



August 3, 2005

Re: Fiterman Hall, 30 West Broadway

Dear Neighbors:

The City University of New York (“CUNY”) and the Dormitory Authority of the State of New York (the “Authority”) are about to embark on the demolition and reconstruction of Fiterman Hall, the Borough of Manhattan Community College classroom building at 30 West Broadway between Barclay and Murray Streets that was significantly damaged on September 11, 2001. We are addressing this letter to the various involved federal, state and local governmental agencies, elected community representatives, and owners or managers of nearby properties to update and report on the status of our plans for Fiterman Hall.

At the time of the catastrophic events of September 11th, the Authority had virtually completed a total rehabilitation of Fiterman Hall, including extensive asbestos abatement. In the wake of the attack, New York City, the Authority, CUNY and others took steps to clean out most of the debris, close breaches in the south façade and shore up the structure to stabilize it until more permanent steps could be taken. However, the structure cannot be economically salvaged and must be taken down and reconstructed. Funding for that substantial task is now in place.

We are thus very pleased to advise that CUNY and the Authority are ready to move forward. Because Fiterman Hall has stood relatively untouched since the initial clean-up and stabilization, the first step is to complete the decontamination of the building. At the outset, we have to ascertain the environmental condition of Fiterman Hall. Starting next week with the construction of a decontamination facility to allow safe entry and exit for the workers, specialized environmental consultants will collect samples to characterize the residual contamination within Fiterman Hall. This information will be used to develop a detailed, site-specific decontamination plan. The characterization activities will be carried out under strictly controlled conditions designed to ensure the safety of the workers and the surrounding community.

The project team hopes to be able to share a decontamination plan with the community and governmental agencies before the end of 2005. The plan will include community air monitoring, site perimeter air monitoring, an emergency action plan and an emergency notification plan.

Decontamination activities within the building will not be undertaken until the plan has been finalized with community and governmental input.

Once Fiterman Hall has been decontaminated, the building will be taken down. The plan is to replace it with a new, state-of-the-art classroom building similar in size to Fiterman Hall. CUNY and the Authority are in the early stages of planning and designing this building and look forward to unveiling our plans in the future.

As stated at the meeting of the WTC Redevelopment Committee of Community Board 1 on July 13, 2005, the project team is committed to carrying out this project in a safe and environmentally responsible manner and to maintaining an open channel of communication with the community. We encourage you to visit www.lowermanhattan.info to track our progress and to find out more about the future of Fiterman Hall as our plans develop. If you have questions or concerns about this project as the work moves forward, you may contact Max Pizer, Assistant Director, Department of Design, Construction and Management, The City University of New York, 555 West 57th Street, New York, NY 10019 and/or Michael N. Stabulas, Director of CUNY Construction Programs, Dormitory Authority of the State of New York, One Penn Plaza, New York, NY 10119.

Sincerely,

The City University of New York

The Dormitory Authority of the State of New York

Emma E. Macari, AIA
Vice Chancellor

Michael N. Stabulas
Director of CUNY Construction Programs