

**Co-Operation**  
**A Musical In No-Part Harmony**

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Based on a concept by  
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## CHARACTERS

**COL. BARRY MITTY.** Board President and restaurant owner.  
40's -- 50's.

**JANICE PORTER.** Board VP, Finance and investment banker.  
Anywhere between late 20's and early 40's.

**DAISY MOSKOWITZ.** Board member and civil servant. 40's to  
60's.

**CORKY BOWSER.** Board Member and Interior Decorator. Mid  
20's to late 30's.

**FELIX RIVERA.** Building handyman and acting super. Late  
20's to early 40's.

**TORI TANNER.** Architect, married to Jordan. Mid 20's to mid  
30's.

**JORDAN TANNER.** Landscape designer, married to Tori. Mid  
20's to mid 30's.

## THE TIME

The present

## THE PLACE

Mayfair Place, a co-op building in Manhattan, New York City.

## ACT ONE

Scene 1: Street exterior in front of building  
Scene 2: JANICE'S Apartment and adjoining courtyard  
Scene 3: Street Exterior  
Scene 4: JANICE'S Apartment and adjoining courtyard  
Scene 5: Street Exterior  
Scene 6: Roof  
Scene 7: Courtyard

## ACT TWO

Scene 1: Storage room  
Scene 2: Courtyard  
Scene 3: Street exterior in front of building

NOTE: This is a work of fiction. The characters, incidents,  
and dialogues are products of the authors' imagination and  
are not to be construed as real. Any resemblance to actual  
events or persons, living or dead, is entirely coincidental.

MUSICAL NUMBERS

Act I

*Scene 1 (Street exterior in front of building)*

1 Mayfair Place Board, Felix  
2 Mayfair Place (Reprise) Jordan, Tori

*Scene 2 (Apartment and adjacent Courtyard)*

3 Robert's Rules Of Order Board, Felix  
4 My Eden Janice  
5 Queen For A Day Corky

*Scene 3 (Street Exterior)*

6 Don't Mess With Moskowitz Daisy

*Scene 4 (Apartment)*

7 You Won't Even Know We're Here Tori, Jordan, Board  
8 A Love That Isn't Meant To Be Corky

*Scene 5 (Street Exterior)*

9 HIPDOC Barry

*Scene 6 (Rooftop)*

10 What a Skyline Barry, Tori  
11 Where The Boys Hang Out Felix  
12 Queen For A Day (Reprise) Corky, Felix

*Scene 7 (Courtyard)*

13 My Eden (Reprise) Janice  
14 A Love That Isn't  
    Meant To Be(Reprise) Corky, Tori

Act II

*Scene 1 (Storage room)*

15 Excess Baggage Jordan  
16 No One Else But You Jordan, Tori

*Scene 2 (Courtyard)*

17 Testosterone Test Janice, Corky  
18 Without You Janice, Corky

*Scene 3 (Street Exterior)*

19 Co-Operation All  
20 Mayfair Place (Finale) All

**SCENE 1:**

**Street exterior in front of building**

AT RISE:

FELIX is sweeping half-heartedly. As the music continues, DAISY comes from the building and buys a paper from a vending machine, then immediately throws it away. JANICE also comes from the building, looking at her watch and trying to flag a cab. BARRY comes from the down the street and supervises FELIX'S listless sweeping. CORKY enters from the street carrying a bouquet. He hands everyone a flower, which befuddles each of them. They then introduce us to their co-op.

**MAYFAIR PLACE**

**ALL**

WELCOME TO MAYFAIR PLACE,  
RETREAT FROM THE CITY'S PACE.  
THE CRACKS IN THE CEILING ARE QUITE APPEALING  
AS TRIBUTE TO A BYGONE GRACE.

WE LIVE ON MAYFAIR STREET.  
WE MINGLE WITH THE ELITE.  
THE CRIMES IN THE HEADLINES, THE STRESS AND DEADLINES,  
CAN'T PENETRATE OUR SAFE RETREAT.

MEMBERS OF THE BOARD ARE LIKE SISTERS AND BROTHERS.  
SIDE BY SIDE, WE SEE EACH OTHER THROUGH.  
OOZING FINESSE AND TACT; THE ONE EXCEPTION IS YOU.

(Spoken simultaneously)

**BARRY:** Your cat has spilled his milk on...

**JANICE:** You left your trash outside my...

**DAISY:** You play your TV much too...

**CORKY:** I know you took my cut roses...

WELCOME TO MAYFAIR PLACE, COMRADERIE TO EMBRACE...

**DAISY**

THE NEIGHBORS ARE NOSY, THE ROOMS...TOO COSY.  
NO WONDER I'M A BASKET CASE.

**BARRY**

WHILE BOWSER'S A WIMP AND A FRUITCAKE,  
IT'S NOTHING HE TRIES TO DISGUISE.

**FELIX**

MS.MOSKOWITZ HASN'T BEEN LAID IN A DECADE..  
HER ATTITUDE'S NO SURPRISE.

**DAISY**

NOW PORTER'S ABRUPT, COLD AND HEARTLESS.  
PERHAPS UNDERNEATH SHE'S A "DROID."

**JANICE**

AND MITTY'S THE PERFECT "TYPE A" AS IN "ASS-HO..."

**CORKY**

NOW, THAT'S A WORD WE AVOID.

WE'RE FRIENDLY AT MAYFAIR PLACE

**ALL**

WE PUT ON A HAPPY FACE

OUR SMILES ARE COSMETIC, A BIT SYNTHETIC.  
BUT STUCK WITH OUR CHOICES, WE'LL LIFT OUR VOICES.  
TO STAUNCHLY DEFEND IT AND RECOMMEND IT  
THIS LOVELY FAÇADE OF MAYFAIR PLACE.

(DAISY, CORKY, BARRY and FELIX go into the  
building. JANICE goes offstage still trying to  
hail a cab. Beat, then JORDAN and TORI enter.)

JORDAN

You dragged me here to see a building we've seen a million  
times?

TORI

But now we're looking at it as homeowners.

JORDAN

Co-op owners -- and only if the father, son and holy board  
approve.

TORI

Which wouldn't be a problem if you took the interview  
seriously.

JORDAN

What, by reading that book of yours: *Co-op Interviews for  
Dummies*?

**Reprise: MAYFAIR PLACE**

**TORI**

Our home-to-be...Mayfair Place. I can't believe we're here!

**JORDAN**

(Sighing)

Neither can I.

**TORI**

WELCOME TO MAYFAIR PLACE.  
YOUR WORRIES WERE WAY OFF-BASE.

**JORDAN**

THE SMELL IS ALARMING!

**TORI**

THE BUILDING'S CHARMING.

**JORDAN**

...IF YOU'RE NOT KEEN ON BREATHING SPACE.

**TORI**

WHAT AN ENCHANTING STREET,  
THE CITY IS AT OUR FEET!

**JORDAN**

Whoop-di-do!  
WE'LL SIT, WATCH THE TRAFFIC,  
AND CRIME THAT'S GRAPHIC.

**TORI**

THE SKYLINE VIEW WILL BE A TREAT.

CAN'T YOU JUST DIE FOR THE NIGHTLIFE?

**JORDAN**

Duuh!  
MUGGERS ARE OUT AND ABOUT!

**TORI**

CULTURE AND ART, THAT'S THE RIGHT LIFE FOR ME!

**JORDAN**

FINE, JUST LEAVE ME OUT!  
WE CAN FORGET PEACE AND QUIET.  
NOTHING CAN GROW, THERE'S NO GREEN!

**TORI**

YOU CAN'T COMPLAIN 'TIL YOU TRY IT,  
YOU MIGHT LOVE THE CITY SCENE.

**JORDAN**

(With fake enthusiasm)

WELCOME TO MAYFAIR PLACE,  
A LIFESTYLE WE MUST EMBRACE.

SUCH CHARMING GRAFITTI...SURE BEATS TAHITI.

**TORI**

MY LOVE I'M EXCITED THAT YOU'RE DELIGHTED.

**JORDAN**

I KNOW YOU ADORE IT, SO, YES I'M FOR IT.

**BOTH**

WE'LL BUILD A LIFE AT MAYFAIR PLACE!

**END OF SCENE**

**SCENE 2:**

**JANICE'S Apartment and adjoining courtyard.**

6 chairs are in circular fashion, and light refreshments are at a side table.

AT RISE:

Doorbell rings; JANICE opens the door and FELIX, CORKY and DAISY enter.

FELIX

Ah, the regular board meeting.

DAISY

(Sarcastic.)

I've been counting the moments till this blessed event.

FELIX

See, that's what I love about you, Ms. Moskowitz. You say one thing, but mean another. In acting class, we call that sarcasm.

DAISY

In New York, we call that conversation.

(DAISY, FELIX and CORKY amble over to the refreshments, while BARRY moves closer to JANICE.)

BARRY

(Sotto voce, to JANICE.)

If you think you're going to get your little fantasy project approved, you're--

JANICE

(Also sotto voce.)

I am confident the board will--

BARRY

(Gestures to himself.)

You're looking at the board.

JANICE

I'll reserve comment on what I am looking at for the sake of my digestion.

BARRY

See, that's the problem with you people with your fancy degrees.

JANICE

What does my MBA have to do with--

BARRY

Insulting people without them knowing it. You want to get a dig in, just say it straight out.

JANICE

No reason to state the obvious.

BARRY

Just don't forget who's president.

**ROBERT'S RULES OF ORDER**

(NOTE: Italic lines would be chanted in cadence with a snare drum beat. All-cap verses would be sung.)

**BARRY**

ROBERT'S RULES OF ORDER ARE THE ORDER OF THE DAY.  
TRY TO BE POLITE, NOTHING HOSTILE OR RISQUÉ.  
TRY TO STAY ON TASK; THE AGENDA MUST BE MET.

**DAISY**

(Out of rhythm.)

Hell, we haven't followed protocol yet.

**BARRY**

ROBERT'S RULES OF ORDER ARE THE ORDER OF THE DAY.

**BARRY (CONTINUED)**

*Attehhhhhn-tion! Attention one and all! Sergeant-at-arms, present the roll call ... Mr. Johnson?... it appears the sergeant-at-arms is AWOL.*

**DAISY**

*Again.*

**JANICE**

*How many times does that make?*

**BARRY**

*(Getting frustrated)*

*I'm counting to...*

**ALL EXCEPT JANICE**

*Ten ...*

**DAISY**

*(Sarcastic)*

*...years or so!*

**CORKY**

*(Looking through old minutes.)*

*The first time he was in traction, missing in action...*

**DAISY**

*Here we go!*

**CORKY**

*The next time he was at sea...*

**JANICE**

*Can we skip the blow-by-blow?*

**FELIX**

*(Shocked.)*

*Oh, no!...Ms. Porter talking dirty? Say it ain't so!*

**DAISY**

*I'm counting to thirty...*

**BARRY**

*Halt!*

ROBERT'S RULES OF ORDER ARE THE ORDER OF THE DAY.

*(Cadence stops.)*

BARRY

With the Sergeant-at-Arms AWOL, I will do roll--

JANICE

As Vice President of Finance, I should--

CORKY

As communication director, I--

(They argue. DAISY puts her head in her hands and sighs. Then FELIX clears his throat loudly to get their attention. Finally, BARRY notices him.)

BARRY

(Testily.)

What?

FELIX

Maybe I should do roll call.

BARRY

Why would the super-slash-handyman --

FELIX

Being a professionally trained thespian, I excel at--

BARRY

One continuing ed acting course is not--

DAISY

Much as I love the intellectual stimulation of these meetings, I have a half-life to return to. Felix does it.

(FELIX clears his throat, does a few voice exercises, then goes into an actor's trance. Cadence starts.)

**FELIX**

(In a bad attempt at Shakespearean English, but still heavily laden with a Brooklyn accent.)  
*On this, the twenty-third day of the fifth month of the year two thousand and -*

(Cadence stops.)

BARRY

Would you come on?!

(Cadence starts.)

**FELIX**

*Roll call for this board meeting is continued. If you are here, please respond with "aye," loud and clear. President Mitty?*

**BARRY**

*I'm Co'nnel Mitty, tough and gritty, present and accounted for!*

**FELIX**

*Ms. Porter?*

**JANICE**

*I keep the books, I'm death on crooks  
(Looks at Barry)  
I'm well prepared, bring on the war!*

**FELIX.**

*Ms. Moskowitz?*

**DAISY**

*Just call me Daisy, crude and crazy...  
such a thrill, you'll never know.*

**FELIX**

*Mr. Bowser?*

**CORKY**

*You know that queens adore marines.  
I'm dressed to kill and got no place to go..*

**BARRY**

*Remember the policy: "don't ask, don't tell."*

**CORKY**

*Maybe it's just as well.*

**BARRY**

**ROBERT'S RULES OF ORDER ARE THE ORDER OF THE DAY.**

**CORKY**

**HERE ARE MINUTES FROM LAST MONTH.**

**BARRY**

**THE MINUTES ARE RECEIVED.  
ANYTHING TO ADD?**

**CORKY**

NOT AT ALL

**DAISY**

Well I'm relieved

**JANICE**

MOTION TO APPROVE.

**DAISY**

Second!

**BARRY**

ALL IN FAVOR?

**ALL**

Aye

**CORKY**

Yay!

