

TRANSCRIPTION

<b>Nom du projet :</b>	COLISÉE		
<b>Identification Appel :</b>	Date :	2005-01-20	
	Heure début:	09:32:57	
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<b>Langue(s) :</b>	Français <input type="checkbox"/>	Anglais <input checked="" type="checkbox"/>	Autre(s) : Sicilien
<b>Identification Personnes :</b>	a) Vito RIZZUTO (VR:)		
	b) Nick RIZZUTO (NR:)		
<b>No de téléphones interceptés :</b>			
<b>No téléphone entrant/ sortant :</b>			

**Contenu de la conversation (N.B. les mots en italique sont traduit de l'italien)**

1.	VR:	How did it go yesterday there with Gaiotti?	00:01:28
2.	NR:	It went very good papa.	
3.	VR:	Yeah.	
4.	NR:	Got some interesting ideas. He's a very smart man. You're talking about Ricardo Right?	
5.	VR:	Yeah, Ricardo or his brother.	
6.	NR:	Well not Ricardo yeah yeah Eddy's brother.	
7.	VR:	Yeah.	
8.	NR:	Yeah, yeah, he's a very, he's a very honest and smart guy you know. He knows what he's doing and he and now he understands what Tony went though many years ago.	
9.	VR:	Yeah.	
10.	NR:	Meaning how, how, how particular they are, how, how, how hard they are to deal with you understand?	
11.	VR:	Who, who?	00:02:00
12.	NR:	The people from the port the Canada land, the whole thing you know.	
13.	VR:	Yeah	
14.	NR:	Yeah, the, the every little thing it's gotta be according to their, so it's like a give and take thing <i>you please them on one side</i> and they accommodate you another way you understand?	
15.	VR:	But they made a, they got to a settlement at least?	
16.	NR:	Hey? Yeah, the settl, the settle, no the old, the old, the phase one is not a problem, everything is going o.k.	
17.	VR:	No,no, but I'm saying phase two, did they get an agreement at least.	
18.	NR:	Well no. He's gotta present the project.	

19. VR: Yeah.
20. NR: You understand? But, he's checking with us before presenting because to pour the slab.
21. VR: Yeah.
22. NR: Right.
23. VR: Yeah.
24. NR: Ok, cause now they're gonna do three, euh he's gotta pour in through the second phase, and first, first, first floor of parking will belong to the first phase.
25. VR: Yeah I know that.
26. NR: *Understand?*
27. VR: Yeah.
28. NR: And then, the, the following two, sto, floors after that is gonna be for second phase.
29. VR: Yeah.
30. NR: So he's gotta present something but also when he presents something to them.
31. VR: Yeah.
32. NR: There's got to be a structure on top of this slab
33. VR: Yaahh that's (incomprehensible).
34. NR: *Understand?* So that's why he came by and ran things through us.
35. VR: But what, what does the structure looks like? It's good?
36. NR: Hey? Well the structure obviously is not going to be a repeat of the of the old phase. It's gonna be a totally new thing.
37. VR: Why?
38. NR: Ok, because they don't want, they don't want the past, they want, they want the modern stuff you understand?
39. VR: Future.
40. NR: So they will accept glass, they will accepts things *that are more* modern.
41. VR: Glass is, glass is good enough for us.
42. NR: Yeah for sure.
43. VR: More glass more better
44. NR: For sure. Yeah of course it will look a lot nicer.
45. VR: Yeah.
46. NR: A lot newer, you know?
47. VR: No but, how did it look the the plan, was it good?
48. NR: Yeah the plan was good, I mean you get a overall, because Primo he was going for ninth, ten like ten feet ceilings or eleven feet ceilings right?
49. VR: Yeah
50. NR: O.k. to give it a nice *when* when you go in you in there, but by doing that you loose a floor.

