

# A Comprehensive Plan *for the* Restoration of St. Paul's *and* Community Center Development

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Presented by The Committee to Save St. Paul's & The Garden City Historical Society

*October 6, 2011*

# Vision

Take the necessary first step towards making St. Paul's  
a vibrant community / recreation center.

## Objective

- Summarize & verify construction cost
- Identify structure/financing, usage, operational costs, grants and private funding
- Secure Board support for the Plan

## Commitment to Village

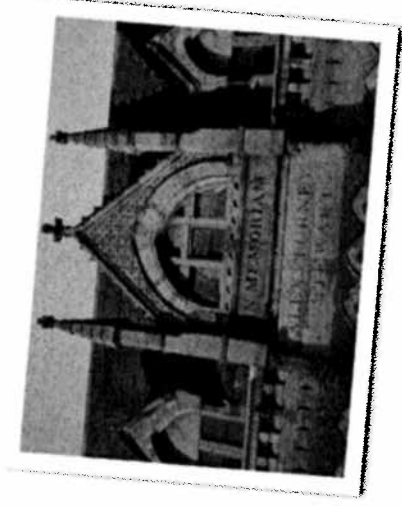
- Maintain local support
- Recruit resident expertise on finance, construction, architecture, fund raising, community use, operating costs
- Stay with original costs and plans but add options as needed
- Use professional resources and advice as needed
- Ongoing communication with Mayor's committee and public at large

## 6 Major Tasks / Committees

- Cost verification
- Structure / finance
- Fundraising – private
- Fundraising – grants
- Community uses
- Operating costs

# Value of Volunteer Service

Cost verification and consultation on construction work:	
	\$35,000
Research and formulation of legal structure:	
	\$10,000
Capital campaign, solicitation of pledges and preparation of marketing materials:	
	\$50,000-60,000
Preparation of Environmental Protection Fund application:	
	\$5,000-8,000
Facility use potential:	
	\$1,500
Preparation of projected operating expenses:	
	\$1,500
Total Value:	\$103,000-\$116,000



# Plan / Costs / Verification

# Verification

## **Experts Consulted for Opinion**

Dan Donnelly – CEO, Donnelly Mechanical

## **Third Party Verification:**

Lawless & Mangione: report dated 12/17/2010

## **Architects:**

Franklin Dickinson, AIA - Dickinson Associates

Cosmo Veneziale, AIA

Lynn Hackett, AIA - Tetra Tech

## **Contractors/Consultants:**

Pat Hughes, Hughes & Associates, Roofing and Waterproofing Solutions, Sayville, NY

Pat Giugliano, F & F Roofing, Floral Park, NY

Joe Boccia, Boccia Waterproofing & Masonry, Garden City Park, NY

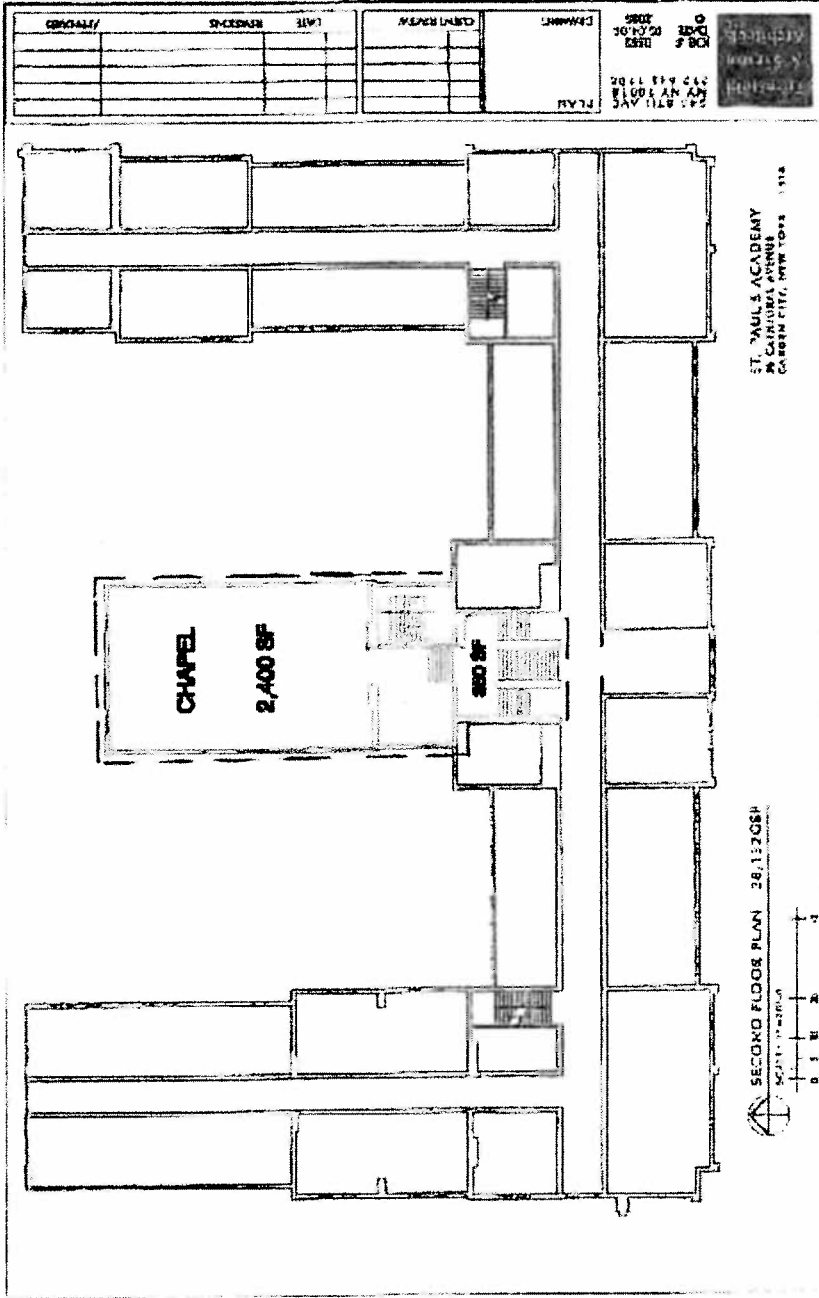
Tom Scarafioro of B&A Restoration, Deer Park, NY

