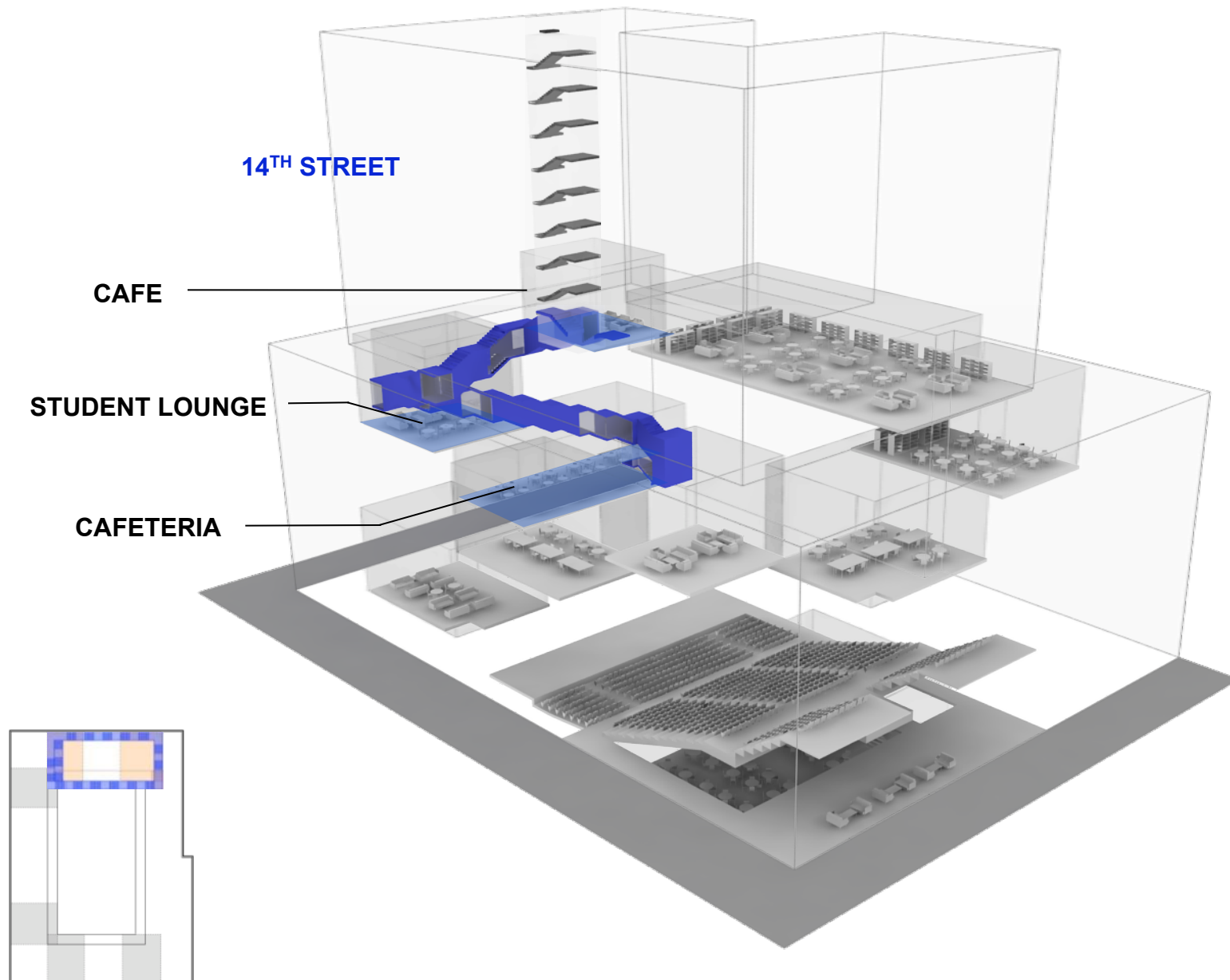
Stair Design Concept



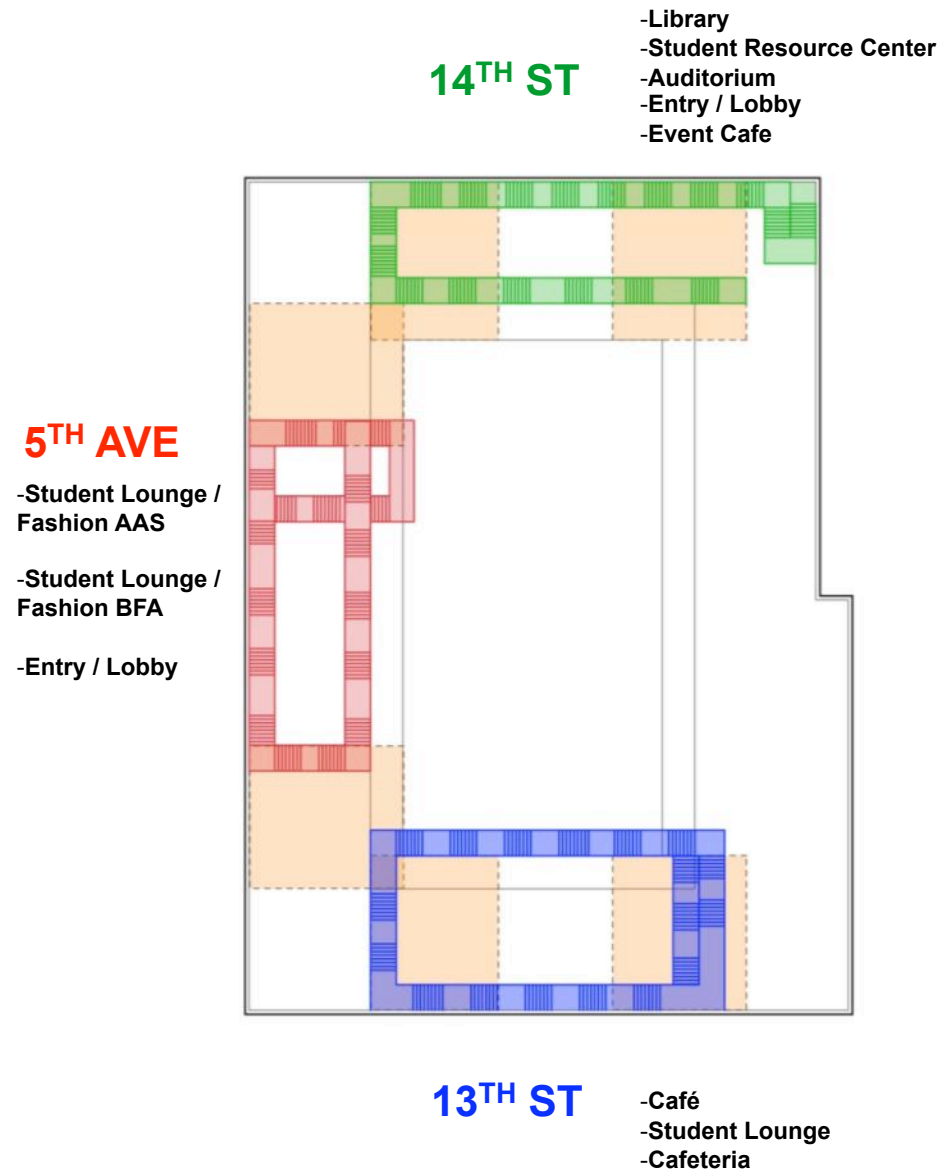
Stair Design Concept



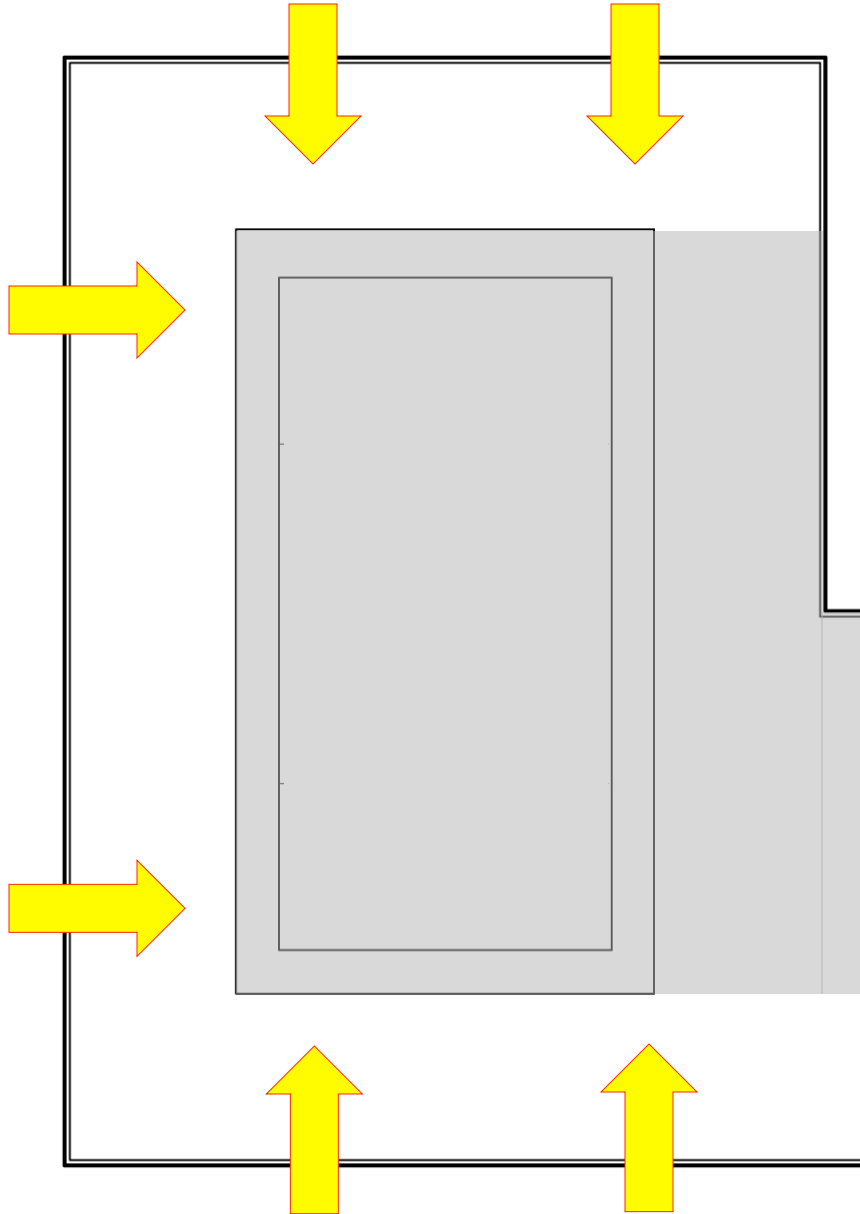
Stair Design Concept



Stair Design Concept



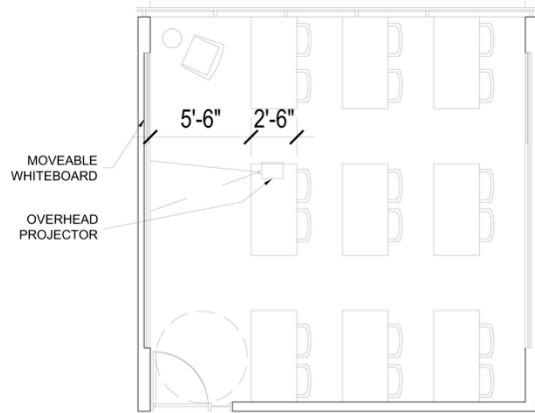
Design Concept



**CHALLENGE OF INTERIOR
CORRIDOR PLAN –**

**LIGHT TRANSMISSION TO
INTERIOR SPACES IS LIMITED**

Typical Classroom - Lighting



- Classroom Targets:
 - 25-35 fc at student desks
 - 15-35 fc at whiteboards
 - Contrast Ratio
 - 3:1 between desk's surface and adjacent areas, 3:1 between board and wall, 10:1 maximum for other areas of room