00:03:00

51.	VR:	No but.	
52.	NR:	<i>You calculate, if you calculate, you take off a foot or a foot and a half.</i>	
53.	VR:	I know.	
54.	NR:	Right.	
55.	VR:	But eleven feet.	
56.	NR:	So, you're gaining an extra floor, hein?	
57.	VR:	Eleven feet is too much but ten feet.	00:04:00
58.	NR:	No I know, I know but it was going to look nice 'cause it's like the same thing like next door, <i>understand?</i>	
59.	VR:	But at ten feet it's good too?	
60.	NR:	Yeah, no nine, nine, nine feet, nine and a half feet clearance.	
61.	VR:	Oh, is beautiful that.	
62.	NR:	It's, it's perfect.	
63.	VR:	Yeah, nine and a half is, is.	
64.	NR:	Even nine feet clearance <i>has long as it's nine feet clear.</i>	
65.	VR:	Yeah.	
66.	NR:	It's, it's o.k. You understand? Because condominium today are eight feet, eight feet and a half.	
67.	VR:	No but nine feet is good nine and a half.	
68.	NR:	Nine feet is good nine feet by doing that you gain an extra floor because you're restricted. You understand because you can only go so high.	
69.	VR:	Yeah, yeah.	
70.	NR:	You know, but overall he's a nice man. He's you know he's intelligent and he's getting along well with the people. That's what's important, you know.	
71.	VR:	What about eighty? How many apartments come out eighty?	
72.	NR:	About eighty eighty five, which is a nice size.	
73.	VR:	About forty what, forty five in the front forty six?	
74.	NR:	Yeah, yeah.	
75.	VR:	How much?	
76.	NR:	No actually I would say a little less because the one in the back.	
77.	VR:	Yeah, forty two in the front.	
78.	NR:	Heu, the hein?	
79.	VR:	Forty two apartments in front.	
80.	NR:	I'd, I'd say about, I'd say about, no more than forty Papa.	00:05:00
81.	VR:	Well, you could put six per floor?	
82.	NR:	That's stretching it, you know. That's stretching because, because of the fact that there bigger and in, in, in the front.	
83.	VR:	No but I'm saying don't they, don't they fit about.	
84.	NR:	That's about four, four to five apartments per floor.	

85. VR: Yeah.
86. NR: O.k.
87. VR: Of the big ones.
88. NR: Five apartments per floor, in the front.
89. VR: Five apartments is per floors in the front.
90. NR: Yeah, which are going to be about fourteen to sixteen hundred square feet?
91. VR: So it's five apartments. It's forty apartments, Nick it's not bad.
92. NR: Yeah it's not bad. But I think a little less papa to be honest with you. Unless they go get ninety apartments, then, it's then you'll get you'll get forty.
93. VR: Yeah.
94. NR: You know it all depends it all depends (incomprehensible).
95. VR: But the square footage is, is good a hundred thousand?
96. NR: Hein? It's about a hundred thousand square foot, feet of living area.
97. VR: It's not bad.
98. NR: It's good. It's good, it's very good.
99. VR: Well, with the slab and everything, what it's gonna cost to build that?
100. NR: I don't know, I asked them that question yesterday. He says euh.
101. VR: Yeah it's going to cost about what? A hundred bucks, eighty bucks?
102. NR: No, it's gonna be a little more than that I think.
103. VR: Why?
104. NR: I, I, I don't know. Because construction is going up up and.
105. VR: Yeah but with the slab?
106. NR: Even base yourself at hundred and thirty, a hundred and forty. You know, even that's o.k.
107. VR: Yahh but you don't have, you don't have the cost of land and the cost of slab.
108. NR: No I know, but those are extra. The cost of land is not a hard cost, hein?
109. VR: Aie?
110. NR: Soft cost hein?
111. VR: Yeah but I'm saying I'm, I'm saying with cost of land sometimes you, you , you can build hundred with a hundred and forty.
112. NR: Yeah, yeah.
113. VR: Now, euh if you look.
114. NR: The slab as a lot to do with it. You'll save there *even if you come in at one hundred and twenty papa* it's very good.
115. VR: Yeah ?
116. NR: Yeah of course because we were calculating. You, You base yourself on on a unit of eight hundred square feet, eight hundred and fifty square feet, the one in the back, back right? *Squared better* then the one in