Chris Rivelle, Garden City Resident/Construction Consultant

# Our Plan

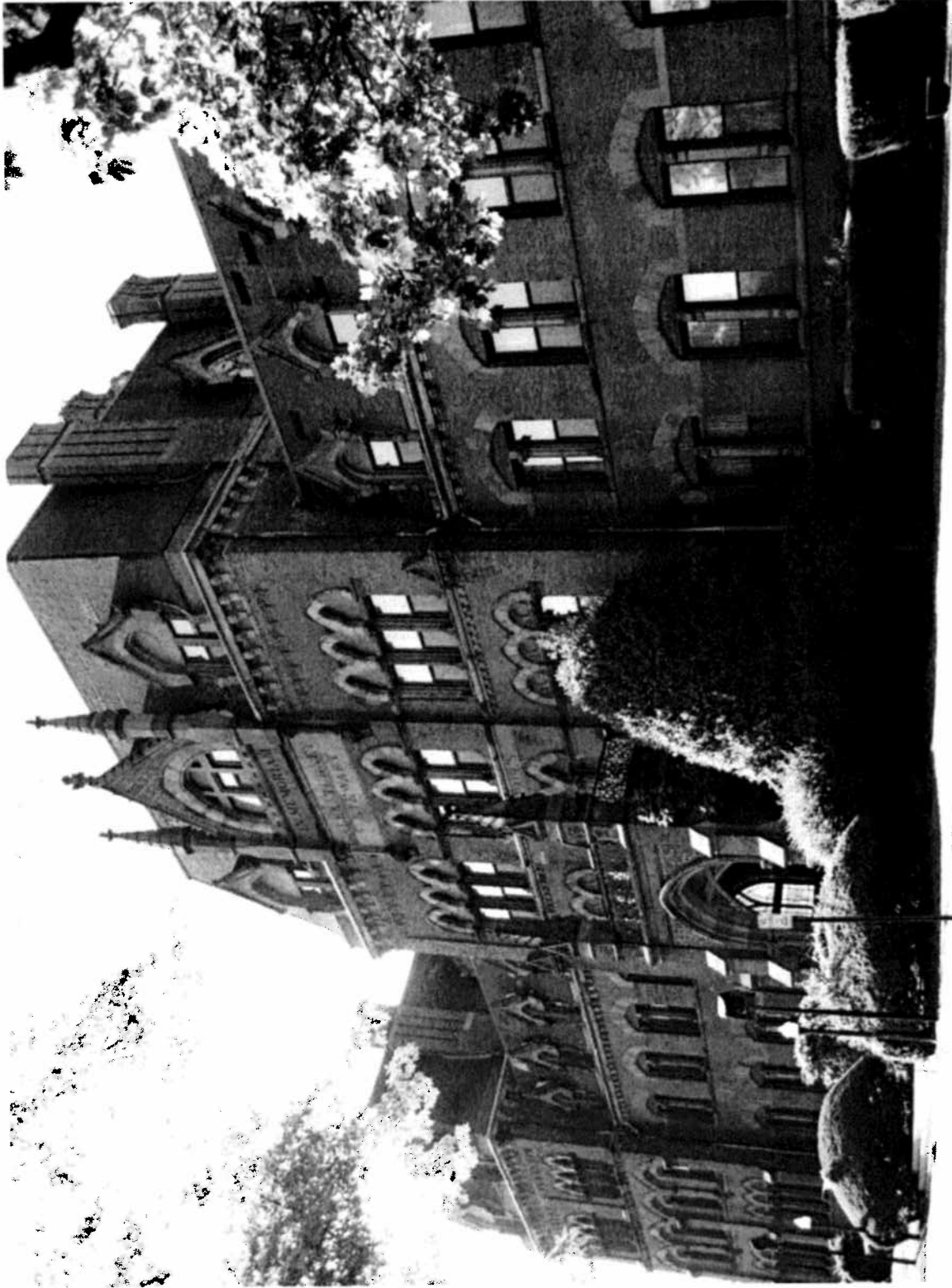
- Complete preservation of exterior of building
  - Entire new roof
  - Windows, pointing and masonry where necessary
- Install fire and smoke alarms and sprinklers throughout the building
- Hazmat abatement
- Rehabilitation of major rooms on first floor
- Rehabilitation of the chapel
- Seal off upper floors for possible future use
- Full compliance with all building codes –
  - The Existing Building Code of NYS, 2007 (EBC)
  - The Building Code of NYS, 2007 (BC)
  - The Fire Code of NYS, 2007 (FC)
  - All other applicable documents