**ALL**

ROBERT'S RULES OF ORDER ARE THE ORDER OF THE DAY.

CORKY

The first order of business is building issues. The floor is now open to --

BARRY

I propose we throw Sergeant-at-arms Johnson off the board.

DAISY

Someone volunteer to replace him?

BARRY

No, but--

DAISY

When you find a tenant crazy enough for this, let me know.

CORKY

Next order of business.

DAISY

Just want you all to know the lobby wallpaper job is proceeding nicely.

(Confused looks from others.)

JANICE

What wallpaper?

DAISY

The Chinese menu wallpaper.

(A collective groan from the others.)

BARRY

Who keeps letting these guys in?

(FELIX stands center stage and clears his throat theatrically as music starts.)

**FELIX**

THEY ARE DEVIOS AND FULL OF TRICKS,  
THOSE MENU-DROPPING GUYS,  
AS THEY LURK IN LOBBY CORNERS  
BARELY SEEN BY UNTRAINED EYES.  
WHEN AN UNSPECTING PIGEON  
( 'scuse me) TENANT BRINGS A KEY  
THEN THEY STRIKE WITH A COBRA'S DEADLY ACCURACY.

IN STEALTH MODE GLIDING ACROSS THE FLOOR  
TO WEDGE THEIR FOOT IN THE DOOR.  
THE TENANTS' ACTIONS NOW HAVE SEALED OUR FATE  
THE SNEAKY FACTIONS STAY CONCEALED TO WAIT.

SMILING SILENTLY THEY WAIT  
UNTIL THE FOOTSTEPS FADE AWAY,  
KNOWING THEN, AND ONLY THEN,  
CAN THEY DESCEND UPON THEIR PREY.  
SWIFTLY SLINKING UP THE STAIRWELL  
AS THEY SPREAD THEIR URBAN BLIGHT,  
THEN THEY SLIP AWAY LIKE SHADOWS IN THE NIGHT.

(Done in a sing song Chinese accent.)

EGG FOO YOUNG AND SPRING ROLL  
ARE THE ORDER OF THE DAY.

DAISY

Thank you for that stirring rendition. Now maybe you can tell us what you're doing about it?

FELIX

I've tried -- warning signs, threats, calls to restaurants.

CORKY

Then we're stuck with--

FELIX

Not yet. Not while there's still ... Project Chameleon.

JANICE

And that is?

FELIX

I cannot divulge at this time.

DAISY

Right. Why let your employers know what you do.

FELIX

If the plan is leaked to the enemy, then--

DAISY

Just! ... Get rid of the menus.

CORKY

Next: options for the proposed capital improvement project, spearheaded by the subcommittee of Mr. Mitty and Ms. Porter.

BARRY

The subcommittee identified a project.

JANICE

He has. The subcommittee hasn't.

BARRY

Because the vice president has subverted the authority of the president to--

DAISY

Today, please!

(Cadence starts.)

**BARRY**

*The report of the subcommittee...*

**DAISY**

*Now we get to the nitty-gritty!*

**JANICE**

(Whispers to Daisy.)

*It's a pity Mitty's brain is in his --*

**BARRY**

*What?*

**DAISY**

*Rhymes with...*

**FELIX**

*Cut!*

ROBERT'S RULES OF ORDER ARE THE ORDER OF THE DAY!

**BARRY**

*You're out of line, G.I. José.*

**FELIX**

*(Impersonating DeNiro in Taxi.)*

*You talkin' to me? ...I said, you talkin' to me?*

**BARRY**

*Soldier!*

*(Felix snaps to a salute.)*

ROBERT'S RULES OF ORDER ARE THE ORDER OF THE DAY.

**FELIX**

*(A few beats.)*

*Sir?*

**BARRY**

*As you were.*

*(FELIX relaxes.)*

**BARRY** *(Continued)*

*As I was saying...*

*The subcommittee's found a project  
that we truly feel is the best.*

**JANICE**

*But the rest of us know  
he really wants a sweetheart deal...*

**BARRY**

*No!*

**JANICE**

*Reality check --  
he wants to build a deck!*

**BARRY**

*A luxurious healthy sundeck for ev'ryone.*

**JANICE**

*Really? We'll get the bill  
and only Col'nel Klink here gets the sun.*

**BARRY**

Hey!

**FELIX**

Sir!

ROBERT'S RULE OF ORDER ARE THE ORDER OF THE DAY.

(Cadence stops.)

DAISY

(To JANICE.)

And you have a different recommendation?

JANICE

For the common good, I propose a lush courtyard garden that-

BARRY

That she can visit anytime through her garden apartment. The rest of us can only visit when the courtyard is open.

DAISY

So it's just a matter of who screws us more.

BARRY

A roof deck--

JANICE

A courtyard garden--

BARRY and JANICE

...is the ideal project for this building.

DAISY

(Sarcastic.)

Gee, they both sound like winners.

JANICE

It will need to be decided by *full* board to--

CORKY

We have to track down Johnson, the phantom board member?

BARRY

This is ridiculous! He has no clue about--

DAISY

No one else has volunteered in eight years--

BARRY

There are the new applicants. If accepted, they should be required to serve.

DAISY

That's cruel and unusual punishment.

BARRY

They're co-op newbies. They'll think it's an honor.

(Beat.)

CORKY

Might be worth a try.

DAISY

Well, I'm stuck with this misery, why should they live happily ever after?

JANICE

(Alluding to BARRY.)

As much as I abhor agreeing with *him*, I see no alternative.

BARRY

Then it's settled. Meeting adjourned.

(Cadence starts.)

**JANICE**

*Excuse me. Is there a motion on the floor?*

**DAISY**

*Where's the door? I can't take this any more!*

**CORKY**

*I move the meeting ends.*

**JANICE**

*Well, that all depends on having a ...*

**DAISY**

*...Second!*

**BARRY**

*The motion carries, meeting adjourned.*

**DAISY**

*Why haven't I learned to stay away?*

**ALL**

ROBERT'S RULE OF ORDER ARE THE ORDER OF THE DAY!

DAISY

(Getting up.)

That which does not kill me -- oops, wait a minute, it did.

(BARRY and DAISY shuffle out. Behind them is  
CORKY, who is also leaving, but JANICE stops him.)

JANICE

Have a moment?

CORKY

(Nervous, like a schoolboy crush.)

Uhhh, sure.

JANICE

I just want to show you ....

(JANICE enters the courtyard, followed by CORKY,  
who is close behind her, and concentrating on  
JANICE. JANICE walks without looking back.)

JANICE

Just imagine, Mr. Bowser.

CORKY

I am.

JANICE

A scenic paradise that brings color to our lives. Can't  
you-

(She turns, and is startled by how close CORKY is.  
She backs up.)

See it?

CORKY

(Staring at JANICE.)

Oh, I can ...

(Now looking around at the proposed garden area.)

This would be a scrumptious place for a garden ...

(HE chuckles.)

JANICE

What?

CORKY

I don't know, I just ... never saw you as a garden person.

JANICE

Why not?

CORKY

Well, I see your place -- and it's all, you know.  
Efficient. Clean. Cool--

JANICE

Cold and frigid.

CORKY

That's not what I --

JANICE

There's a lot you don't know about me, Mr. Bowser. A whole  
other side that few ever see.

### **MY EDEN**

#### **JANICE**

I'M A WOMAN WHO IS THRIVING IN A MAN'S WORLD  
IF I WEREN'T A VENUS FLYTRAP,  
I'D BE MOWED DOWN LIKE A WEED.  
BUT I WISH I HAD A HAVEN IN THIS JUNGLE,  
MY OWN GARDEN OF EDEN IS WHAT I NEED...

I DREAM ABOUT MY EDEN, AN URBAN GARDEN PARADISE,  
A PLACE WHERE I'D NEVER THINK TO ASK THE PRICE,  
A PLACE WHERE TECHNOLOGY IS NOT ALLOWED.  
AND IN MY PEACEFUL HAVEN, I CAN REGAIN MY SANITY,  
THERE I'LL STAY, FAR AWAY FROM ANY CROWD.

I DREAM I'LL BUILD MY EDEN,  
A GARDEN WHERE MY HEART IS HEALED,  
AWASH IN EMOTIONS THAT I'VE KEPT CONCEALED,  
RELEASED LIKE THE FRAGILE FRAGRANCE OF A ROSE.  
AND IN MY SLICE OF HEAVEN,  
FACADES WILL SIMPLY FADE AWAY,  
TRUTH DISPLAYED, NO CHARADE,  
THE ME NO ONE KNOWS.

HERE, SAFE IN MY GARDEN, I'LL SHOUT TO THE SKY.  
I'LL DANCE THE MERENGUE...LAUGH, SING, EVEN CRY.  
HERE, I CAN DRESS IN YELLOW,  
FUZZY SLIPPERS AS MY SHOES.

IF I'D LET MY GUARD DOWN ANYWHERE,  
THIS IS WHERE I'D CHOOSE.

AND IN MY PIECE OF EDEN,  
I DREAM I WON'T FEEL SO ALONE,  
PERHAPS I CAN FIND CONTENTMENT ON MY OWN...  
AND MAYBE I'LL LEARN WHO I AM MEANT TO BE.  
I NEED TO FIND MY EDEN,  
I DREAM I'LL FIND THE ANSWERS THERE,  
I'LL BE FREE,  
FINALLY, REVEALING THE DREAMER I'D WISH TO BE.  
FOR IN MY EDEN, I CAN JUST BE ME.

CORKY

Cool and efficient, yet warm and sensitive. Wow.

JANICE

You'd rue the day that information left this courtyard.

CORKY

It'll be our little ...

JANICE

So now you know why a garden is--

CORKY

But President Mitty--

JANICE

*Mr.* Mitty--

CORKY

Talked about a scrumptious sun deck.

JANICE

The sun is freely available from dawn to dusk.

CORKY

Yeah, but--

JANICE

While a verdant, exotic garden is--

CORKY

But I hate confrontations.

JANICE

There won't be, as long as I get the votes to--

CORKY

I don't know ...

JANICE

Think of your career. You could become a renowned garden designer.

CORKY

But--

JANICE

Or perhaps your career doesn't mean that much to you.

CORKY

Honey, you have no idea what I've sacrificed for it.

JANICE

Then why stop now? Together, we could place hydrangeas here.

(She bends over, and CORKY stares at her rear.)

Magnolias here.

(She reaches up to a ledge, and CORKY stares at her chest.)

With willows all along the sides.

(She points out a wide arc, turning in place to do so. She is very close to CORKY when she completes it. CORKY stares, dumbfounded.)

CORKY

You present ... quite a picture.

JANICE

Unlike Mitty's sun deck -- the latest example of his power-mongering and bullying.

CORKY

Well, Mr. Mitty is --

JANICE

Exactly what you'd expect from his kind. Testosterone-torqued trouble makers.

CORKY

So all men are just--

JANICE

Oh no, I'm just talking about the straight ones. You and I don't compete. We bond.

CORKY

(Again too close to JANICE.)

Mmm hmm.

JANICE

(Startled by CORKY'S proximity, she steps back.)  
In an efficient, cooperative, sibling manner.

CORKY

(Mesmerized. Moving close again.)  
Like two sister constellations passing through the night.

JANICE

I look forward to our budding friendship, as I'm sure you do.

CORKY

(Sotto voce.)  
More than you can imagine.

JANICE

Hmm?

CORKY

Nothing. You go ahead. I'll let myself out through the gate. Just want to think ... about the garden.

(JANICE shakes CORKY's hand.)

JANICE

Thank you, Mr. Bowser.

CORKY

Thank you, Ms. Porter ... for that handshake.

(She leaves.)

CORKY

A handshake.

(Noticeable voice change; deeper and more masculine.)

Damn it, why can't I tell her the truth?

## QUEEN FOR A DAY

### CORKY

A STRAIGHT INTERIOR DECORATOR COMES AS A SURPRISE  
AND PEOPLE THINK HE HASN'T GOT A CLUE.  
IT'S WELL KNOWN THAT THE CREATIVE TYPES  
ARE GUYS WHO GO FOR GUYS,  
SO WHAT'S A TALENTED HETEROSEXUAL TO DO?

(Spoken in his "straight" voice)

A man's gotta do what a man's gotta do

THE THINGS YOU GOTTA DO  
TO GET A BREAK IN THIS BUS'NESS...  
YOU LEARN THERE IS A CERTAIN ROLE TO PLAY.  
SINCE I LOVE TO CREATE,  
I'LL FORGET THAT I'M STRAIGHT,  
I'LL PRETEND THAT I'M A QUEEN FOR A DAY.

THE THINGS YOU GOTTA DO  
TO STAY ON TOP IN THIS BUS'NESS...  
WHERE ALL THE PLAYERS ACT A CERTAIN WAY.  
SO I'M TALKIN' THE TALK,  
AND I'M WALKIN' THE WALK,  
AND YOU'RE LOOKIN' AT THE QUEEN FOR A DAY

I THOUGHT I ONLY NEEDED TO PRETEND FOR A WHILE,  
BUT SOON IT WAS CRYSTAL CLEAR,  
TO KEEP MY CUSTOMERS BELIEVING IN MY SENSE OF STYLE,  
I'VE HAD TO KEEP UP APPEARANCES YEAR AFTER YEAR.

