

TRANSCRIPTION

Nom du projet :	COLISÉE		
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Langue(s) :	Français <input type="checkbox"/>	Anglais <input checked="" type="checkbox"/>	Autre(s) : Sicilien
Identification Personnes :	a) Vito RIZZUTO (VR:)		
	b) Nick RIZZUTO (NR:)		
No de téléphones interceptés :			
No téléphone entrant/ sortant :			

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?	
12.	NR:	The people from the port the Canada land, the whole thing you know.	00:02:00
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:	<i>Understand?</i>	
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	00:03:00
33.	VR:	Yaahh that's (incomprehensible).	
34.	NR:	<i>Understand?</i> 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 <i>that are more</i> 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 <i>when</i> when you go in you in there, but by doing that you loose a floor.	

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? <i>People</i> 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 <i>these one</i> . I don't know.	
225.	VR:	No.	
226.	NR:	<i>These one</i> . I don't know, but you know what it's a <i>when there done</i> .	00:11:00
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:	<i>Fuck, how much is it ten thousand square feet?</i>	
238.	NR:	(incomprehensible), it's elavated that I saw the hole, <i>it's not the hole, you know that enter from the</i>	
239.	VR:	<i>Then how much does it come ten thousand square feet then?</i>	
240.	NR:	<i>No, it comes, comes to seven thousand and five of living.</i>	
241.	VR:	<i>Fuck</i> . Plus the.	
242.	NR:	<i>Seven thousand and five of living and ten thousand feet of terasse</i> I went up there it was incredible.	
243.	VR:	<i>Fuck only five millions it's worth this apartment?</i>	
244.	NR:	<i>It's worth it. If it was somewhere else</i> no less than six.	
245.	VR:	Yeah.	
246.	NR:	If it was in Toronto or whatever <i>here it's a bit hard</i> you know.	
247.	VR:	Yeah I know, Toronto I've seen apartments.	
248.	NR:	Four, four, four and a half, four.	

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</i> , what's his name there?	
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>I asked him ten thousand times.</i>	
339. VR:	Yeah alright.	
340. NR:	You know that's why <i>I went often</i> 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