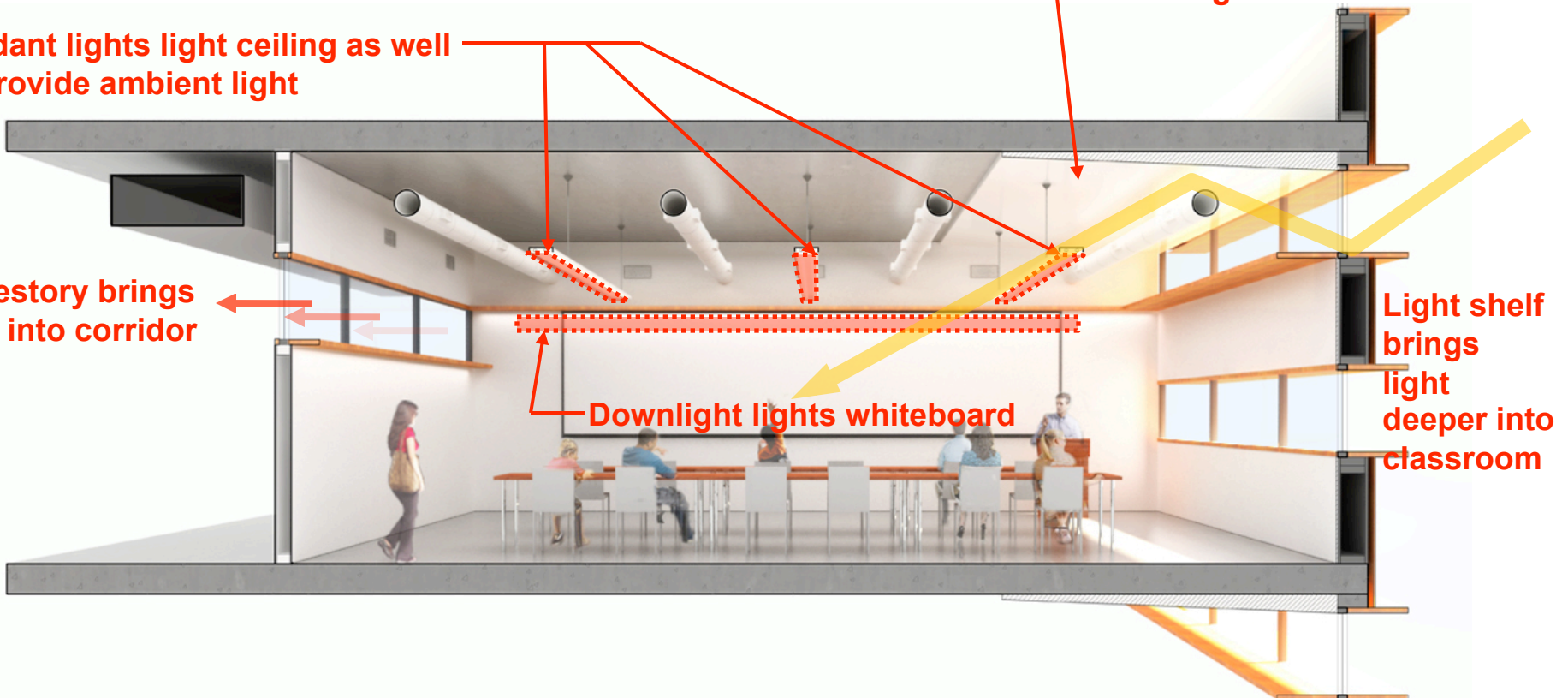
Pendant lights light ceiling as well as provide ambient light

Clerestory brings light into corridor

Acoustic panel doubles as light reflector

Downlight lights whiteboard

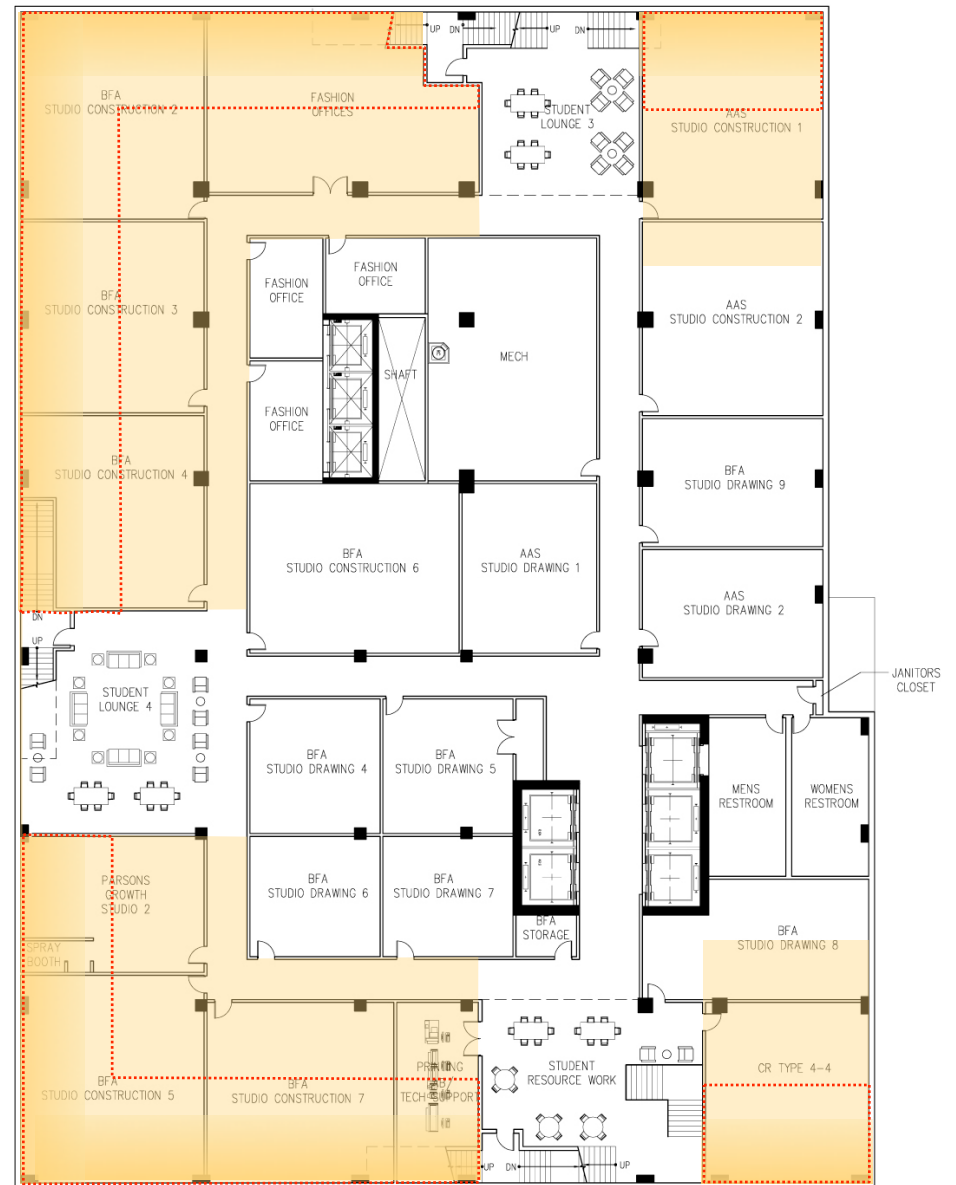
Light shelf brings light deeper into classroom