I SAY THINGS LIKE "HONEY, IT'S SIMPLY DIVINE"  
TO TOE THE  
"QUEER GUY FOR THE STRAIGHT GUY" PARTY LINE  
I ACT ALL CHUMMY,  
I GUSH AND SAY "FUSCIA IS YUMMY"  
TO KEEP MY BANK ACCOUNT FROM GOING INTO DECLINE.

There has to be an easier way!

I'D LIKE TO PLAY IT STRAIGHT  
AND STILL SUCCEED IN THIS BUS'NESS,  
SO WHAT WILL MAKE THIS NIGHTMARE GO AWAY?  
NOW MY LOVE LIFE'S UNDER WRAPS  
BUT I HOPE ONE DAY PERHAPS  
TO INFORM THE WORLD I'M NOT GAY.  
BUT UNTIL THAT CHANGE OF LUCK

IT APPEARS I'M STUCK  
PERPETU'LLY BEING QUEEN FOR A DAY.

**END OF SCENE**

**SCENE 3:**

**Street exterior**

AT RISE:

Sitting in the corner with his head bowed and holding take-out menus is FELIX disguised as a menu delivery guy. Parked next to him is a bicycle. DAISY enters from the building. She walks to a newspaper vending machine, inserts coins, gets her paper and immediately discards it in the trash. As she shuffles back toward the building, she notices the delivery guy in the corner.

DAISY

Hey.

(No answer.)

Look, I know you guys are keeping the cheap red ink industry alive, but can you do it in another building?

FELIX

Aw light, boss. Thankee.

DAISY

You can't come in. And if the super was ever around to--

FELIX

Ah, Super. Velly nice man. Deserve laise.

DAISY

Wait a minute.

(She walks over to look at the menu guy.)

Is that ...

FELIX

(Sotto voce, in his own voice.)

Lower your voice. You'll blow my cover.

DAISY

(Stage whisper.)

What are you doing?

FELIX

(Loud, fake voice.)

Is all light, boss. Solly, boss.

(His own voice, sotto voce.)

I'm taking them down.

DAISY

Who?

FELIX

The evil menu horde.

DAISY

You're out of your--

FELIX

When the enemy sees me, they'll join me. And when their guard is down...

(He pulls out his mini digital camera.)

DAISY

You'll start a menu-guy modeling agency?

FELIX

I'll hang their pictures in the lobby to warn tenants.

DAISY

Great, a lobby gallery of decorative mug shots.

FELIX

The restaurants will either change their tune, or our people will start cooking for themselves.

DAISY

In their Barbie-sized kitchens?

FELIX

It takes sacrifice to end menu molestation.

DAISY

But not mass starvation.

FELIX

(Looking around.)

Shhh.

(Back to delivery guy voice.)

Yes, boss, have nice day.

(Sotto voce, in regular voice.)  
Don't blow my cover.  
(He starts riding his bike on stage.)  
Me a menu guy. Just a menu guy.

DAISY  
(Shaking her head and sighing.)  
Wonder if we pay Workman's Comp when they put him away.  
(She walks towards the building, and sees BARRY.)

BARRY  
Ah, just the person I wanted to see.

DAISY  
Get in that long line of male suitors.

BARRY  
Wanted to get your take on ...  
(Noticing dirt on the sidewalk, he unfolds a handkerchief, places it on the ground, gets on his knees, pulls out a toothbrush, spits and starts scrubbing with his toothbrush.)

DAISY  
(Shocked by the sight.)  
I ... think you got it.

BARRY  
(Getting up, brushing himself off, putting away the toothbrush and handkerchief.)  
If I ever find that lazy *ham-dyman*, I'll --

FELIX  
(Nervously.)  
Me a menu guy, just a menu guy, going to next building.  
(He rides offstage.)

BARRY  
Whackos. They're all--

DAISY  
There something you wanted to--

BARRY  
Ah, yes. I'm sure you see why my proposal--

DAISY

I'm thinking about it.

BARRY

(Ominously.)

You *don't* want to go against the president on this one.

(Beat as the threat sits there. Then for the first time, DAISY gives a deep, genuine smile.)

DAISY

Do you know what a thrill it is to be threatened by someone like you?

BARRY

No, really, I didn't mean to --

DAISY

How invigorating life becomes when you're about to go to war.

**DON'T MESS WITH MOSKOWITZ**

**DAISY**

WHEN I WAS A LITTLE GIRL, THE BOYS ALL GAVE ME GRIEF.  
THEY PICKED ON ME AND SAID I WAS A KLUTZ.  
THEN I LEARNED A LITTLE TRICK THAT GAVE ME SOME RELIEF  
I WOULD KICK THOSE NOODGES IN THE NUTS!  
I REALLY LOVE TO STICK IT TO THE SHTUNKS  
WHO GIVE ME FITS..  
PAYBACK TIME... DON'T MESS WITH MOSKOWITZ!

WHEN I MOVED INTO THIS PLACE,  
I MUST HAVE LOST MY MIND..  
A CO-OP OPERATING AT A LOSS.  
THEN WHILE SERVING ON THE BOARD I MADE A LOVELY FIND..  
NOW I'D GET TO SHOW THESE SCHMUCKS WHO'S BOSS.  
THERE'S NOTHING I LIKE MORE  
THAN SHREDDING EGOS INTO BITS.  
BE FOREWARNED... DON'T MESS WITH MOSKOWITZ.

SO YOUR VENT IS CRACKED AND BENT  
AND THE WINDOW NEVER CLOSES,  
AND THE LOCK, OKAY IT'S SCHLOCK,  
AND THE WIRING HAS ITS FLAWS.  
AND THE DOORMAN'S ALWAYS TRUANT,  
AND THE SUPER'S BARELY FLUENT,

WE'LL ADDRESS CONCERNS PURSUANT  
TO THE ARBITRATION CLAUSE.

I'VE DISCOVERED UNTOLD JOYS IN TELLING PEOPLE "NO"  
THE CONTRACT CLEARLY STATES WE DON'T DO TRASH.  
IF YOU WANT MY SYMPATHY,  
I'LL NEED SOME QUID PRO QUO,  
AND I'M NOT IMMUNE TO COLD HARD CASH.  
SO HERE'S A FLASH FOR YOU  
AND ALL YOUR FELLOW FOOLISH TWITS  
LISTEN UP...DON'T MESS WITH MOSKOWITZ.

GOT A LEAK? THEN WAIT A WEEK  
OR A YEAR- - FOR SATISFACTION  
GOLLY GEE... YOU GOTTA PEE  
AND THE TOILET'S ON THE FRITZ?  
IF YOU SCHMOOZE, THEN I MIGHT CHOOSE  
TO CONSIDER TAKING ACTION.  
TIME TO BOW AND KOWTOW  
TO MADAME MOSKOWITZ.

SERVING ON THE BOARD IS SWELL,  
SO REST ASSURED I'LL STAY,  
CONTRIBUTING MY UPBEAT ATTITUDE.  
YOU CAN BE IN CHARGE AS LONG  
AS THINGS ARE DONE MY WAY.  
I AM SOMEONE WHO WILL NOT GET SCREWED.

**BARRY**

You got that right.

(DAISY glares.)

**DAISY**

DON'T ASSUME I'VE GOT NO BALLS  
JUST BECAUSE I'M BUILT WITH TITS!  
KISS ... MY ... GRITS...  
DON'T MESS WITH MOSKOWITZ

**END OF SCENE**

**SCENE 4**

**JANICE'S apartment and adjoining courtyard.**

AT RISE:

CORKY, JANICE and BARRY are seated. They look  
uncomfortable, frequently looking at their

watches. Doorbell rings, and JANICE opens the door to DAISY.

JANICE

The board interview was scheduled to begin ten minutes ago.

DAISY

Sorry, I was busy sharpening my fangs.

CORKY

Well, let's not make it any worse than it has to be.

BARRY

I'll get them--

JANICE

No, I'll get--

DAISY

And while you two jockey for inside position, why don't I?  
(She leaves. Beat.)

BARRY

(Sighing.)

You people ...

JANICE

You mean, us pushy women?

(DAISY enters, escorting JORDAN and TORI.)

BARRY

I mean *you people* who don't respect the president and--

(CORKY and JANICE argue.)

DAISY

Ah yes, a moment of co-op camaraderie for our guests.

BARRY

(Jumping up to greet JORDAN and TORI.)

Hello, I'm board president, Mr. Mitty.

TORI

(Obviously nervous.)

We're, um, very happy for this opportunity to ... I mean, it's so New York to live this way and, um, I'm a bit nervous.

BARRY

Nothing to be nervous about. Just a routine interview by the president--

(Groans from the other board members.)  
and the other board members.

CORKY

So tell us about yourselves.

JORDAN

Well, Tori is an architect and--

BARRY

(Enthusiastically.)  
An architect?

TORI

Yes, and I absolutely adore this structure.

BARRY

Thank you. I've worked hard to maintain its integrity.

DAISY

And we're honored to hold his flashlight.

CORKY

And you, Mr. Tanner?

JORDAN

(Beat as HE does not respond at first.)  
Hmm? Sorry, I was riveted by the inner workings of a board.

DAISY

The thrill of my life. Tells you how thrilling my life is.

CORKY

What is it you ...

JORDAN

I'm a landscape architect.

BARRY

A florist.

JORDAN

No, a landscape architect. Of course, most New Yorkers have never seen a landscape, or for that matter, land.

TORI

(Nervous, with dagger eyes towards JORDAN.)  
Jordan is such a kidder.

CORKY

Could you tell us about your lifestyle?

TORI

(Quickly and nervously, a memorized speech.)  
We come home from work, remove our shoes, walk softy in what will be our fully carpeted apartment, make a simple dinner of bland, odorless foods, read silently and go to bed.

DAISY

(To JORDAN.)  
*Co-op Interviews for Dummies?*

JORDAN

That, or I've married a Tibetan monk.

BARRY

Are you into some exotic religion we should know about?

DAISY

Sarcasm, Mr. President.

**YOU WON'T EVEN KNOW WE'RE HERE**

**TORI**

What else can we tell you about ourselves?

**DAISY**

SO DO YOU HAVE A PET?

**JORDAN**

NOT YET

**JANICE**

WELL THAT YOU CAN FORGET

**BARRY**

NOISY MUSIC?

**JORDAN**

THAT'S O-KAY WE'RE FINE!

**BARRY**

No I mean

DO YOU PLAY LOUD MUSIC?

**TORI**

WE ONLY HAVE A WALKMAN

**JORDAN**

(Aside)

ONE EARPLUG IS HERS, THE OTHER'S MINE.

(Daisy chuckles and Jordan realizes he has an ally and an audience)

**JANICE**

FINANCES...

**JORDAN**

SURE WE'LL TAKE SOME

**TORI**

WE'RE BOTH GAINFULLY EMPLOYED,  
AND WE ALWAYS PAY OUR BILLS ON TIME.

**CORKY**

ARGUMENTS?

**TORI**

WON'T HAPPEN...WE'RE HAPPY AS TWO LOVEBIRDS.

**JORDAN**

WE DO ALL OUR ARGUING IN MIME.

(With underscoring, they argue in mime, with Tori trying to keep Jordan in line)

**TORI**

I PROMISE YOU WON'T EVEN KNOW WE'RE HERE.

**BARRY**

High heels?

(With underscoring, TORI answers in mime as JORDAN tunes out. All freeze when JORDAN sings.)

**JORDAN**

(Echoing BARRY'S question)

HIGH HEELS?

**JORDAN (CONTINUED)**

JUST ON WEEKENDS, WHEN I'M IN FORMAL WEAR.

I KNOW...I SHOULD CHANGE TO TAP SHOES.

THOSE FIVE-INCH HEELS ARE HARD TO BEAR.

**JORDAN**

Is there anything else you need to know about us?  
Let's see...boxers, not briefs: toilet paper goes over,  
not under; shaken, not stirred; oh...and Yankees, not  
Mets.

(To himself)

This is so bogus!

(Jordan slumps down in his seat, and is brought back to the present by an elbow in the ribs from TORI, punctuated by loud, discordant octaves as the tableau unfreezes and JORDAN finds everybody looking at him expectantly).

**TORI**

I'm sorry.

(Discordant octaves).

Jordan has a lot on his mind these days with the move. I'm not sure he heard the question, Ms. Porter.

**JANICE**

BRING BIKES INTO THE HALLWAYS?

**TORI**

NO WE WALK

**JORDAN**

(Aside)

OR LEVITATE

**BARRY**

ENTERTAINING

**JORDAN**

JUST A JOKE OR TWO.

**BARRY**

No I mean...

DO YOU GIVE BIG PARTIES?

**TORI**

WE LIVE FOR PEACE AND QUIET

YOU WON'T KNOW WE'RE HERE

**JORDAN**

(Aside)

No Whoop-di-do!

**CORKY**

AND SINGING?

**JORDAN**

(BADLY)

**TORI**

SOFTLY, AND THAT'S ONLY OUT OF DOORS.

**CORKY**

FREQUENT SHOWERS?

**JORDAN**

ONCE A MONTH, THAT'S ALL.

**BARRY**

MARITAL RELATIONS?

**DAISY**

Sex!

**JORDAN**

(Aside)

THAT ENDS WHEN YOU GET MARRIED!