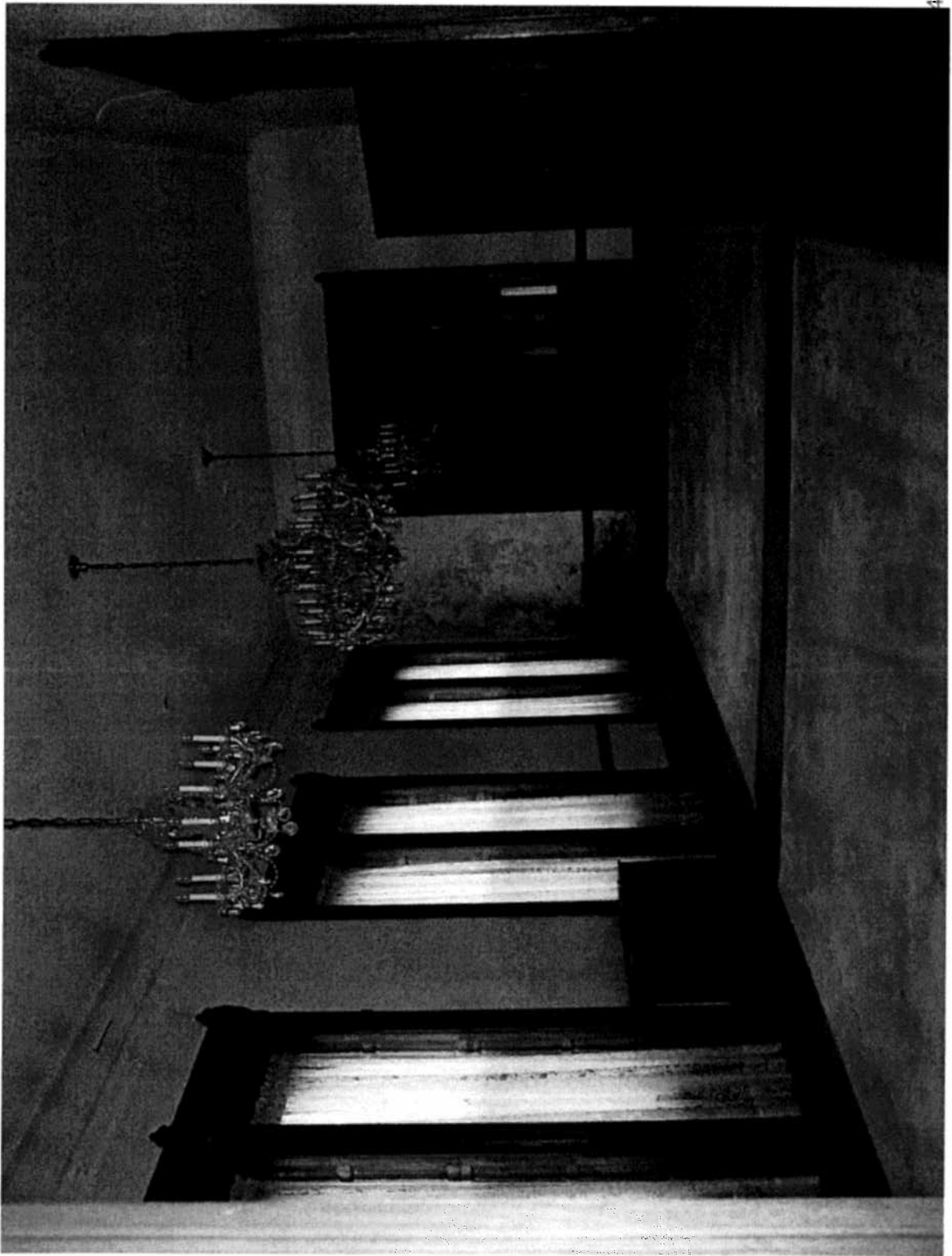


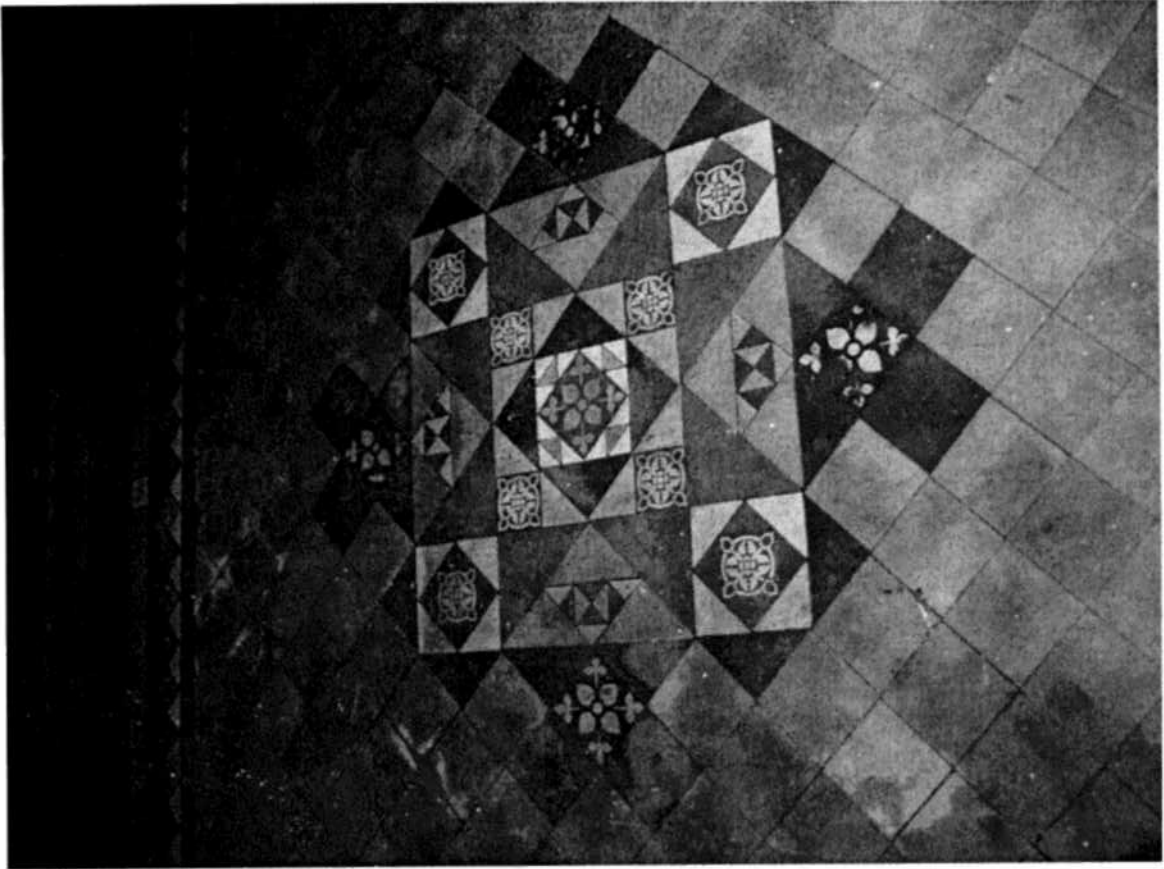
**NOTES:**

1. 2<sup>nd</sup> floor Chapel location will require 2<sup>nd</sup> means of egress from space. Allowable occupancy will also require a public assembly permit. 2<sup>nd</sup> means of egress location (not shown), however allowance is included in budget for this work.