Daylighting Performance (Scott Matthews, Brandston Partnership)

Clerestory Case : View Strip + Clerestory at classrooms + Corridor Clerestory

- Dimming controls justified within 1 bay of perimeter
- Possible daylight dimming justified in adjacent corridors

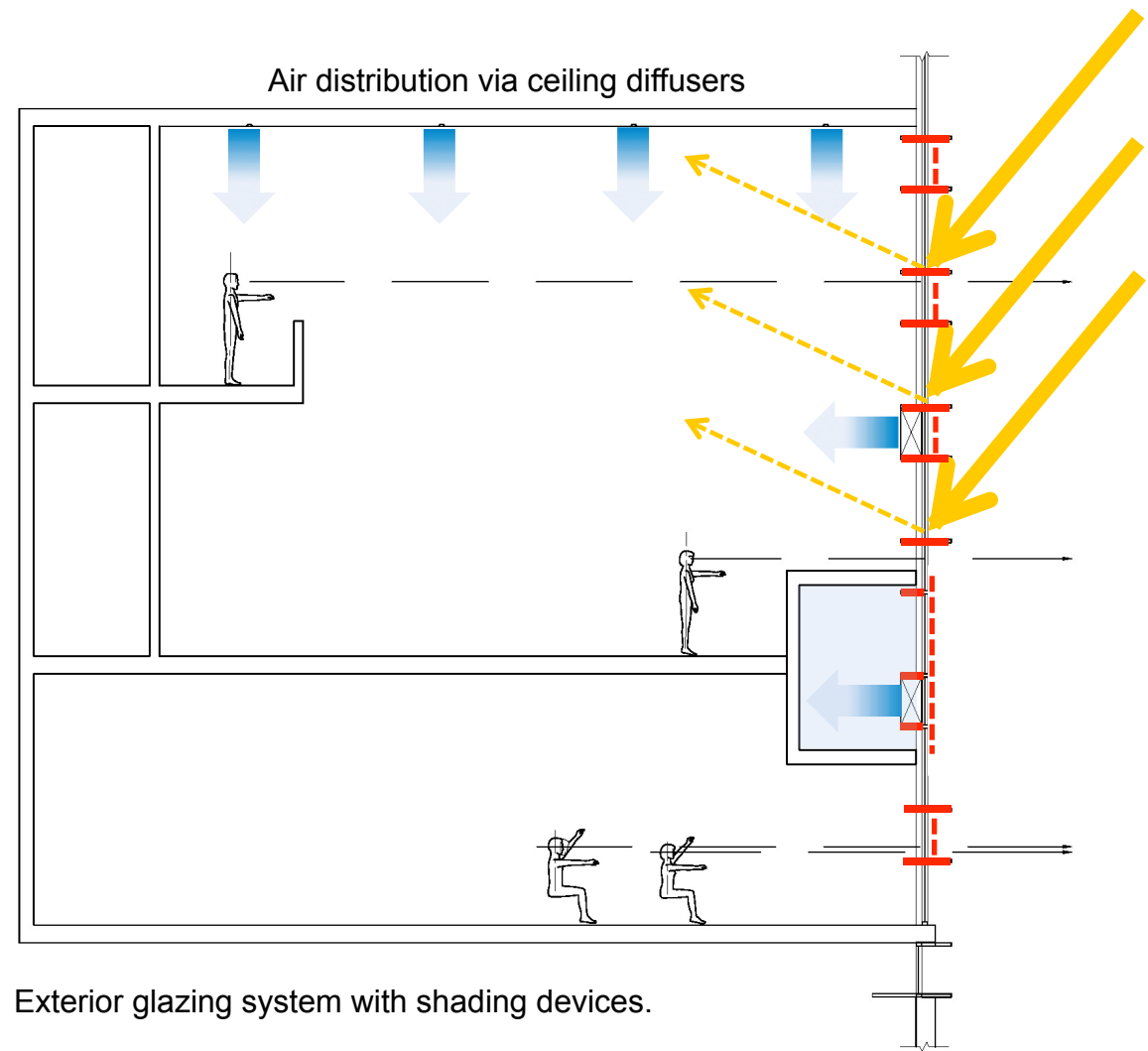


Building Envelope Design

Interconnecting Spaces

- Mitigation strategy: shading devices

- Maximizes daylight harvesting
- Mitigates glare
- Provides shade to interior spaces
- Perimeter cooling required to offset heat gains
- Shading devices can be reduced at fire stair because daylight harvesting is not an issue. SHGC coefficient is controlled through ceramic frit.