**BARRY**

DO YOU SCREAM OR BANG OR CATERWAUL?

**JORDAN**

(The following dialogue has no underscoring)  
Caterwaul... Well with any luck!

**TORI**

We're quiet as mice.

**JORDAN**

(Forgetting himself)

Shall we demonstrate?

**TORI and JANICE**

(Simultaneously, again with the discordant  
octaves)

Jordan! Mr. Tanner!

**TORI**

We're always quiet during . . . .you know (flustered)  
I PROMISE...

(TORI elbows him again, and he joins her)

**TORI and JORDAN**

YOU WON'T EVEN KNOW WE'RE HERE.

DAISY

Well, somehow you've survived the inquisition. You can---

(They start to get up.)

BARRY

First, the Board Servitude clause.

JORDAN

What is--

BARRY

If you are deemed worthy by this institution--

DAISY

Then you belong in an institution.

BARRY

One of you must serve on the board for no less than one year.

JORDAN

And do this regularly? Gee.

DAISY

It grows on you ... like a boil.

TORI

We'd be delighted to contribute to the well-being of this venerable New York institution.

DAISY

"Venerable?"

JORDAN

*Co-op for Dummies*, buzz word section.

DAISY

Ah, updated edition.

BARRY

This interview is officially ended.

JANICE

You will be notified of the board's decision forthwith.

JORDAN

Forthwith?

JANICE

Forthwith.

JORDAN

Just so we don't live out of box for a month, could you tell us how long forthwith is?

JANICE

You will be notified forth--

TORI

Forthwith is fine, and thank you for this once-in-a-lifetime New York opportunity.

(Handshakes all around. They begin to leave. As they do so, BARRY approaches the couple.)

BARRY

As an architect, Ms. Tanner, you would be especially amazed at our roof view. I could give you the president's tour.

TORI

That would be awesome! Right, Jordan?

BARRY

(Unenthusiastically to Jordan.)

Of course, you're invited too.

JORDAN

That's okay. Seen more than enough of this city already.

TORI

Oh, but--

BARRY

No problem. I'd be delighted to give you a solo tour. Say, tomorrow at five?

TORI

Great!

BARRY

See you then.

(TORI and JORDAN leave. BARRY turns to the glares of the others.)

BARRY

I try to be accommodating to everyone.

JANICE

As long as they accommodate your project.

DAISY

Can we just get the vote done?

CORKY

I think they're a cute couple and approve.

DAISY

Ditto.

BARRY

I'll need more time.

DAISY

What??

BARRY

To see if--

DAISY

To see if you can get their vote.

JANICE

Then I, too, need further analysis.

DAISY

(Gets up to leave.)

Pop! There it goes: my last brain cell.

CORKY

We need to make decisions.

DAISY

Next week. That should give the two of them enough time to slug it out for votes.

(She leaves.)

BARRY

(Chasing after DAISY.)

It is the president's job to be thorough!

(BARRY exits. JANICE sighs and starts cleaning up. CORKY gets up and helps.)

JANICE

That's okay. I can--

CORKY

No problem. I'm in no rush.

(Beat as they clean.)

Boy, that Mr. Mitty.

JANICE

Boorish, selfish and obsessed with his project. I assume you're choosing mine.

CORKY

Well, I'll ...

JANICE  
Of course you will. Because you and I have the same dreams.

CORKY  
(Sighing.)  
Hmm.

JANICE  
And a courtyard garden will make us--

CORKY  
Buddies, I know.

JANICE  
I was going to say kindred souls, but buddies will do.

CORKY  
(Sotto voce.)  
Maybe for you.

JANICE  
What?

CORKY  
Buddies will do.

JANICE  
Thanks for your help.

CORKY  
No problem, "buddy." I'll let myself out through the courtyard.

JANICE  
Have an efficient day.

CORKY  
Efficient. Right.  
(He goes to courtyard.)

**A LOVE THAT ISN'T MEANT TO BE**

**CORKY**

I MOURN FOR A LOVE THAT I FEAR ISN'T MEANT TO BE.  
STILL I BELIEVE THAT SHE'S BEEN HEAVEN-SENT-TO-ME.

SHE'S DECISIVE AND SMART, I LIKE FASHION AND ART  
WE COULD ACHIEVE A BALANCE...A BLEND.

I'M WINDOW DRESSING, SHE'S BLACK-TIE FORMALITY.  
YING AND THE YANG, WE'RE TWO HALVES OF THE WHOLE.  
SHE CAN HELP KEEP ME IN TOUCH WITH NORMALITY.  
I'LL HELP HER BELIEVE IN HER LOST POET'S SOUL

I MOURN FOR A LOVE THAT PERHAPS ISN'T MEANT TO BE.  
AM I A FOOL, WAS THIS HOPE ONLY LEANT TO ME?  
DOES MY LOVE HAVE A CHANCE? DARE I DREAM OF ROMANCE?  
WILL THIS LOVE FOREVER BE DENIED TO ME?  
I MOURN A LOVE THAT ISN'T MEANT TO BE.

**END OF SCENE**

**SCENE 5:**

**Street exterior**

AT RISE:

FELIX is listlessly sweeping the front of the  
building, and muttering to himself.

FELIX

Man of my talent, brushing my life away for whackos.  
(He stops and addresses the broom, DeNiro style.)  
You talking to me? I don't see anyone else in here. You-

(JANICE enters.)

JANICE

Perhaps one of these days, you could perform as ... super?

FELIX

Was on a break.

(He resumes sweeping listlessly. JANICE walks  
past him, then stops as a thought comes to her.  
She turns back to FELIX.)

JANICE

Or perhaps you'd prefer a more challenging role? One that  
could lead to real acting opportunities.

FELIX

Look, I know you're a board muckety-muck, but playing with  
a man's passion is--

JANICE

Do I look like I "play" with anything?

FELIX

(He drops the broom.)

Talk to me.

JANICE

I have recently completed an acquisition deal for a mega movie studio.

FELIX

Really? Who?

JANICE

I cannot divulge at this time. Suffice it to say that I have established strong Hollywood ties.

FELIX

Whoa. You think you could introduce me to--

JANICE

*Quid pro quo*, Mr. Rivera. *Quid pro quo*.

FELIX

Squid pro ...?

JANICE

You wash my back, I'll wash yours.

FELIX

(Thinking this is a come-on.)

So you've felt it between us, too, huh?

JANICE

Why do I even try?

FELIX

Picture Brando in Streetcar.

JANICE

Picture Felix in traction.

FELIX

But I thought you--

JANICE

A straight business deal: I introduce you to influential Hollywood types, you deliver Ms. Moskowitz's vote.

FELIX

But Ms. Moskowitz is too stubborn to--

JANICE

Perhaps if she were to see you in a more "intimate" light ...

FELIX

Whoa, you're asking me to-- How desperate you think I--

JANICE

I am simply requesting a demonstration of your acting skills. If you're not up to the task ...

FELIX

All right!

JANICE

Good.

(JANICE exits.)

FELIX

(Warming up, as DeNiro in Taxi.)

"You talkin' to me? I don't see anyone else here."

(As Brando in the Godfather)

"Maybe I make you an offer ... an offer you can't refuse."

(After a few moments, DAISY comes out of the building and goes to the newspaper machine. She inserts coins, takes out her paper, and immediately throws it in the garbage. She shuffles back toward the building.)

FELIX

Uh, Ms. Moskowitz?

DAISY

I've decided this day could not get any worse. Please don't prove me wrong.

FELIX

Why do you keep throwing out the paper as soon as you get it?

DAISY

You seen the headlines lately?

FELIX

Then why buy it?

DAISY

My public service for the day: save the next mensch from a Zoloft on the rocks.

(She starts to head into the building.)

FELIX

Hey, um, I ever tell you about my experience as an actor?

DAISY

You mean, in the last ten minutes?

FELIX

Thing is, I meet so many young, gorgeous women. They see someone with my raw, street persona, they want a piece.

DAISY

Yeah, I could see them wanting to dismember you.

FELIX

And I'm thinking, all these women to choose from, but something's missing.

DAISY

Um, reality?

FELIX

(Oblivious to DAISY's sarcasm.)

They just don't have what we in the acting profession call a presence. And looks without presence is nothing.

DAISY

And my presence in this conversation is over.

FELIX

See, that's what I'm talking about: the way you turn a phrase. Your self-defecating sense of humor.

DAISY

I hope you mean "deprecating." My shopping list doesn't include Depends just yet.

FELIX

(Chuckling.)

Oh, I get it. Because I said--

DAISY

(Leaving.)

Gee, how time flies when you're having witty banter. Wish we could do this more often--

FELIX

What I'm trying to say is, you and me, maybe we have to think about this.

DAISY

Think about what?

FELIX

Our simpatico. Our chemistry. Our presence.

DAISY

You and I have no presence, no past, no future.

FELIX

But Ms. Moskowitz -- may I call you Daisy?

DAISY

Ms. Moskowitz.

FELIX

You're a lady of vision.

DAISY

Tell my optometrist.

FELIX

Serenity.

DAISY

Senility.

FELIX

Internal beauty.

DAISY

Exterior schlumpf.

(She turns to enter the building.)

FELIX

Can't you see it? You and me, on a starlit evening.

DAISY

Funny, I never believed in alternate universes before.

FELIX

In a beautiful, romantic garden right in our courtyard.

DAISY

(Chuckling, understanding now.)

Ahhhh. Okay. When did Porter get to you?

FELIX

I don't know what you're -- I mean, yeah, Ms. Porter's Hollywood friends are looking for a new face, but it's all for you.

DAISY

This should be good.

FELIX

Because you'd get to go to all the Hollywood award shows with me.

DAISY

My boyfriend Robert DeNiro would be jealous.

FELIX

Wait a minute: you know Bobby D?

DAISY

He's insanely jealous of my ... presence.

(She continues toward the building.)

FELIX

(Yelling after her.)

Can you at least introduce me to big Bobby?

(As DAISY is about to enter, she runs into BARRY.)

BARRY

Ah, Ms. Moskowitz.

DAISY

I'm sure there's a law against this much fun in a day.

BARRY

I owe you an apology.

(DAISY groans in disappointment.)

If you somehow misinterpreted what I said as a threat, I'm sorry. Of course, I would never threaten someone as *intelligent* as you.

DAISY

How many universes are there?

BARRY

Especially since, when you think about it, you and I are so much alike.

DAISY

First a threat, now an insult?

BARRY

We came up the hard way. Nothing handed to us. Not like those golden spoon people.

DAISY

Um, "silver spoon."

BARRY

Silver's not good enough for their type. Always want more, more, more. Like Porter -- and her ridiculous project.

DAISY

And yours is better?

BARRY

It's for the common good. Perhaps a small benefit may come my way, but as president, I--

DAISY

What's in it for me?

BARRY

By-law enforcer.

DAISY

Why would I want even more headaches than--

BARRY

Think of the confrontations you could have. Imagine sullen Sullivan's reaction when you order him to fix his leak.

DAISY

(Getting into it.)

Yeaahhhh.

BARRY

Or Ms. Pohler, when her pet poodle pees on our petunias.

DAISY

I'd love to catch her--

BARRY

Can't ask for more enjoyable confrontations.

DAISY

I'll ... think about it.

BARRY

You do that ... *Sheriff* Moskowitz.

(He continues on his way.)

(DAISY enters the building with a slight bounce in her step. BARRY smiles at his successful encounter, then notices FELIX's listless sweeping.)

BARRY

That's not sweeping.

(He snatches the broom from FELIX and begins sweeping vigorously.)

*This* is sweeping.

(He uses powerful, exaggerated sweeping motions that start from his hip and end with a strong follow-through from his wrists.)

Most people, they give a little shoulder shrug. But with the hips, the broom pushes itself.

FELIX

Zen in the art of sweeping.

BARRY

What Zen? This is sweeping, army style. If they saw what you were doing, you'd be in the brig.

(He hands broom back to FELIX.)

Got it?

FELIX

Not yet.

(HE hands the broom back to BARRY.)

Can you show me again? It's too important to miss.

(HE sits down comfortably and pulls out a notepad.)

BARRY

(Sweeping in rhythm.)

This is what keeps a barracks clean. But dirt is a cunning enemy, so you have to get in its head.

FELIX

(Writing.)

Got to ... have ... a ... dirty mind.

BARRY

To avoid the broom, dirt will huddle in the cracks.

(HE pulls out a toothbrush.)

FELIX

So you attack it with minty fresh breath?

BARRY

(Holding the toothbrush reverently.)

To you, this is a toothbrush. To a soldier, it's a HIPDOC.

FELIX

Huh?

### **HIPDOC**

#### **BARRY**

WHETHER STANDING GUARD AT NIGHT  
OR PREPARING FOR A FIGHT,  
A SOLDIER'S COURSE OF ACTION MUST BE PLANNED.  
SCOUT AROUND THE KEY TERRAIN  
TO PREPARE A NEW CAMPAIGN,  
TO EFFECTIVELY COMPLETE THE TASK-AT-HAND.  
SO IF YOU FIND YOUR BIVOUAC'S A MESS,  
YOU'LL NEED A HIGH-IMPACT,  
PRECISION DEVICE OF CLEANLINESS.

#### **FELIX**

(Spoken)

HIPDOC?