00:06:00

	phase one. O.k. because there square. Right ?	
117.	VR: Yeah.	
118.	NR: O.k so you do a one bedroom with a window and, and the entrance whatever or whatever the case may be.	
119.	VR: But there's no court yard in the middle? They, they all the the back they're all in the walls right?	00:07:00
120.	NR: Hey?	
121.	VR: The back side of the apartments they're all in the walls?	
122.	NR: No, the cor, the corridor will be in the middle, in the center of the building which is good.	
123.	VR: There's a courtyard?	
124.	NR: Ah, yeah of course you gonna have a terasse and you gonna have and then we're thinking of putting a gymnasium and a pool on top.	
125.	VR: So there's a courtyard with, wi, with the windows give to the courtyard?	
126.	NR: Yeah.	
127.	VR: Ok.	
128.	NR: No, they even gonna have balconies papa some of them with the terasse last floor and everything.	
129.	VR: Where in the courtyard or in the front ?	
130.	NR: Well, what do you mean in the court, where's the courtyard papa?	
131.	VR: Between the small apartment.	
132.	NR: Yeah.	
133.	VR: And the big apartment, there's no, no, no courtyard in the middle, right?	
134.	NR: No, no.	
135.	VR: That's what I'm saying.	
136.	NR: No,no.	
137.	VR: They all give to the front or the back?	
138.	NR: That's right.	
139.	VR: Yeah.	
140.	NR: But it's ok at least you have a view in the back and the view in the thing you're not in between walls.	
141.	VR: Yeah, but the the rooms, the bedrooms are all with, with windows on, on the front though, right?	
142.	NR: Yeah, the bedrooms with windows in the front the one the units in the front.	
143.	VR: Yeah.	
144.	NR: We'll you're gonna give one bedroom to the front and one I don't think that you have <i>both of them</i> facing the front.	00:08:00
145.	VR: That's what I'm saying.	
146.	NR: Maybe you know what he did him, took them off.	
147.	VR: But euh, euh a bedroom without windows that's not nice, Nick, no?	

148. NR: No, he's gonna have a bedroom with a windows, of course, the one in the front. He did it in a way that there's, there's, there's, there is in the living room.
149. VR: Yeah.
150. NR: Right?
151. VR: Yeah.
152. NR: Then you got the bedrooms, right next to the living rooms.
153. VR: Oh, yeah good.
154. NR: Yeah, yeah, you understand?
155. VR: Oh, that's good, yeah, yeah.
156. NR: They're not wide, I mean they're not euh, they're not wide, I mean they're not long they're made more wide, you understand what I'm saying.
157. VR: Yeah, yeah.
158. NR: So I think you could fit. I don't know, I know for sure, there's a room with a window.
159. VR: Yeah, there's got to be, I can't.
160. NR: Yeah, no, no there's for sure.
161. VR: They can't have bedrooms without windows...
162. NR: The two bedrooms have one rooms with the windows and even the other one in the back we are trying to do that the window, there's a window, on for one bedroom, you understand?
163. VR: Well, there as to be Nick.
164. NR: Ah?
165. VR: You can't put bedrooms without windows.
166. NR: No, no, no well you know what? In phase one there is thought, papa.
167. VR: Aie?
168. NR: In phase one *there is a lot* without windows.
169. VR: Bedrooms without windows?
170. NR: Yeah, yeah. *There is, there is.*
171. VR: It looks like a closet.
172. NR: *The one of thousand feet the one of thousand feet that are squared a bit a bit long.* You know like narrow and long.
173. VR: Yeah but they have to have a windows, Nick no?
174. NR: I don't know some of them don't have papa. I saw them myself.
175. VR: Yeah.
176. NR: We were there, Saturday?
177. VR: You went there, Saturday?
178. NR: Yeah, went there Saturday.
179. VR: How's, how are they doing?
180. NR: It's the, they're progressing. They're doing well.