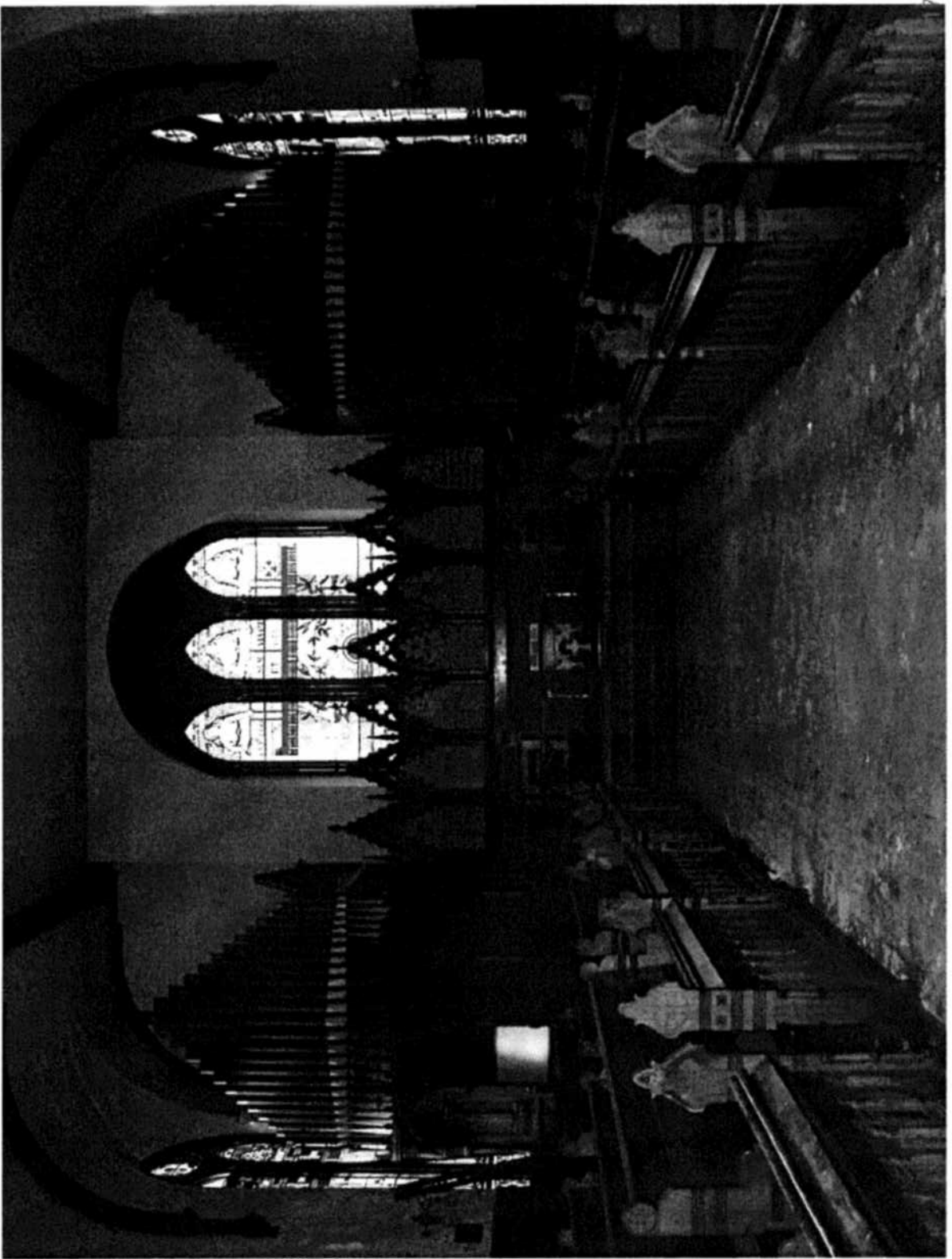












# St Paul's School SUMMARY

Sullivan Builders Group

**St Paul's School Renovation**  
Garden City, New York

ARCH: None

**CONCEPTUAL BUDGET ESTIMATE SUMMARY**

Est. Date : 15 August 2011  
Est. No. :  
File Code : St Pauls  
Lead Estr. : WPS  
Dwgs. Rec'd : NONE

Description	Quantity	Unit	Cost	Total	Comments
<b>SUMMARY SHEET</b>					
<b>10,500 SF Usable</b>					
Exterior Work Reduced Scope				2,749,210	
Interior Fitout 10,500sf				5,245,130	
Abatement Costs (Based on Reports dated 4 Nov 2010 & 9 Nov 2010)				230,000	
<b>TOTAL DIRECT WORK</b>				<b>8,224,340</b>	
GENERAL CONDITIONS				Incl w/Work Estimate	
CONTRACTOR OH/P				Incl w/Work Estimate	
ESCALATION (0%)				Not Included	Escalation 0%
F,F, & E				Not Included	
INCIDENTALS (Varies)				Incl w/Work Estimate	
DESIGN CONTINGENCY				Incl w/Work Estimate	
CONSTRUCTION CONTINGENCY				Incl w/Work Estimate	
<b>TOTAL BUILDING COST</b>				<b>8,224,340</b>	

**St Paul's School  
10,500 SF Occupied Space**

SULLIVAN BUILDERS GROUP  
Interior Fitout Program  
St Paul's School Renovation  
Garden City, New York  
ARCH: NONE  
CONCEPTUAL BUDGET ESTIMATE

Est. Date : 15 August 2011  
Est. No. :  
File Code : St Pauls  
Lead Est. : WPS  
Dwgs. NONE