**BARRY**

A high-impact precision device of cleanliness... a  
HIPDOC

**FELIX**

Still looks like a toothbrush

**BARRY**

YOUR HIPDOC ISN'T A TOOTHBRUSH  
IT'S STANDARD-ISSUE GEAR FOR A G.I.  
WHEN THE GRIME AND SLIME ARE ENCROACHING  
IT'S NO DIFF'RENT THAN ENEMIES APPROACHING.  
YOUR HIPDOC, LOADED WITH AJAX,  
WILL NEUTRALIZE THE GERMS A.S.A.P.  
YOUR ORDERS ARE TO CLEAN INSIDE OUT AND IN BETWEEN.  
YOUR HIPDOC IS THE KEY.

BE PREPARED TO BATTLE HAND-TO-HAND,  
PROCEED AT MY COMMAND.

SOLDIER - -

YOUR OBJECTIVE IS TO SHINE LIKE "MR. CLEAN"  
YOU CAN WEILD YOUR HIPDOC  
TO ENSURE A SPOTLESS SCENE.  
YOUR GRITTY OPPONENT HAS INVADED...  
YOU NEED TO RECOVER FROM THE BREACH.  
WHIP OUT YOUR HIPDOC FOR SPIT SHINE,  
DON'T MINIMIZE THE URGENCY, STERILIZE THE INSURGENCY,  
BREAK OUT THE BLEACH.

SOLDIER - -

LET YOUR HIPDOC SHOCK AND AWE OUT IN THE FIELD  
SCRUB A THOUSAND STROKES UNTIL ALL DIRT  
WILL HAVE TO YIELD.  
DUST BUNNIES AND GARBAGE WILL FIGHT DIRTY,  
DRIED PATCHES OF GUM ARE HARD TO CLEAN.  
YOU'LL FIND THE ANSWER IS HIPDOC.  
VETERAN TROOPS AND RAW RECRUITS  
POLISH AND SHINE THEIR ARMY BOOTS...

(He whips out a new toothbrush)

THEN THEY RESTOCK!

TIME FOR THIS NEGLECT TO CEASE,  
TIME TO APPLY SOME ELBOW GREASE.  
TIME FOR YOUR TIME-ON-TASK TO INCREASE...

WITH HIPDOC!

FELIX

Wow. Who knew dirt could be so clean?

BARRY

Civilian mentality.

(Beat.)

Look, I know your heart's not in this. You want to be an actor. Maybe I can help.

FELIX

That's what Ms. Porter said.

BARRY

There's a difference between talk and action. Know how many Broadway people come to my restaurant? Maybe I could make a few introductions.

FELIX

What would I have to do?

BARRY

Why would you--

FELIX

Like Ms. Porter says, *squid pro quo*.

BARRY

Unlike that silver-spooned cyborg, I'm doing it because ... well, I hate to see a man denied his dream.

FELIX

Wow. I really appreciate--

BARRY

No problem.

(He starts to leave, then hesitates.)

Oh, by the way ...

FELIX

Here we go.

BARRY

Maybe you could explain to Bowser the value of a roof deck.

FELIX

What could I possibly say that--

BARRY

It's not what you say, it's how you say it.  
(Sashaying his hips.)

FELIX

Whoa whoa whoa, I don't do--

BARRY

You don't have to *do* anything. Just a little acting.

FELIX

If you think--

BARRY

Tom Hanks, Billy Crystal, Daniel Day Lewis -- they all played gay.

FELIX

They're stars. It's the in thing for them.

BARRY

Oh well, never mind.  
(He starts to walk off.)

FELIX

You're still going to talk to those Broadway folks, right?

BARRY

Broadway folks? What Broadway folks--

FELIX

Should've known.  
(Sighs.)  
All right. But if this gets out ...

BARRY

Strictly a private performance.  
(He leaves.)

FELIX

No way Bobby D. started this way.

**END OF SCENE**

**SCENE 6:**

**Roof**

AT RISE:

BARRY enters, escorting TORI, who is mesmerized by the view.

BARRY

No better view of New York than from a sundeck.

TORI

Well, I'm not really a sun person.

BARRY

Did I say sundeck? I meant, observation deck.

TORI

Just look at that architecture! The majesty, the variety, the tapestry. Oh, how I love New York!

BARRY

There's so much to love ... out there ...  
(Suggestively.)  
And right here.

**WHAT A SKYLINE**

**BARRY**

WHAT A SKYLINE, WHAT A VIEW!  
I COULD NOT IMAGINE BETTER, COULD YOU?  
THE PEOPLE BELOW US APPEAR TO BE SMALL,  
WHILE UP HERE, WE'RE A THOUSAND FEET TALL.

WHERE THE BUILDINGS MEET THE SKY,  
RE-ARRANGE IT WITH YOUR ARCHITECT'S EYE.  
A MAGICAL WORLD OF STRUCTURE AND LINE,  
A WORLD THAT IS YOURS AND MINE.

SEE THE SUNSET START BREAKING THROUGH  
THE MONOLITHIC PARADE.  
VIEW THE CONSTANT MOTION,  
CATCH A GLIMPSE OF OCEAN,  
COUNT ALL THE SHIMMERING LIGHTS DISPLAYED.

WHAT A SKYLINE, WHAT A NIGHT!  
YOU SHOULD SEE IT AT FIRST MORNING LIGHT.  
WE SHOULD GET TOGETHER FOR A BREATHTAKING VIEW,  
I'D LOVE TO SHARE A SUNRISE WITH YOU

(They break into an impromptu waltz, she suddenly breaks away)

**TORI**

I'm sure *my husband* will enjoy this

**BARRY**

Ah yes, the husband

**TORI**

We love each other very much

**BARRY**

Ah, then aren't you the lucky one with two loves: dear old hubby and the majesty of architecture. Is there a better place to enjoy both than here?

WON'T YOU FIND INSPIRATION  
IN THE LOFTY CONTOURS YOU SEE?  
MOMENTS WORTH ENSHRINING, TIME TO START DESIGNING!

**TORI**

I'LL BRING MY SKETCHBOOK ALONG WITH ME!

**BARRY**

Allow me to give you a head start.  
(He pulls out a rough architectural sketch)

**TORI**

Where'd you---

**BARRY**

Had it made for your architectural eye.

**TORI**

Oh, you certainly are prepared.

**BARRY**

WHAT A BLUEPRINT FOR SUCCESS!  
IT WILL ADD VALUE TO THIS ADDRESS

**TORI**

IMAGINE THE SUNDECK, WE'LL BE AWED BY THE VIEW.  
I knew I'd love living here.

**BARRY**

WHEN IT COMES TO A VOTE...?

**TORI**

WHEN IT COMES TO A VOTE...  
I'M VOTING WITH YOU!

(They shake and exit, reviewing the design as they do so. Beat, then CORKY enters, talking back to the open door.)

CORKY

What's so important that I had to see?  
(He looks back to the open door.)

Felix?

(FELIX appears, giving a bad performance as a gay man in a colorful Panama hat and matching shirt.)

FELIX

Sorry, just wanted to adjust my new Panama. How you like it?

CORKY

It's fine. Now what did you need me to--

FELIX

Just a little thing I picked up in the Village.

CORKY

Felix, what--

FELIX

I just love the Village. The adorable boutiques, the cute cafes, the bookstores.

CORKY

(Looking at his watch.)  
I'd love to chat, but--

FELIX

Certain kind of bars, if you know what I mean.

CORKY

No, I don't know what you mean, I don't know why you're wearing that outfit and I don't know why I'm on this roof.

FELIX

Picture this roof ... with a sundeck.

CORKY

Uh oh, Mitty got to you...

**WHERE THE BOYS HANG OUT**

**FELIX**

CAN WE TALK, MAN-TO-MAN?  
WE'RE ALIKE, YOU AND ME.  
THE SUNDECK'S A FABULOUS PLAN,  
SURELY YOU MUST AGREE.  
IT'S A PLACE TO GET TAN AND TO BE SOCIAL...  
WHERE THE BOYS HANG OUT.

THERE'S A GAME TO BE PLAYED  
BY US MEN-AMONG-MEN.  
SUNWORSHIPING GUYS ON PARADE,  
EACH ONE RATING A TEN.  
ALL THIS BEEFCAKE DISPLAYED HERE ON THE SUNDECK...  
WHERE THE BOYS HANG OUT.

WE ONLY PHILANDER GANDER-TO-GANDER,  
WE ONLY CAN-CAN MAN-TO-MAN.  
Give it a try!  
WE ONLY HUSTLE MUSCLE-TO-MUSCLE,  
WE ONLY SEE EYE-TO-EYE GUY-TO-GUY!

SOMEONE WITH YOUR FINESSE,  
SOMEONE WITH YOUR PHYSIQUE  
MIGHT DARE TO DISCREETLY CARESS  
AND MY KNEES WOULD GO WEAK  
LET'S ENSURE THE SUCCESS OF THE NEW SUNDECK...  
WHERE THE BOYS HANG OUT.

(Felix does a ridiculous dance, an attempted  
seduction tango.)

ONCE OUR HEAT SEEKING MISSILES HAVE TAKEN AIM  
WE CAN SAY "WE SAW, WE CONQUERED, WE CAME."

SO THE DECK IS THE PLACE  
WHERE OUR BODIES WILL SHINE.  
HEARTS POUND AND THE BLOOD STARTS TO RACE  
SHOW ME YOURS, I'LL SHOW MINE.  
IT'S THE CHOICE TO EMBRACE. VOTE FOR THE SUNDECK...  
WHERE THE BOYS HANG OUT.

THE SUNDECK WILL BE HOT, ALL SIZZLE, NO FIZZLE!  
A MOST APPEALING SPOT: BRONZE BODIES, ALL HOTTIES!  
SO TELL ME, HAVE I GOT YOU HOT-TO-TROT  
FOR WHERE THE BOYS HANG OUT.

CORKY

(Staggering, slowly working his way to the exit.)  
Forget the elevator. I'll just leap from here.

FELIX

Was I off-key? I could do it again--

CORKY

No! I just ... didn't know ...

FELIX

Well, I ... you know, I ... Ah, I can't do it. I mean, I  
can act, no doubt about that. But am I ...? No! Chicks,  
that's for me. Not that there's anything wrong with ...

CORKY

Then what are you--

FELIX

(Conspiratorially.)  
Mitty told me that if I deliver your vote, he'll introduce  
me to Broadway types.

CORKY

Should've known.

FELIX

Sure you couldn't swing a vote my way?  
(FELIX does a half-hearted hip swish.)

CORKY

Stop with the hips before I get sick. Look, I know what  
you're going through with the acting.

FELIX

How could you? You're living life the way you want,  
without a care in the world.

CORKY

(Sotto voce in his real voice.)

If you only knew.

FELIX

Hey, what happened to your voice?

**QUEEN FOR A DAY (REPRISE)**

**CORKY**

THE THINGS YOU GOTTA DO  
TO STAY ON TOP IN THIS BUS'NESS...

**FELIX**

I TREAT EACH JOB I DO LIKE IT'S A PLAY.  
I REPRESS ALL MY CHARMS TO PLAY SERGEANT-AT-ARMS  
TO PRETEND TO BE A QUEEN FOR A DAY.

**BOTH**

THE THINGS YOU GOTTA DO  
TO GET AHEAD IN THIS BUS'NESS

**FELIX**

I ACT OUT ANY ROLE THAT COMES MY WAY.  
EVEN DRESS IN DISGUISE AS DELIVERY GUYS

**BOTH**

OR PRETEND TO BE A QUEEN FOR A DAY.

**CORKY**

SOMETIMES I'M ONLY ACTING THAT I'M OVER THE TOP  
I REALLY AM RATHER SHY.

**BOTH**

BUT TO ENSURE THE BUS'NESS CASH FLOW ISN'T GONNA' STOP  
JUST MAKE SURE THE WORLD SEES ONE FLAMBUOYANT GUY.

**FELIX**

THE PROBLEM IS WHEN I PERFORM  
TOO WELL IN THIS BUS'NESS,  
THEN PEOPLE MIGHT BELIEVE THE ROLE I PLAY.  
THE CHICKS WILL STAY AWAY IF THEY BELIEVE I'M GAY,  
SO SPARE ME FROM BEING QUEEN FOR A DAY.

FELIX

So you'll vote for a sundeck?

CORKY

Not if they tied me down, sewed my eyes open and forced me to look at your back hairs for the rest of my life.

(He leaves.)

FELIX

Damn it! Should've gone with the Speedos!

(He lies down behind an obstruction to relax.)

**END OF SCENE**

**SCENE 7:**

**Courtyard**

AT RISE:

CORKY is outside the courtyard entrance to the garden. He stares into the garden, hoping for a chance encounter with JANICE. After a moment, JANICE enters the courtyard. CORKY is about to call to her, but he doesn't because he sees JORDAN follow JANICE out. Disappointed, CORKY stays out of sight and dejectedly watches JANICE and JORDAN.

JANICE

Thank you for coming, Mr. Tanner.

JORDAN

Jordan. I've seen the courtyard before.

JANICE

But have you seen its potential? A vista that's sprawling.

JORDAN

You mean, crawling.

(Looking at bugs on the ground.)

**MY EDEN (REPRISE)**

(Music begins, underscoring the dialogue)

JANICE

Believe me, I know how you feel. For I too come from the great outdoors.