00:09:00

181. VR: Are they still To?  
182. NR: I don't know if they'll be ready for March, April?  
183. VR: There finishing  
184. NR: Already their they got some, some units are finished *gyproc finish*. I think Eugenio was going there today.  
185. VR: Yeah.  
186. NR: To paint, to paint one of the units.  
187. VR: Yeah.  
188. NR: Yeah, you know they want to prepare two models homes, you know? Inside the building.  
189. VR: Yeah, yeah.  
190. NR: You know. Which is gonna speed up the process of sale.  
191. VR: So the finishing is on, on the way now?  
192. NR: Hein?  
193. VR: It's all finishing jobs now?  
194. NR: Yeah, yeah. Now it's finishing.  
195. VR: Yeah.  
196. NR: Finishing and also pouring the slab for the parking and all of that you know the, the, the heavier stuff.  
197. VR: Who's doing the?  
198. NR: I think the electrical and stuff the vents the ducks are all passed.  
199. VR: Who's doing the ceramic and stuff?  
200. NR: Ah, I gave him, *I gave Frank's card*.  
201. VR: Yeah.  
202. NR: *I still don't know if he called him*. I'm gonna see, I'm gonna call Frank see if he got any feedback?  
203. VR: Yeah, yeah.  
204. NR: If not I'm gonna remention it to, to Eddy.  
205. VR: Yeah.  
206. NR: Yeah and that's it.  
207. VR: *Good, good*.  
208. NR: *You what are you doing? Nothing?*  
209. VR: *Here I am Nick*.  
210. NR: Did you go out yet?  
211. VR: No, not today we go out at one o'clock, at six o'clock.  
212. NR: Oh, tonight, *so you go out tonight*.  
213. VR: But euh the sales are, the, the, they do any sales there?  
214. NR: Hey?  
215. VR: Did they sale any since the.  
216. NR: Yeah, it's selling, it's not, it's not going quick but I mean euh the, the, they

00:10:00

- seem to be selling they haven't.
217. VR: Yeah.
218. NR: They don't you know that I've seen Gilles and euh, he says it a little slow but it's gonna start picking up, you know? *People* they don't go now. They're gonna go.
219. VR: What about those two big ones there no one?
220. NR: Hey?
221. VR: No customers for those big ones?
222. NR: No, I know, I know, I know the, the, the penthouses?
223. VR: Yeah.
224. NR: I know *these one*. I don't know.
225. VR: No.
226. NR: *These one*. I don't know, but you know what it's a *when there done*.
227. VR: Yeah.
228. NR: There very, they're gonna be impressive. Because they extended them hein? They put they made the first floor is about thirty five hundred square feet.
229. VR: Yeah.
230. NR: And then they ex, expanded the, the tower.
231. VR: Yeah.
232. NR: They put euh, they put euh steel beams you know?
233. VR: Yeah.
234. NR: Steel, steel platform.
235. VR: Yeah.
236. NR: So every floors is gonna be about fifteen to eighteen hundred square feet.
237. VR: *Fuck, how much is it ten thousand square feet?*
238. NR: (incomprehensible), it's elavated that I saw the hole, *it's not the hole, you know that enter from the*
239. VR: *Then how much does it come ten thousand square feet then?*
240. NR: *No, it comes, comes to seven thousand and five of living.*
241. VR: *Fuck*. Plus the.
242. NR: *Seven thousand and five of living and ten thousand feet of terasse* I went up there it was incredible.
243. VR: *Fuck only five millions it's worth this apartment?*
244. NR: *It's worth it. If it was somewhere else no less than six.*
245. VR: Yeah.
246. NR: If it was in Toronto or whatever *here it's a bit hard* you know.
247. VR: Yeah I know, Toronto I've seen apartments.
248. NR: Four, four, four and a half, four.

00:11:00

249.	VR:	I've seen in a in Toronto apartments sm, a lot smaller than that go for seven million.	00:12:00
250.	NR:	Well Frank was here last week. Ok I went with Frank.	
251.	VR:	Yeah.	
252.	NR:	<i>I brought him there, no.</i>	
253.	VR:	Yeah.	
254.	NR:	And he says he was impressed in a sense he says something like this in Toronto will go for about seven, eight million dollars.	
255.	VR:	Be, yeah sure.	
256.	NR:	You know.	
257.	VR:	Especially waterfront thing, you know.	
258.	NR:	Yeah exactly and the way the ceilings are how high they are and everything.	
259.	VR:	Yeah.	
260.	NR:	You know, you don't get that anywhere.	
261.	VR:	It's true, yeah.	
262.	NR:	Not a	
263.	VR:	<i>Maybe what's his name will take one?</i>	
264.	NR:	Hein?	
265.	VR:	<i>Will take them, what's his name there?</i>	
266.	NR:	Hey, Terry?	
267.	VR:	Yeah, hihi.	
268.	NR:	If Terry takes them, I don't know, we'll see.	
269.	VR:	(Laugh)	
270.	NR:	<i>We will take the other it that's all if things go good.</i>	
271.	VR:	<i>Ben yeah if things go good we will take it but then but the, they won't be many left. did the calculate with the thing?</i>	
272.	NR:	<i>Yeah, the calculation they're so so they're not bad you understand?</i>	
273.	VR:	But are they reaching where they wanted to	
274.	NR:	Yeah, they're supposed to they say so far we are ok we're squeezing some other places and that will only know at <i>the end</i> almost towards the end.	00:13:00
275.	VR:	Yeah, yeah.	
276.	NR:	You know, come out of this, like pretty optimistic on keeping the budget but I don't, I don't think they gonna be able to keep it, maybe it will be off a little bit.	
277.	VR:	But the budget what was it? Was it what, fifty two?	
278.	NR:	Fifty two, I had but you put it.	
279.	VR:	Yeah	
280.	NR:	But then he says, I think we can pull it off for fifty.	
281.	VR:	Hey?	