Description	Quantity	Unit	Cost	Total	Comments
<b>RECONSTRUCTION FOR OCCUPANCY - 10,500 SF Space</b>					
<b>INTERIOR ACTIVITIES</b>					
Remove Existing Finishes	5,600	SF	\$10.00	\$56,000	Selective Removals for Reuse
Structural Modifications @ Existing Masonry Walls	5,600	SF	\$12.00	\$67,200	Misc Openings to Accommodate New Installs
Restore Existing Finishes @ Corridors	2,500	SF	\$20.00	\$50,000	Cleaning , Some Limited Repairs
Chapel Woodwork Cleaning	1	Allow	\$100,000.00	\$100,000	
Chapel Finishes	2,400	SF	\$85.00	\$204,000	
Chapel Electrical Lighting	2,400	SF	\$15.00	\$36,000	
Grand Stairway Work	1	Allow	\$65,000.00	\$65,000	Some Restoration, new lighting, etc.
Install Fire Rated "Separation" Partitions W/Doors	1	Allow	\$50,000.00	\$50,000	Provide Fire Separation Occupied from Unoccupied Areas
Install New 2nd Means of Egress Stairs from Chapel	1	Allow	\$50,000.00	\$50,000	Required for Chapel Occupancy - No Location Yet
Create New Toilets Complete	4	Allow	\$37,500.00	\$150,000	Includes Required Plumbing - No Ceramic Tile
Install New Finishes ( Ceilings, Floors, Walls, Paint)	5,600	SF	\$40.00	\$224,000	Save Existing Wood Trim Etc.
Building Specialties	5,600	SF	\$4.00	\$22,400	
<b>MECHANICAL/ELECTRICAL/FIRE PROTECTION ACTIVITIES</b>					
New HVAC System (10,500sf)	35	Tons	\$5,000.00	\$175,000	Equipment, Installations, Room Construction
HVAC Distribution	10,500	SF	\$14.00	\$147,000	
Electrical Wiring Power and Lighting Distribution	10,500	SF	\$17.00	\$178,500	
Upgrade Electrical Service Incoming	1	Allow	\$45,000.00	\$45,000	
Lighting	10,500	SF	\$12.00	\$126,000	
Install New Fire Sprinkler System "DRY"	125,000	SF	\$8.00	\$1,000,000	Install Dry System to entire Building
LULA Elevator	1	Allow	\$60,000.00	\$60,000	Includes Enclosure Req'd for ADA Compliance
Fire Alarm/Security	125,000	SF	\$5.50	\$687,500	Install new FA System in entire Building
<b>BUILDING PREMIUMS</b>					
Lead Area Premium	1	Allow	\$75,000.00	\$75,000	Mitigate 10,500 sf and Lead Training/Management Balance
<b>TOTAL DIRECT WORK</b>				<b>\$3,568,600</b>	
GENERAL CONDITIONS (8%)				\$285,488	
CONTRACTOR OH/P (5%)				\$182,180	
ESCALATION (0%)				\$0	
F, F, & E				\$0	Not Included Currently at 0% /yr
INCIDENTALS (15%)				\$605,440	A/E/CM Fees, Testing, Permits, Some Legal
DESIGN CONTINGENCY(5%)				\$232,085	
CONSTRUCTION CONTINGENCY(8%)				\$371,337	
<b>TOTAL BUILDING COST</b>				<b>\$5,245,130</b>	

**St Paul's School  
Stabilization Program**

SULLIVAN BUILDERS GROUP  
Building Stabilization Plan  
St Paul's School Renovation  
Garden City, New York  
ARCH: None

Est. Date : 15 August 2011  
Est. No. :  
File Code : St Pauls  
Lead Estr. : WPS  
Dwgs. Rec'd : Floor Plans Only

Exterior Scope

**CONCEPTUAL BUDGET ESTIMATE**

Description	Quantity	Unit	Cost	Total	Comments
<b>EXTERIOR RESTORATION or SIMPLE STABILIZATION</b>					
<b>A) Roof Repair/Replacement</b>					
Manlifts / Scaffolding/Safety	1	LS	150,000	150,000	
Remove Existing Flat Roof	33,100	SF	4	132,400	
Install New 3ply Modified Bitumen Roof System	33,100	SF	8	264,800	
Install New Perimeter Thru-wall Flashing @ Flat Roof Areas	1,679	LF	120	201,480	
Remove Existing Shingle Roof	31,601	SF	3	94,803	
Replace Water Damaged Sheathing	15,000	SF	6	90,000	
Replace Water Damaged Structural Wood Components	1	Allow	50,000	50,000	Architectural Shingles
Install New Shingle Roof	320	SQ	200	64,000	
Install New Copper Roof Flashings @ Slate Roof	5,129	LF	25	128,225	
Install New Copper Gutters and Downspouts in Selected Areas	479	LF	25	11,975	Reduced Scope Balance Deferred
<b>SUBTOTAL Roof Repair &amp; Replacement (Direct Work)</b>				<b>1,187,683</b>	
<b>B) Masonry Repair/Replacement</b>					
ManLifts / Scaffolding	1	Allow	-	0	In Roofing Scope
Clean Exterior Façade - Basic	1	Allow	50,000	50,000	Cleaning in Conjunction w/ Repointing etc.
Repoint Façade	1	Allow	374,400	374,400	Selected Areas
Replace/Repair Stone Sills	1	Allow	15,000	15,000	
Spalling Brick Repair	1	Allow	25,000	25,000	Selected Areas
Repair Structural Masonry Cracking	1	Allow	25,000	25,000	Selected Areas
Replace Structural Masonry as Required	1	SF	25,000	25,000	Selected Areas
Heavy Stain and Growth Removal	1	SF	20,000	10,000	Selected Areas
<b>SUBTOTAL Masonry Repair &amp; Replacement (Direct Work)</b>				<b>524,400</b>	
<b>C) Window Repair/Replacement</b>					
ManLifts / Scaffolding/Safety	1	Allow	35,000	35,000	
Repair/Replace Existing Windows Where Damaged	1	Allow	35,000	35,000	Window Replacement can be Phased Starting w/those in worst condition
Furnish and Install New Weather Shield Over Stained Glass	1	Allow	25,000	25,000	
Exterior Sealants	1	Allow	15,000	15,000	
Furnish, Install or Repair Exterior Entrance Doors	1	Allow	30,000	30,000	Doors That Enter Public Use Space
Repair Miscellaneous Exterior Doors	1	Allow	20,000	20,000	Doors not in Public Use Space
<b>SUBTOTAL Window Repair &amp; Replacement (Direct Work)</b>				<b>160,000</b>	
<b>TOTAL DIRECT WORK (Partial Scope)</b>				<b>1,872,083</b>	
GENERAL CONDITIONS (8%)				149,767	
CONTRACTOR OH / P (5%)				101,092	
ESCALATION (0%)				0	
INCIDENTALS (1.5%)				318,441	Not Included Currently at 0% / yr
DESIGN CONTINGENCY(6.5%)				137,991	A/E Consultants, Testing, Some Legal
CONSTRUCTION CONTINGENCY(8%)				169,835	
<b>TOTAL BUILDING COST</b>				<b>2,749,210</b>	