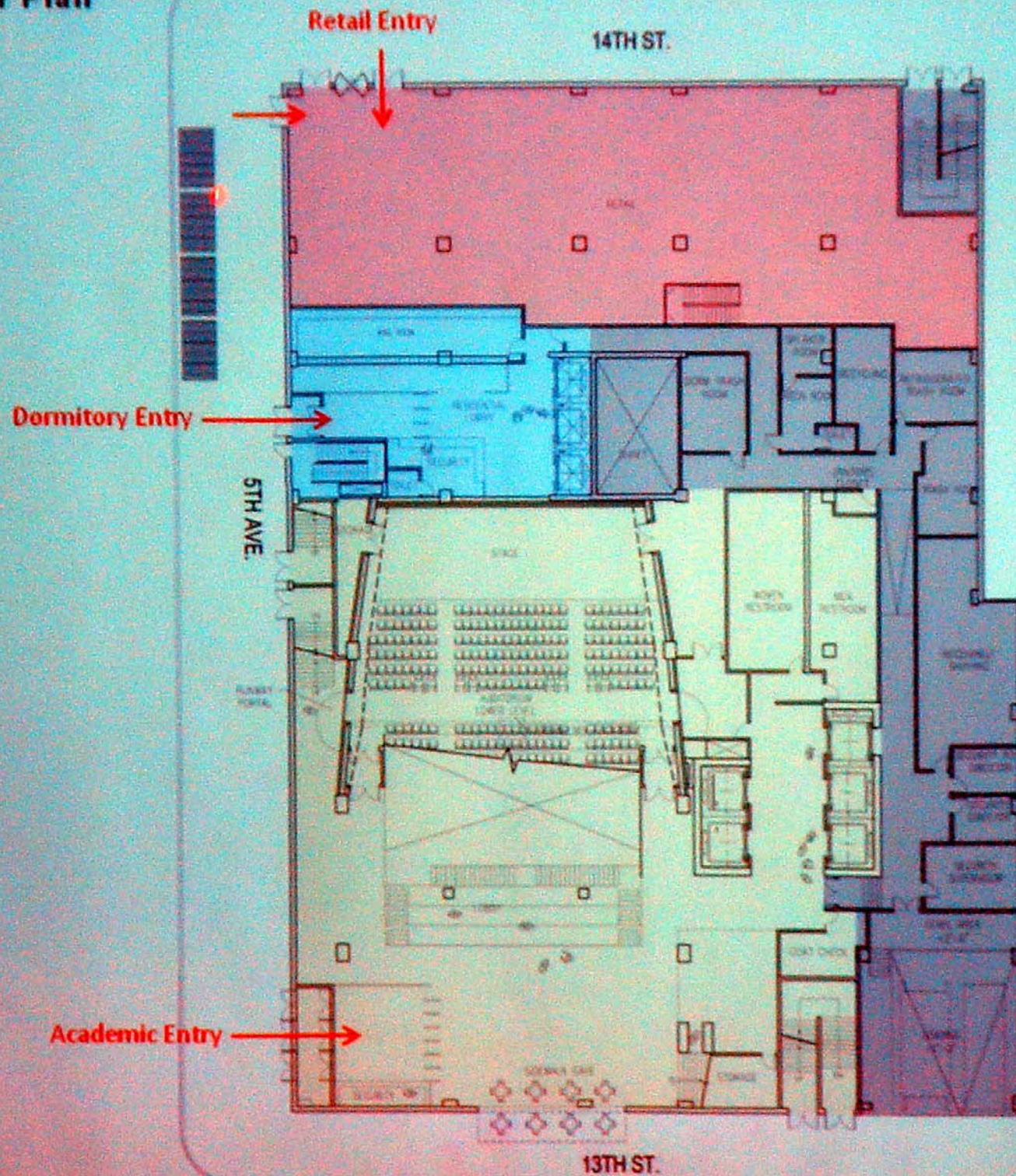


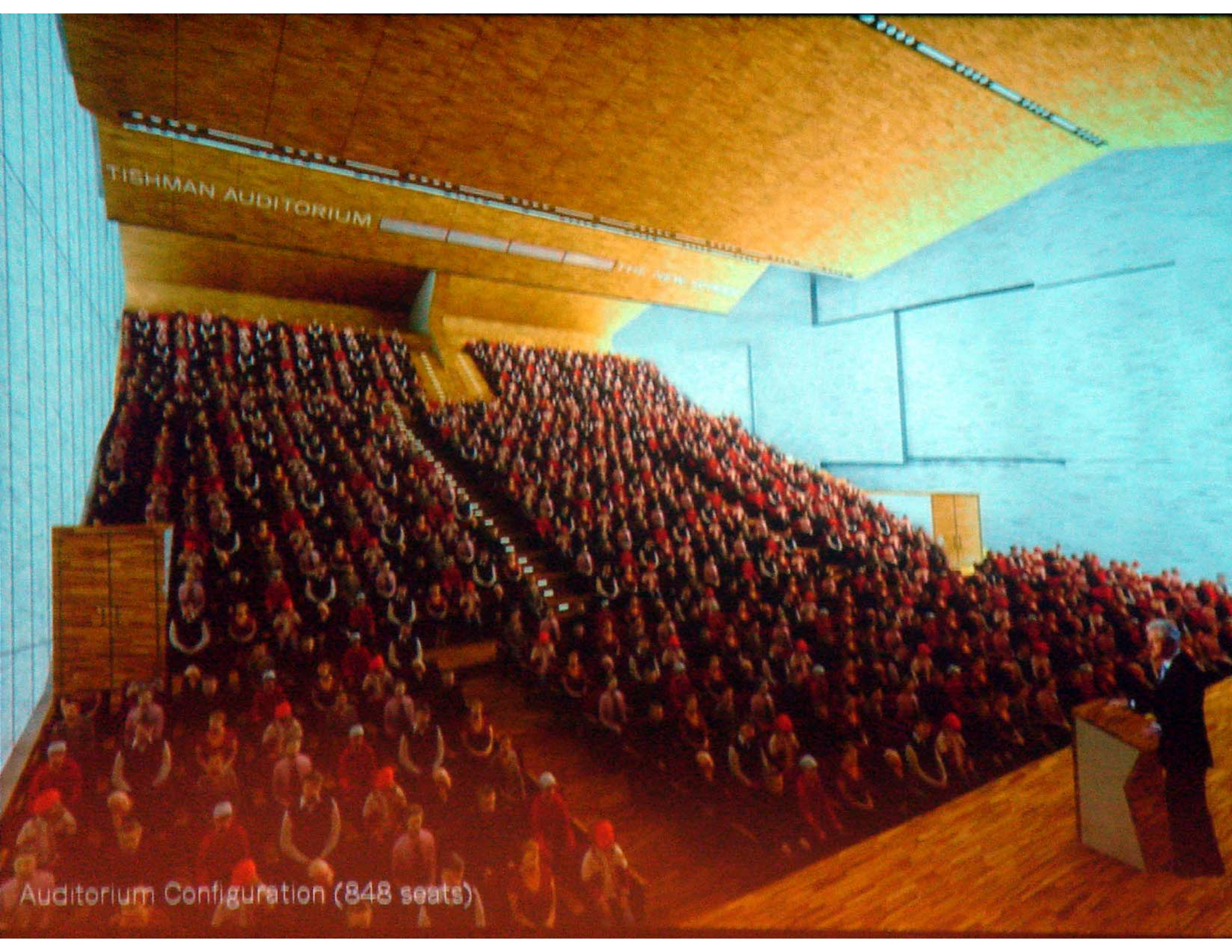
Building Envelope Design

Daylight Harvesting: Interconnecting Spaces



Ground Floor Plan





TISHMAN AUDITORIUM

Auditorium Configuration (848 seats)