JORDAN

Where, Colorado? Kansas?

JANICE

Queens. I've seen houses that actually have both front *and* back yards.

JORDAN

Wow.

JANICE

But these poor tenants, Mr. Tan-- Jordan. Not experiencing the lush foliage as we did. Think of their deprived lives.

JORDAN

(Sotto voce, to himself.)

More like depraved.

JANICE

And think of yourself. A landscape designer without a landscape.

JORDAN

So instead, I get this ant farm.

JANICE

It could be so much more. Something I've wanted for a long time.

**JANICE**

AND IN MY PIECE OF EDEN  
SOME DAY I WON'T DREAM ALL ALONE,  
PERHAPS, THERE'S A MAN WITH SECRETS OF HIS OWN ...  
AND MAYBE A LOVE THAT CANNOT BE DENIED.  
I NEED TO FIND MY EDEN,  
I DREAM I'LL FIND ACCEPTANCE THERE,  
I'LL BE FREE JUST TO BE  
THE WOMAN WHO'S HIDDEN INSIDE OF ME.  
FOR IN MY EDEN, THERE'S NO NEED TO HIDE.

JANICE

(Taking JORDAN'S arm.)

Just imagine a wall of ivy over there, impatiens over--

TORI

(From offstage.)

Hello?

(TORI enters and stares at JANICE'S arm on  
JORDAN.)

Oh.

JORDAN

(Releasing his arm and going to TORI.)

Hi.

TORI

Felix told me you were here and the door was open, so I--

JORDAN

Yeah, Janice was just showing me--

TORI

"Janice?"

JORDAN

Don't know why we all have to be so formal.

TORI

Well, I--

JANICE

(Looking at her watch.)

Ooops. Hard stop. Conference call from the coast. Perhaps  
you could inform Ms. Tanner about the garden?

JORDAN

Call her Tori.

TORI

*Mrs. Tanner* is fine.

JANICE

Nice to see you again, Mrs. Tanner. And congratulations.  
(She exits.)

JORDAN

Congratulations? For what?

TORI

That's what I came to show you.  
(She hands him a letter.)

JORDAN

(Reading.)

"This is to inform you that the board has accepted ..."  
Well, there you go.

TORI  
Isn't it wonderful? We're officially New Yorkers.  
(She hugs him.)

JORDAN  
I'm glad you're happy.

TORI  
Oh, I am.

JORDAN  
(Continuing from the letter.)  
"Per the board servitude clause, one of you must vote at  
tomorrow's meeting on the capital improvement proposals."

TORI  
We're a part of the building already.

JORDAN  
You want to attend or should I?

TORI  
Oh, it doesn't matter.

JORDAN  
As long as one of us is there to vote for the garden.

TORI  
The -- what?

JORDAN  
You know, Janice's proposal.

TORI  
But Mr. Mitty's observation deck would give people fresh  
air.

JORDAN  
Liberally seasoned with exhaust fumes.

TORI  
At least there's room up there.

JORDAN

There's room here, too.

TORI

For you and *Janice*.

JORDAN

What does that mean?

TORI

Nothing. I'm just thrilled that you two are on a first-name basis.

JORDAN

She was nice enough to show me her garden ideas.

TORI

What else was she showing?

JORDAN

You think I would ... with someone like *her* ... in a place like this? Wouldn't even *be here* if not for you.

TORI

I am so tired of your "I'm-in-a-place-I-hate-for-Tori" act.

JORDAN

Wow. The all-powerful president takes you to the roof, and suddenly you're a changed woman.

TORI

After getting caught in the act, you're shifting the blame.

JORDAN

For the last time, nothing happened with *Janice* -- Ms. Porter. I don't want her, and I don't want this. Should've never left Kansas.

TORI

Then go back.

JORDAN

Don't tempt me.

TORI

Who's stopping you?

(Beat.)

JORDAN

Think about what you're saying.

TORI

I am not living with a man who pines for the simpleton life, then pounces on the Porter express.

JORDAN

And I'm not staying with a woman who's giddy after dancing with Mitty.

(He storms out. She cries. Beat, then CORKY enters and puts his hand on TORI'S shoulder.)

CORKY

Anything I can do?

TORI

Oh, Mr. Bowser, is it any easier for you?

CORKY

Uhh--

TORI

I mean, no Venus and Mars, just Mars.

CORKY

It's never easy -- for Venus, Mars, or anything in between.

TORI

You live your life thinking you've found that someone.

CORKY

Whether she knows it or not--

TORI

What?

CORKY

Nothing. Nothing.

**REPRISE: A LOVE THAT MAYBE ISN'T MEANT TO BE**

**TORI**

I MOURN FOR A LOVE THAT PERHAPS ISN'T MEANT TO BE.  
STILL I BELIEVE THAT HE IS HEAVEN-SENT-TO ME.  
I'M SO "PIE-IN-THE SKY," HE'S A DOWN-TO EARTH GUY.

YET WE ACHIEVE A BALANCE...A BLEND.

HE IS MY ANCHOR, HE KNOWS WHAT APPEASES ME.  
WHAT WILL I DO IF MY MARRIAGE SHOULD END?  
HE OFFERS FRIENDSHIP, HE COMFORTS AND TEASES ME.  
I WILL BE SO LOST IF I LOSE MY BEST FRIEND

**CORKY**

I TOO, MOURN A LOVE THAT I FEAR ISN'T MEANT TO BE.

**BOTH**

AM I A FOOL, WAS THIS LOVE ONLY LENT TO ME?

**CORKY**

DARE I HOPE FOR ROMANCE?

**TORI**

DOES MY DREAM HAVE A CHANCE?

**BOTH**

IS THIS LOVE FOREVER LOST TO ME?  
I MOURN A LOVE THAT ISN'T MEANT TO BE.

**END OF ACT I**

**ACT II**

**SCENE 1:**

**Storage room**

AT RISE:

FELIX enters, carrying a box, which he stacks on others. He then addresses the box using his Robert DeNiro Taxi Driver monologue.

FELIX

"You talking to me? There's no one else in the room. ... I said, are you talking to—"

JORDAN

(Groggily, from behind the boxes.)

I'm not talking to anyone.

(Getting up from behind the boxes.)

I'm just trying to sleep.

FELIX

I always rehearse in the excess baggage room.

JORDAN

Well, right now it's my bedroom. So could you just pantomime?

FELIX

(DeNiro as young Godfather.)

"And if I do this for you, maybe one day I need—"

JORDAN

Felix.

FELIX

Fine. ... But why not a hotel?

JORDAN

Why not an inheritance to pay for it?

FELIX

So it's back to Kansas?

JORDAN

Nothing there if she's here.

FELIX

You and the Mrs.: thought you were happy.

JORDAN

Till New York. Till this building. Till we got dragged into the board vote.

FELIX

Which evil empire did you enter?

JORDAN

The garden's the way to go, but Tori got suckered by Colonel Mitty's sales pitch.

FELIX

She the only one got suckered?

JORDAN

I made a logical decision.

FELIX

That Porter wanted you to make.

JORDAN

That's-- The garden makes more sense because ... it's ... it's a garden and ... I ... got suckered, too. Probably lost my marriage in the process. So stupid!

FELIX

Glad we agree on something.

JORDAN

(Sarcastically.)

Thanks a lot.

FELIX

Anytime.

(He returns to stacking boxes.)

JORDAN

(He tries to adjust the boxes to clear some space.)

What is this crap anyway?

FELIX

Excess baggage from tenants who moved out.

JORDAN

For people who don't even live here? Why doesn't the board-  
-

FELIX

They don't like to think about it.

JORDAN

What's to think about? Just send a notice saying it will  
be removed unless it's claimed.

FELIX

You think it's that easy? With the recycling, sorting of  
plastics, cleaning of metal, bundling of paper --

JORDAN

So we bite the bullet and do it.

FELIX

Room'll just get filled with more baggage.

### **EXCESS BAGGAGE**

**JORDAN**

WHAT DO WE DO ABOUT EXCESS BAGGAGE?  
GOING THROUGH LIFE RETAINING TOO MUCH STUFF.  
WHEN DO WE START TO CLEAN OUT THE CLOSETS?  
WHEN DO WE SAY THAT ENOUGH IS ENOUGH?

WHAT DO WE DO ABOUT EXCESS BAGGAGE?  
PERSONAL LANDFILLS WE CAN'T IGNORE.  
WHY DO WE SEEM TO HOLD ON TO GARBAGE?  
WHEN WILL WE COME TO KNOW LESS IS MORE?  
LET THIS BE THE PLACE  
WE LEAVE THE BAGGAGE AT THE DOOR.

I MAY HAVE CAUSE FOR CONCERN,  
BUT I CAN LEARN TO GIVE AND TAKE.  
THERE ARE AMENDS I NEED TO MAKE.

WHAT SHOULD I DO ABOUT EXCESS BAGGAGE?  
LEAVE IT BEHIND SO I CAN LOOK AHEAD.  
CLEAR OUT MY HANGUPS FROM WINTER STORAGE,  
WEAR A NEW OUTLOOK INSTEAD.  
I'LL TRAVEL LIGHT, FREE AS A KITE,  
I'LL BE PROOF THAT EXCESS BAGGAGE CAN BE SHED.

JORDAN

God, I am so stupid!

FELIX

We covered that.

JORDAN

Acting like I've got all the answers. Above it all.

FELIX

Hence your lofty accommodations.

JORDAN

Well, that's going to change. Starting with me ...  
(A revelation.)  
... and this room.

FELIX

What?

JORDAN

(Excited.)  
Are Mr. Bowser and Ms. Moskowitz around?

FELIX

They were talking in the lobby.

JORDAN

Can you get them?

FELIX

You're not *that* good a singer.

JORDAN

Could you just--

FELIX

Whatever.

(HE leaves.)

JORDAN

Maybe this will help her see ... I've got to get her back.

**JORDAN**

I'LL HUMBLY FOLLOW YOUR LEAD  
AND EVEN PLEAD DOWN ON MY KNEES.  
ASKING IF YOU'LL FORGIVE ME PLEASE.

WHAT SHOULD WE DO WITH OUR EXCESS BAGGAGE?  
CAN THE OLD ARGUMENTS BE PUT TO BED?  
CAN WE PRETEND THAT WE NEVER SAID  
THOSE WORDS THAT WE SHOULDN'T HAVE SAID?  
CAN WE FORGET BLAME AND REGRET?  
CAN WE PROVE THAT EXCESS BAGGAGE CAN BE SHED?

(JORDAN begins moving boxes. After a moment,  
FELIX returns with DAISY and CORKY.)

CORKY

Why are we—

JORDAN

Know what you're looking at?

DAISY

An alcove in my personal hell.

CORKY

We know what the excess baggage room looks like—

JORDAN

It's not meant to be that.

CORKY

And what is—

JORDAN

The solution to Mayfair Place's capital project war: a  
social and recreation room.

DAISY

See, most of us, we stop playing in boxes after age six.

JORDAN

I'm not talking about boxes. I'm talking about clearing  
out everything, bringing in TV, music, some exercise  
equipment, chairs, magazines--

CORKY

We can't just throw this all out.

JORDAN

We'll contact who we can, post signs in the lobby.

CORKY

I don't know.

JORDAN

It'd be easy to do, less expensive and more accessible than Mr. Mitty's and Ms. Porter's projects.

DAISY

A chance to stick it to Tweedle dumb and dumber? Sold.

JORDAN

Mr. Bowser?

CORKY

Well, it would probably be best for the building ... but I know Ms. Porter won't be happy.

DAISY

That's called a win-win situation.

JORDAN

Like you said, it's best for the building. Shouldn't that be what the board is all about?

DAISY

Tell me again what planet you're from?

CORKY

No, you're right. Mayfair first.

DAISY

Then that's it: majority rule for a social room.

JORDAN

Um, well, not really. I only have half a vote. Tori has to--

CORKY

So just ask her to--

FELIX

He got booted.

JORDAN

I didn't get--

(Sighing.)

We mutually agreed that I should take some time away to--

FELIX

Right, and they call back after an audition.

JORDAN

Things have changed. I'll talk to her.

FELIX

Not if you want the vote. I'll bring her here, talk to her.

JORDAN

You?

FELIX

It's about presentation skills. About acting. Now go hide till I give your cue.

JORDAN

Why not? Can't screw up any worse than I already have.

(FELIX leaves to get TORI.)

DAISY

You know, this *is* Felix you're talking about.

JORDAN

(Going to a hiding spot behind boxes.)

You've got a point.

CORKY

Better stay in listening distance.

(FELIX returns with TORI.)

TORI

Oh, hi. I didn't... Is this a board meeting?

CORKY

No, just an excess baggage meeting.

FELIX

Now the room's a bit messy, but imagine it as a tenants' social and recreation room.

TORI

(Seeing it.)

Where everyone could go to ...

FELIX

To unwind. To talk.

CORKY

To call each other by first names. To be neighbors.

FELIX

To see a one-man show from a rising star.

TORI

Wow! You think we could hire stars to--

FELIX

I'm talking about me.

TORI

Oh, of course. You'd be ... I'm sure people would--

FELIX

Point is, we bring in a stereo, a few chairs and magazines, some exercise equipment and--

TORI

It's brilliant!