## Comparison of Turner Construction and Sullivan Builders Estimates for Work at St. Paul's

The Turner Construction Company, at the request of the Village of Garden City, provided a budget estimate based on their review of the building and a scope of work that was not entirely comparable with the CSSP program.

## Comparison of Turner Construction and Sullivan Builders Estimates for Work at St. Paul's

- “Apples to apples” comparison would indicate an agreement within 10%
- Unlike SBG estimate, Turner estimate included:
  - Immediate and full masonry restoration
  - A full and immediate abatement scope (including Ellis Hall)
  - A full structural program which included activities on the mothballed upper floors
  - An additional 5,000sf on interior space
  - A full window and door replacement

## Comparison of Turner Construction and Sullivan Builders Estimate for Work at St. Paul's School

Activity	Sullivan Builders	Turner Construction	Comments
<b>Base Budget Value</b>	<b>\$8,224,340</b>	<b>\$10,000,000</b>	<b>TCCo reduced price to reflect reduced stabilization scope (email dated 10 Aug 2011)</b>
1. Renovated Int. Space	\$3,511,000	\$4,856,100	SBG Includes 10,500 SF \$334.38 TCCO includes 15,500 SF \$313.30
2. Mark Ups	41%/Int 42.5%/Ext	24.90%	SBG Includes 8-9% A/E Fees, TCCo has \$0 Ext Design has 1.5% more for Added Testing
3. Roofing	\$1,187,683	\$1,208,300	Scope similar; should be 20 year roof minimum.
4. Masonry	\$524,000	N/A	TCCo scope has entire wall included and the \$3,100,00 is accurate for that scope accomplished immediately. That is the scope planned by CSSP but over longer term. CSSP Program has been validated by Masonry Restoration Contractors.
5. Structural	\$322,000	\$489,200	TCCo includes Slab work - not req'd on 1st fl & Mech penetrations also not req'd on 1st fl
6. HVAC	\$350,000	\$732,000	TCCO conditions and ventilates over 15,000 sf more than CSSP envisions. That represents \$320,000 for work not required at this time. SBG budget estimate has been verified by HVAC Contractor.

Sullivan Builders Turner Construction

7. Electrical	\$1,073,000	\$1,634,700	<p>Again TCCo includes more space and scope than is intended. However there is agreement on Fire Alarm scope and cost.</p> <p>Reductions can be reasonably taken on fitout costs (reduced SF); temp light and security which are both based on total building SF. Those reductions of \$500,000 make TCCo &amp; SBG estimates comparable.</p>
8. Fire Protection	\$1,000,000	\$998,000	<p>Both estimates call for "dry" pipe systems. Flow test will be required to determine if booster pump is necessary.</p>
9. Abatement Program	\$305,000	\$4,743,000	<p>TCCo in their cover letter acknowledges using bid numbers from VofGC recent efforts for this work. The scope included Ellis Hall. The Main Building has ACM in limited areas, primarily the roof, and lead paint on interior partitions. The CSSP program addresses those areas in the building as necessary but not the "mothballed" areas. As Tenants are found for those areas they will be addressed as a part of those fit outs.</p>
10. Misc Items			
Elevator (LULA)	\$60,000	\$35,000	<p>SBG includes shaft we assume TCCo has elsewhere.</p>
Toilet Rms	\$150,000	\$213,000	<p>TCCo uses 15,200 SF. When adjusted to 10,500 SF the TCCo number reduces by \$60,000.</p>