Building Envelope Design



Optimal Placement
of Dormitory
windows for light
and air needs

Daylight Harvesting in
Interconnecting
Spaces

Daylighting in
Classrooms with
Clerestory Windows

- Safety and Security
- Site Logistics



Phasing Schedule

- Soft Demolition and asbestos abatement
 - October 2009 through January 2010
- Apply for full demolition permits
 - February 2010
- Full demolition commencement
 - March 2010 through July 2010
- Excavation and foundation starts
 - August 2010



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**65 Fifth Avenue, The New School
Interior Demolition & Abatement**

Schedule:

For your information, the following is a brief description of the upcoming stages of demolition and abatement work on The New School building at 65 Fifth Avenue, based on our current schedule (subject to permitting agencies and owner's review). Please note the details of this plan may be adjusted as the project is further developed:

September—Install construction fence around building perimeter. Establish Fifth Avenue parking lane closure for designated loading area.

October—Proceed with interior soft demolition from the fourth floor working down. As interior demolition reaches the second floor, mobilize for abatement work to proceed.

November—Install sidewalk bridge and scaffolding around perimeter of building. Continue interior demolition and abatement.

December—Continue interior demolition and abatement.

January 2010—Complete interior demolition and abatement work.

February 2010—Mobilize for structural demolition phase, pending approval by The New School Board of Trustees.

July 2010—Demolition Completed.

What to expect:

Hours of Work: Monday through Friday, 7:30 a.m.- 3:30 p.m., or as otherwise permitted.

With all required New York City Department of Buildings and Department of Transportation permits in place, the demolition contractor will begin by installing an eight-foot high painted, plywood construction fence around the perimeter of the building. The fence line will be approximately three- to five-feet off the face of the building and will not interfere with pedestrian traffic flow.

During the course of interior demolition and abatement work, waste removal will utilize the main construction-site gate that will be established at the building's old entrance on Fifth Avenue. The load-out of debris will be across a controlled loading area approximately 20' wide from the gate to the curb line of the street. A DOT-approved lane closure will be established



with timber barricades installed along the outer line of the current parking lane from 14th Street to 13th Street on the east side of Fifth Avenue. The parking lane will be secured for the use of construction vehicles only. No materials or equipment will be moved across the loading area without safety personnel or flag people in place to assure the protection of pedestrians using the open sidewalk area.

“Soft” demolition activities inside of the building interior will generate building debris consisting of carpeting, acoustical ceiling systems, remaining cabinetry and furnishings, as well as sheetrock from walls and other non-hazardous materials. This debris will be handled in small, rolling mini containers, which will be staged at the entry area and loaded out periodically throughout the workday to an awaiting packer truck.

Once the interior “soft” demolition work has progressed sufficiently from the fourth floor down to the second floor, the abatement phase of the project will begin mobilization. Starting at the top level of the building, controlled containment areas will be established according to New York City Department of Environmental Protection (DEP) rules and regulations. All abatement activities will be under the direct supervision of a fully licensed third party monitor to assure that all required DEP protocols are followed. Only once these areas have been properly established and all required engineering controls and monitoring is in place will abatement activities begin.

Abated materials removed from within the contained areas will be treated and double bagged as they pass through a decontamination area. This material will be further contained within large plastic, lined and reinforced corrugated cardboard crates that are mounted to pallets. These will be closed and sealed prior to removal from the building. The bulk load out of the crates will be scheduled by the truckload. Fully enclosed, plastic-lined box trucks, provided by licensed hazardous waste haulers, will be staged in the established lane closure to receive the crates for transport to the designated hazardous waste landfill. Each load will be documented as to origin, contents, and final destination.

Following final approval by The New School, a sidewalk bridge and netted scaffolding will be installed while interior work is progressing in preparation for the exterior and full demolition of the building. The controlled demolition of the remaining structure will proceed once all interior demolition and abatement activities have been completed and final permits are received.

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