FELIX

That's what Mr. Bowser thinks. And Ms. Moskowitz.

TORI

You mean, you'd vote for--

(CORKY and DAISY nod their heads.)

So all we need is a third vote.

DAISY

No matter what Porter or Mitty say.

(TORI sighs and frowns.)

CORKY

What's the matter?

TORI

Half my vote belongs to Jordan, wherever he is.

FELIX

Oh, I think we could track him down.

TORI

No way he'd vote against his cool city flame, Ms. Porter.

(FELIX laughs; CORKY and DAISY snicker.)

TORI (CONTINUED)

What's so--

FELIX

(Still laughing.)

Porter and your boy. That's good.

TORI

Hey, women think Jordan is hot -- even if he is getting that ... spread.

(Boxes rumble.)

TORI (CONTINUED)

What was that?

FELIX

Nothing. Look, I got nothing against your boy. But him with Porter?

TORI

I'm told that cool type can be attractive to men.

FELIX

As long as you're wearing thermal underwear. Trust me, Jordan never got near her.

TORI

How do you know?

FELIX

Because *I* hit on her. And if she turns down leading man material, she's obviously not into straight guys.

TORI

And I accused him of ... I've ruined our -- I need to -- if only he were around to hear your brilliant idea.

FELIX

Yeah, well, see, it wasn't really my idea.

JORDAN

(Coming from behind the boxes.)

I came to realize ...

Jordan! TORI

JORDAN  
... what a moron I've been.

TORI  
But I--

JORDAN  
For being cynical and snide since we've been here.

TORI  
I had no right to be jealous.

JORDAN  
If you love New York, then I love New York -- or at least  
the part you live in.

**NO ONE ELSE BUT YOU**

**JORDAN**  
YOU REALLY MUST BELIEVE ME,  
THERE'S NO ONE ELSE BUT YOU.  
AND IF YOU'D EVER LEAVE ME FOR GOOD,  
I DON'T KNOW WHAT I'D DO.  
YOU ARE AN EAGLE SOARING.  
MY SUPERNOVA STAR!  
MY UNIVERSE IS BORING AND COLD  
UNLESS I'M WHERE YOU ARE.

IF YOU LEAVE ME HERE, WITHOUT OUR CRAZY ROMANCE,  
I'LL FADE AWAY, NO JOY IN MY LIFE.  
IF YOU STAY, GIVE ME ANOTHER CHANCE  
I'LL SHOUT IT FROM THE ROOFTOPS THAT YOU'RE MY WIFE!

**TORI**  
Really?

**JORDAN**  
Well, metaphorically speaking

**JORDAN**  
NOW CAN'T YOU SEE I'M HURTING?  
MY HEART IS BLACK AND BLUE.  
I HAVE NO WISH TO START FLIRTING AROUND

I SWEAR THERE'S NO ONE ELSE BUT YOU.

(They dance)

**TORI**

I'M A BASKET CASE WHEN LIVING WITHOUT YOU, DEAR.  
LOST IN A FOG, MY HEAD IN A CLOUD.  
I NEED YOU, SO LET ME MAKE IT CLEAR..  
ALL TALK OF SEPARATION IS NOT ALLOWED.

**JORDAN**

YOU ARE A RED FERRARI,  
A TRIP TO TIMBUKTU.  
THERE IS NO HUSBAND MORE SORRY THAN I,  
I SWEAR THERE'S NO ONE ELSE BUT YOU.

**TORI**

YOU ARE MY STRENGTH, MY ESCAPE, MY HEART.  
I CAN'T FIND MY BALANCE WHEN WE ARE APART.

**TORI**

YOU MAKE A WORLD  
WHERE I WANT TO LIVE.  
THERE'S NO ONE MORE

**JORDAN**

YOU ARE A RED FERRARI,  
YOU TAUGHT ME HOW TO LIVE.  
THERE IS NO HUSBAND MORE

**BOTH**

SORRY THAN I...  
TELL ME YOU'LL FORGIVE?

**JORDAN**

NO IF'S, ANDS OR BUTS, DEAR,  
YOU MAY DRIVE ME NUTS, DEAR,

**BOTH**

BUT THERE IS NO ONE ELSE BUT YOU.

TORI

Let's go home.

JORDAN

Yeah.

(They start to leave, then JORDAN stops.)

Oh, hey. I should talk to Janice, let her know why--

TORI

And I should talk to Mr. Mitty.

FELIX

Don't worry, I'll take care of it. Let them down easy.

TORI

Well ... all right. Great.

**END OF SCENE**

**SCENE 2:**

**Courtyard**

AT RISE:

BARRY and JANICE are arguing.

BARRY

Who cares about weeds when we could be touching the sky?

JANICE

While you're touching our wallets.

(FELIX and CORKY enter.)

FELIX

Ah, speak of the dueling devils.

CORKY

Hi.

JANICE

This boorish clod cannot get it into his walnut head--

BARRY

Walnut? I have the head of a warrior.

JANICE

Yes, thick and plated.

FELIX

Decision's made. Not going to be a garden.

BARRY

Yes!

FELIX

Or a sundeck.

BARRY

I told you the president would -- huh?

CORKY

See, we were in the excess baggage room, when--

BARRY

Why were you in the --

CORKY

Long story.

FELIX

Tanner wants to turn it into a social room.

JANICE

That's ridiculous. No one will vote for--

FELIX

Ms. Moskowitz will.

BARRY

But she committed her vote to me.

FELIX

She and Mr. Bowser have agreed to--

JANICE

Impossible. Mr. Bowser has agreed to support my garden--

FELIX

Mr. Bowser?

CORKY

Well, it kind of makes sense for the building. And while I like the garden--

JANICE

Just like all the rest.

CORKY

No, I--

BARRY

Well I, for one, will not go down without a fight.  
(To FELIX.)

And you, Ben-deNiro Arnold: get used to that broom; it'll be the only audience you'll ever see.

(He storms off.)

FELIX

(Following BARRY offstage.)

Wait! Those producers! You promised!

(Meanwhile, JANICE is pacing angrily.)

CORKY

Look, I know how disappointed you--

JANICE

(Angrily.)

Why did you change your vote?

CORKY

Because it's the right thing to--

JANICE

A garden is the right thing! I thought you saw that. How you and I would work together to ... to build an oasis for-

-

CORKY

(Dreamily.)

For the two of us.

(Snapping out of it.)

But not for the co-op.

JANICE

Masking weasely-ness with righteousness. Typical male. I thought you were different, but you're just like the straight ones, deep down.

CORKY

(Sotto voce.)

Not as deep as you think.

JANICE

You're just a man, and a man is a man is a ...

### **TESTOSTERONE TEST**

**JANICE**

WHY DID I THINK YOU THOUGHT JUST LIKE A WOMAN...

WHERE REASON AND EMOTION ARE ONE AND THE SAME.  
I NEVER THOUGHT YOU'D STOOP TO A MACHO MAN GAME,  
A POWER PLAY RESPONSE...WHO WOULD HAVE GUESSED  
THAT YOU'D PASS THE TESTOSTERONE TEST?

I THOUGHT YOU WERE A GUY WHO WENT HIS OWN WAY...  
CREATIVE INSPIRATION THAT CAN'T BE DENIED.  
I THOUGHT YOU WERE IN TOUCH WITH YOUR FEMININE SIDE  
A MAN WITH HIS Y-CHROMOSOME SUPPRESSED.  
BUT YOU PASSED THE TESTOSTERONE TEST.

I THOUGHT THAT YOU WOULD SEE...  
I THOUGHT THAT YOU'D AGREE A GARDEN IS WHAT WE NEED.  
BUT NOW I CAN'T DENY, YOU'RE JUST ANOTHER GUY  
A SENSITIVE MAN IS A VANISHING BREED.

**CORKY**

WHY WOULD YOU THINK I THINK JUST LIKE A WOMAN...  
A GAY MAN CAN BE MACHO, TESTOSTERONE-LACED.  
NEANDERTHAL TRADITIONS AREN'T SIMPLY ERASED  
WHY SHOULD I BE SO DIFFERENT FROM THE REST...  
I SHOULD PASS THE TESTOSTERONE TEST.

BUT THAT DOES NOT APPLY TO THIS DECISION...  
I REALLY AM A FELLOW WHO GOES HIS OWN WAY  
MY THINKING WOULDN'T CHANGE JUST BECAUSE I AM GAY,  
I'VE THOUGHT THIS OUT, I THINK MY CHOICE IS BEST.  
SO FORGET THE TESTOSTERONE TEST.

A SIMPLE COMPROMISE, DIPLOMACY APPLIES,  
MAJORITY MAKES THE CALL.  
THE SUNDECK IS A BUST, THE GARDEN BITES THE DUST,  
AN ALL-PURPOSE ROOM WOULD BE GOOD FOR US ALL.

JANICE

This is odd. My arguments are usually air-tight.

**JANICE**

I MUST ADMIT, I'M SOMEWHAT IMPRESSED...  
A FELLOW WHO CAN OUT-DEBATE THE BEST.  
THAT'S WHY I THINK YOU THINK JUST LIKE A WOMAN,  
BY OUT DEBATING ME, WITHOUT DEGRADING ME,  
YOU JUST FAILED THE TESTOSTERONE TEST!

(CORKY kisses JANICE passionately.)

JANICE

What the hell are--  
                  (He kisses her again.)  
you doing???

CORKY  
Sorry, I .. I don't know ...

(Beat, then she kisses him passionately. After a  
while, she pulls back frantically.)

JANICE  
Wait wait wait, what is going on here?  
                  (She kisses him again.)  
Stop it! Just--

CORKY  
But I'm not doing it.

JANICE  
Your voice: it's ... deeper ... less lisp.

CORKY  
It's um ... I don't know...

JANICE  
I don't know either. I don't know anything anymore. I--  
                  (She kisses him again.)

JANICE  
All right, we have to stop this.

CORKY  
                  (Deep and lustful.)  
Yeah.

JANICE  
Perfect. The first man I fall for is gay.

CORKY  
Well, see--

JANICE  
Ironic in a way.

CORKY  
I have a confession--

JANICE

Took a gay man to bring out the animal in me.  
(She kisses him hard, until he breaks away.)

CORKY

I'm not gay.

JANICE

What??

CORKY

Well, not technically.

JANICE

Not technically?

CORKY

I've never touched a man and never wanted to. I live for women, lust for women and am absolutely whacko about you.

JANICE

But your voice.

CORKY

Fake.

JANICE

Your look.

CORKY

Orchestrated.

JANICE

Your whole ... person.

CORKY

Well-rehearsed.

JANICE

But ... why?

CORKY

Because I was meant to interior decorate. I love it and I'm great at it.

JANICE

What does that have to do with--

CORKY

How many straight interior decorators do you know?

JANICE

That's a myth.

CORKY

The show isn't called, "*Straight Eye for the Queer Guy*."

JANICE

But--

CORKY

Look, I tried it as a straight decorator. Zippo. Then, a couple of acting lessons from my gay decorator buddies, and I can't keep up with the work.

JANICE

So your whole life is a sham.

CORKY

Nope. I *am* a great decorator.

JANICE

But you've been misleading everyone about being gay, when--

CORKY

I never said I was gay. If people, because of their own stereotypes, reached that conclusion ...

JANICE

Typical male -- *straight* male -- response. Turn it around to deflect the blame. Conniving, manipulating, macho--

(He kisses her tenderly. She giggles.)

I feel like a school girl.

CORKY

Me, too. No, not a schoolgirl, school guy. You know, all guy.

JANICE

(Giggling again.)

Yeah, I know. I ...

(Stops giggling and becomes her old cold self.)

Your plan almost worked.

CORKY

I'm not trying to-

JANICE

Believe me, this battle is far from over.

CORKY

What battle?

JANICE

Are you familiar with the term, career castration?

CORKY

(Covering his groin.)

What are you-

JANICE

We both know what would happen if your straightness came out of the closet.

CORKY

You're blackmailing me for the garden vote?

JANICE

Blackmail is such a prosaic term. I prefer, *quid pro quo*.

CORKY

Call it what you want, I'm not doing it.

JANICE

But your career.

CORKY

(Takes her hands.)

*This* is more important.

JANICE

(Pulls her hands back brusquely.)

*This* will never leave the courtyard -- which had better be a garden if you want a career.

CORKY

Screw the career. I want you.

JANICE

Do not play strategic chicken with me.

CORKY

(Suggestively.)

There are other games we could play.

JANICE

I'm telling you, I will go all the way.

CORKY

(CORKY smiles suggestively.)

That's what I'm talking about.

JANICE

That's not what I meant--

**WITHOUT YOU**

**CORKY**

MY DEAR, BEFORE I MET YOU, LIFE WAS SIMPLE.  
THE COST OF MY CAREER WAS ACTING GAY.  
BUT YOU'VE CAUSED ME TO QUESTION MY PRIORITIES  
WILL I LET LOVE SLIP AWAY?

I CAN'T DO WITHOUT YOU  
YOUR FACE HAS BEEN ENGRAVED ON MY HEART.  
IF YOU WILL TAKE A CHANCE ON ME,  
THEN OUR NEW LIVES CAN START.