282. NR: He says he can pull it off for fifty verbally though you understand.
283. VR: Well fifty is good.
284. NR: As far as quotation is, it was fifty two which is not bad even *that it reach fifty two it doesn't matter.*
285. VR: *Now at the month.*
286. NR: *As long as it's comes out clean hein?*
287. VR: *In the month of June people will start paying?*
288. NR: *Who?*
289. VR: *In the month of June people will start paying?*
290. NR: Yeah I know that, I know they have to, they have to finalize. They've been calling the clients and stuffs
291. VR: Yeah.
292. NR: Yeah.
293. VR: That's good, that's good.
294. NR: *The clients why someone wants changes things no?*
295. VR: Hein?
296. NR: *If someone want changes?*
297. VR: Yeah, yeah so far it hasn't been any major changes.
298. NR: No, no I'm saying some clients. They want maybe some other stone or some other thing or some other floors or whatever.
299. VR: Yeah, yeah no, I know, I know they got all the samples in the model home.
300. NR: But the clients are coming for that no?
301. VR: Yeah that's what they're coming for the client calling the client to see how they want their finishing.
302. NR: Yeah, yeah, yeah, yeah.
303. VR: You understand?
304. NR: Yeah, 'cause the base the major things are all standards. The *kitchens are almost, almost all the same* you understand?
305. VR: Are they good quality?
306. NR: Yeah they're good quality, good quality.
307. VR: Yeah.
308. NR: *Yeah, yesterday we brought the wood that we had to see, we made them look at the wood.*
309. VR: Ahhh eeh?
310. NR: And he liked it.
311. VR: He did?
312. NR: Hein?
313. VR: He did?
314. NR: Yeah, yeah, they liked it, yeah.
315. VR: Was it a better price then the other guy?

00:14:00

316. NR:	Yeah a lot better price he was he was actually shocked.	
317. VR:	Yeah	
318. NR:	Yeah	
319. VR:	Well maybe he can use it in his other buildings?	
320. NR:	Hein? Yah I know exactly we'll see we're gonna start we're gonna provide him with a model home also <i>when he finishes this</i> model home that <i>Genio finishes painting with all the things the other ones will put</i> the floors you understand?	
321. VR:	That's right yeah.	
322. NR:	And that's it <i>after the clients</i> they can visualize.	
323. VR:	Yeah, of course.	
324. NR:	You know?	
325. VR:	Yeah.	
326. NR:	Well that's important that. We need to finish a nice model home.	00:15:00
327. VR:	Yeah.	
328. NR:	And that's it.	
329. VR:	Ok Nicky.	
330. NR:	<i>Who comes and see you mamma ?</i> A mommy.	
331. VR:	Yeah, Tony told me the other is ok for the other thing too, the other project?	
332. NR:	Yeah, yeah, yeah is ok with it.	
333. VR:	Yeah.	
334. NR:	Yeah, he's ok, he's finalizing probably Friday.	
335. VR:	Well him you know how it is always with him, there?	
336. NR:	Hein?	
337. VR:	Him is always ok but at the last minute <i>there always someone that wants to cancel.</i>	
338. NR:	I know <i>this is the thing</i> I know, that's why I asked him ten thousand times.	
339. VR:	Yeah allright.	
340. NR:	You know that's why I went often and whatever you know?	
341. VR:	Ok Nicky.	
342. NR:	Ok papa.	
343. VR:	Take care.	
344. NR:	Take care.	
345. VR:	Bye, Bye.	
346. NR:	Speak to you later. Bye. (FIN)	00:15:34