I CAN'T DO WITHOUT YOU,  
YOUR VOICE SENDS SHIVERS ALL DOWN MY SPINE.  
I HEAR THE SECRETS OF YOUR LONELY SOUL,  
A SOUL THAT MATCHES MINE

I FEAR THE COST AS I'M LOST IN THIS FREE FALL.  
THE CHANCE TO EARN YOUR LOVE  
MAKES ME DARE RISK IT ALL.

Without you, my life's a charade.

I CAN'T DO WITHOUT YOU,  
YOU ARE THE WISHING STAR IN MY SKY.  
YOUR LOVE ENABLES ME TO FLY.  
BUT WITHOUT YOU, I'M JUST AN ORDINARY,  
LONELY, EARTH-BOUND GUY.

**JANICE**

MY BEST SURVIVAL INSTINCTS SAY TO DOUBT YOU.  
YOU JUST ADMITTED ALL THE LIES YOU TOLD.

YOU SAY YOU REALLY LOVE ME--I'VE HEARD THAT BEFORE,  
YOUR ONE-TRACK-MIND LEAVES ME COLD.

I'LL DO FINE WITHOUT YOU  
I'M PRACTICAL, SUCCESSFUL, AND STRONG.  
MY LIFE DOES NOT REQUIRE A MAN.  
YOU WON'T PROVE ME WRONG.

(He kisses her, she moans)

WHAT IS IT ABOUT YOU  
THAT MAKES MY STOIC HEART SKIP A BEAT?  
NO MAN BELOW A CORP'RATE C E O  
COULD SWEEP ME OFF MY FEET.

(She kisses him, he moans)

THRILLED, YET PERPLEXED,  
SLIGHTLY VEXED AT YOUR NEARNESS.  
I NEVER LET MY GUARD DOWN,  
BUT...

(They both kiss each other as the music continues.  
Then spoken on a sigh.)

Yes.

WHAT IS IT ABOUT YOU  
THAT MAKES MY JADED HEART START TO FEEL?  
PERHAPS OUR ASSETS COULD BE JOINED,  
A MERGER COULD BE A MUTUALLY ADVANTAGEOUS DEAL.

CORKY

You know it, too. The walls we've built ...

JANICE

The defenses we've mustered ...

CORKY

The illusions we've created.

JANICE

They don't stand a chance compared to what we could have.

**BOTH**

I CAN'T DO WITHOUT YOU  
IF I'M A FOOL TO FALL FOR YOUR CHARMS,  
I'LL OFFER UP MY FOOLISH HEART,  
I'LL RISK ROMANCE AND TAKE A CHANCE  
ON MILLION-DOLLAR KISSES IN YOUR ARMS.

**END OF SCENE**

**SCENE 3:**

**Exterior in front of building**

AT RISE:

FELIX, DAISY, JORDAN and TORI are discussing design ideas for the new social room. Beat, then JANICE and CORKY enter from down the street, holding hands. Oblivious of the others, they gaze dreamily at each other. Then, noticing everyone else, they quickly release hands.

JANICE

I happened to run into Mr. Bowser on the way home and--

JORDAN

You know, I never thought we'd get your vote.

JANICE

Once I did an in-depth analysis of the project, I concurred with the consensus.

CORKY

(Inside joke as he looks at JANICE.)  
Strictly rational.

FELIX

Which leaves Mr. Mitty as the only naysayer.

DAISY

Oh well, you can't expect an old tiger to change --  
(They all stop and stare as BARRY enters from the street offstage wearing an ostentatious silk striped warm-up suit, and smiling broadly.)  
... pinstripes?

BARRY

Ah, the social room contingent, already being social.

CORKY

Wow, that's some outfit.

BARRY

Oh, this little thing? Nothing, really.

FELIX

So we were just--

BARRY

As president of the board, I would like to personally supervise the construction of the social room.

CORKY

But you didn't vote for--

BARRY

This is New York. You get knocked down here, you get up, dust off, dive in. And I've got some great ideas on how to make the room ... okay. I mean, it'll never be a sundeck.

JANICE

Who cares about your tar pit when a lush garden would have--  
-

(FELIX chuckles.)

BARRY

What's so funny?

FELIX

Just wondering what would happen if you put half the energy you waste on fighting into all three projects.

JANICE

All three? This building cannot afford--

FELIX

I said energy, not money.

(Indicating JORDAN.)

He's a landscape guy. You telling me he couldn't put in a measly garden?

(JORDAN shrugs as if it would be no big deal.)

She's an architect. And he's an interior decorator. You think they couldn't figure out a look for all three?

CORKY

Wouldn't be a problem.

FELIX

(To BARRY.)

All you talk about is how a military guy has to know his way around a hammer -- and a toothbrush.

BARRY

A HIPDOC.

FELIX

And you, Ms. Moskowitz. All this grouchy stuff - it's all an act. I see you sneaking a paintbrush onto chipped spots, a broom in the corners.

DAISY

Let that out, and I'll bite your nose off.

JORDAN

Maybe he's onto something.

DAISY

Maybe he's on something.

TORI

No, really. If we save on costs by doing it ourselves ...

JORDAN

We *could* do all three projects.

JANICE

Since it could be construed that I will benefit more from the garden, I will pay for the plants.

BARRY

Still trying to make me look bad, huh?

JANICE

You don't need me to do that.

BARRY

Well *I'm* going to pay for the sundeck flooring. How do you like that?

DAISY

Maybe you two should fight more often.

TORI

(To CORKY)

I have some architectural ideas I'd love to share with you.

JORDAN

And I'll try to figure how to landscape the courtyard so it doesn't look like a fern closet.

BARRY

Don't forget, we've got to get permits for all this.

DAISY

I'll take care of it. Plenty of people in the building department owe me favors.

CORKY

You know, in all the time I've been here, I still don't know what you do.

DAISY

Head processing agent, department of motor vehicles.

CORKY

Perfect. And the building department owes you ... ?

DAISY

For the free course I give to municipal workers: how to develop a thousand-yard stare for any customer situation.

CORKY

So that's where they get that.

TORI

This is so exciting! I knew this was the right building. I can't wait to--

DAISY

(Typical deadpan.)

Woo woo.

## **CO-OPERATION**

### **ALL**

TO GET SUPPORT FROM THE BOARD  
TO GET YOUR HEATING RESTORED  
TO KEEP THE CHINESE MENUS AT BAY.  
COOPERATION'S A MUST  
WE HAVE TO LEARN TO ADJUST  
COOPERATION IS THE WAY.

TO GET A DUPE OF YOUR KEY  
TO GET THE BOARD TO AGREE  
TO MAKE THE DAILY GRIPES DISAPPEAR.  
WE HAVE TO WORK AS A TEAM

WITH EQUAL SHARES IN A DREAM  
COOPERATION STARTS RIGHT HERE.

**DAISY**

Excuse me while I puke...

**ALL**

FINALLY, WE CAN BUILD COMMUNITY  
THEN WE'LL SEE THAT GIVE-AND-TAKE IS NO JOKE.

**DAISY**

What kind of weed do you smoke?

**ALL**

IF YOU THINK EV'RYONE'S WRONG  
AND YOU JUST CAN'T GET ALONG  
THE PROBLEM MIGHT BE YOUR POINT OF VIEW.  
DON'T BE A SLAVE TO YOUR PRIDE.  
SET YOUR AGENDA ASIDE...  
COOPERATION STARTS WITH YOU.

**JANICE**

IF MITTY CALLS THE SHOTS  
THEN WE ARE DOOMED FROM THE START  
INTEGRITY IS BOUND TO FALL APART.

**BARRY**

AND BOWSER AS DESIGNER, WHAT A TERRIBLE FATE.  
HE'S BAD ENOUGH,  
YOU'D THINK THAT HE WAS STRAIGHT.

**DAISY**

IF PORTER DOES THE GARDEN  
WELL, I DON'T EXPECT MUCH.  
THE PLANTS WILL NOT SURVIVE HER FRIGID TOUCH.

**CORKY**

AND SPENDING TIME WITH MOSKOWITZ...OH RAPTURE, OH JOY!  
WITH THIRTY SEVEN HABITS THAT ANNOY!  
Not that I'm counting...

**ALL**

IF WE TRY, WE CAN SEE THINGS EYE-TO-EYE.  
AND BY-AND-BY, COOPERATION WILL FLY...

**BARRY**

(Spoken)

All in favor, say...

**ALL**

(Spoken)

Aye!

WE'LL MAKE A GARDEN TO LOVE,  
AND BUILD A DECK UP ABOVE,  
CREATE A ROOM WITHOUT ANY STRESS.  
WE'RE GONNA TRY QUID PRO QUO  
AND OUR RESULTS GONNA SHOW,  
COOPERATION BRINGS SUCCESS.

**BARRY**

AND IN SUMMATION

**JANICE AND JORDAN**

RESIGNATION

**TORI, CORKY AND FELIX**

PURE ELATION

**DAISY**

CONSTIPATION

**ALL BUT DAISY**

What?

**ALL**

THE ANSWER IS...

COOPERATION

(General conversation as everyone starts  
shuttling toward the building. The following two  
lines are spoken simultaneously.)

CORKY

Wait wait wait.

(Everyone stops.)

BARRY

Hold it.

CORKY

Ms. Porter and I have something to say--

BARRY

I believe I have the floor.

DAISY

This isn't a board meeting. We don't need to argue about--

BARRY

No argument. I just wanted to say ... well ... how much  
I've been inspired by Mr. Bowser.

CORKY

Me?

JANICE

You're always picking on him.

BARRY

A defense mechanism. My new therapist says I've been channeling my fears and anxieties into macho attacks.

JANICE

You mean your pompous, aggressive, anal retentive--

BARRY

To hide the fact that I'm gay.

JANICE

Compulsive and--

(CORKY gently nudges her. Beat.)

You're ...

BARRY

Always have been, always will be.

TORI

But you came on to me.

BARRY

To get your vote. Sometimes, you have to take the role that's there.

FELIX

I know that.

BARRY

To pull it off, I pictured your husband.

JORDAN

I wish I didn't know that.

BARRY

But those days are over. I'm out of the closet now, and proud of it.

CORKY

Good for you.

BARRY

And I have Mr. Bowser to thank for it.

CORKY

Um, well, see--

BARRY

For years, I've secretly admired your courage. To stand up and be yourself. To be pure and truthful and--

CORKY

I'm not gay.

BARRY

And -- hmm?

CORKY

I'm no longer -- well, actually, I never was -- gay.

BARRY

But the voice, the clothes, the comments.

CORKY

All an act.

BARRY

Why would--

CORKY

How many straight interior decorators do you know?

(Everyone murmurs agreements.)

But that's all changed now. She's changed me.

JANICE

We're in love.

FELIX

You, in love with a straight guy?

JANICE

With a love like ours, we'll somehow make it through his straightness.

TORI

(Saccharine sweet.)

Gays who are straight, straights who are gay: so New York!

BARRY

(Nervously.)

No, no, no, I'm -- it was a joke.

DAISY

Oh boy.

BARRY

Of course I knew Mr. Bowser was straight. I was just going along with his, you know, practical joke.

BARRY (CONTINUED)

(Removing the top of his matching sweat suit.)  
Like this outfit.

CORKY

It's okay, Mr. Mitty.

BARRY

I never wear matching sweat suits! It's so ...

DAISY

This is New York, Mitty. It's all good.

BARRY

But I'm--

(Music starts.)

CORKY

Let's meet at the room tomorrow to get started.

TORI

I'll bring drinks.

JANICE

I'll bring a snack.

DAISY

I'll bring Prozac.

(General conversation, then BARRY yells to be heard.)

BARRY

It was a joke! I hate musicals! Can't stand Cher! Hate Liza! Who's Judy Garland?

**MAYFAIR PLACE (FINALE)**

**ALL**

WELCOME TO MAYFAIR PLACE,

**JANICE**

WE EXPERTLY INTERFACE

**ALL**

AVOID STORMY SAILINGS AND HUMAN FAILINGS,  
A MODEL FOR THE HUMAN RACE.

WE LIVE IN HARMONY

**DAISY**

ONE BIG, HAPPY FAMILY.

**BARRY**

What the hell!!!

IN DRAG, OR IN TU-TU, YOU CAN BE TRUE  
TO THE PERSON YOU ARE MEANT TO BE.

**BARRY and CORKY**

DARE TO COME OUT WITH YOUR SECRETS.

**TORI**

THROW THE DAMN BOOK IN THE DITCH

**FELIX, JORDAN, JANICE, DAISY**

JUST BE YOURSELF

**JORDAN**

BE A CYNIC

**JANICE, FELIX**

BE A DREAMER

**DAISY**

BE A BITCH.

**BARRY**

SO WE MIGHT ARGUE AND SQUABBLE,

**DAISY**

SO WE MIGHT THREATEN AND SHOUT.

**ALL**

BUT SINCE WE ACT AS A FAM'LY,  
WE KNOW WE CAN WORK THINGS OUT.

WELCOME TO MAYFAIR PLACE, COMRADERIE TO EMBRACE.

**JANICE**

WE'LL LOWER DEFENSES

**CORKY**

NO MORE PRETENSES

**ALL**

OUR GRIPES AND OUR LABORS ARE SHARED BY NEIGHBORS.  
SO WE'RE ALL INVITED TO BE UNITED,  
SHARING OUR HOME AT MAYFAIR PLACE!

**END**