# Verification

## Activities:

- CSSP set about verifying the proposed St. Paul's stabilization plan for effectiveness in accomplishing the CSSP stated goals and validating the costs associated with the program
- We have contacted design & construction consultants not previously associated with St. Paul's or Garden City
- We have contacted and met w/Construction Contractors experienced in the key elements of the CSSP St. Paul's Stabilization Plan

# Verification

## Methods:

- By contacting design & construction consultants who reside in the Garden City community, we were able to use their experience in Metropolitan area renovation programs to accurately evaluate our plan
- These design consultants were also able to make programmatic suggestions that we incorporated into our plan
- By contacting exterior contractors some of whom were also local residents we were able to utilize their expertise to evaluate the effectiveness of the exterior program including the phasing of the work activities, the staging of the in-field operations and the extent of the limited scope of work included in the budget.

# Verification

## Methods:

- The contractors consulted were also able to comment from a position of knowledge of current building costs, on the pricing that we have included in our budget estimate. Adjustments to the specific line items were made, upward in some areas and downward in others to reflect their comments. All of the costs outlined in the original budget have been checked and verified by independent contractors and unit price per square foot estimating protocols.

# Verification

Cost verification committee is confident that the budget is accurate and comprehensive.



# Structure / Financing

## Activities

- Ongoing communication with investment banker, underwriter, bond counsel
- Meeting and presentation to Mayor's Committee
- Extensive conference call with all interested parties

## Experts Consulted for Opinions

- Morgan Keegan (investment banker & underwriter) - Michael Tierney, Managing Director
- Morgan Keegan – Susan Schmelzer – Project Manager
- Morgan Keegan – Alex Shih – Senior VP
- Hawkins Delafield & Wood – Bob Smith, Partner – Bond Counsel to Village
- Orrick, Herrington & Sutcliffe – Tom Meyers, Partner, Public Finance
- Cullen and Dykman – Gary Fishberg – Village of Garden City counsel
- Mayor's Committee – Andrew Cavanaugh, John Watras, Nick Episcopia
- CSSP – Peter Negri, President; Frank McDonough, Exec. Comm. – Finance/Legal

**Summary of Financing Results\***  
**Market as of September 7, 2011**

<b>Issuer</b>	Village	Village	Village
<b>Issue</b>	GO Bonds	GO Bonds	GO Bonds
<b>Type</b>	Tax-Exempt	Tax-Exempt	Tax-Exempt
<b>Term</b>	15 Years	25 Years	30 Years
<b>Ratings</b>	Aaa	Aaa	Aaa
<b>Arb. Yield</b>	2.248%	2.956%	3.178%
<b>All-in TIC*</b>	2.470%	3.513%	3.773%
<b>Net Bond Proceeds</b>	\$10,000,000	\$10,000,000	\$10,000,000
<b>Aggregate D/S</b>	\$12,013,249	\$15,058,315	\$16,725,452
<b>Avg. Annual D/S</b>	\$826,758	\$613,860	\$566,378

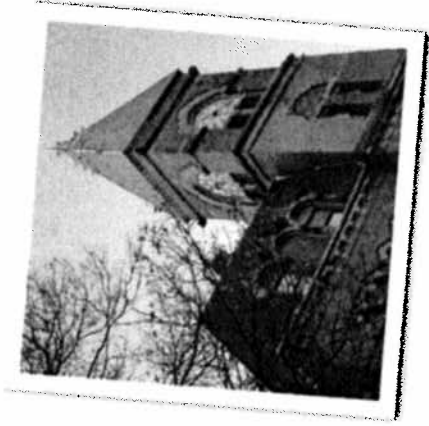
\*Includes market interest rates and costs of issuance/underwriting fees

## Budget Surplus

- The verified project cost: \$8,224,340
- Net bond proceeds: \$10,000,000
- A surplus of \$1,775,660 has been provided in the plan.

## Conclusions

- Village Bond Counsel recommends using traditional G.O. financing
- Village retains ownership of land and building
- Access to tax deductible contributions
- Parkland Designation – not an issue
- Extended finance period beyond 15 years available with special legislation
- Annual cost to average resident – well within \$100
- Historically low finance costs if timely action is taken
- Budget surplus provided for optional elements – see options page.



# Private Fundraising

## Objective

In a limited amount of time, secure substantial pledges to be used towards the St. Paul's project.

## Strategy

Assemble a committee of residents with contacts, experience, and expertise to reach out to potential donors.

## Activities

- Assembled a list of approximately 100 donors who we felt were capable of pledging and donating at least \$25,000 in one lump sum or over a period not to exceed 5 years
- Consulted with a fund raising expert to refine our strategy and approach.
- Prepared a brochure (enclosed) that could be handed to a potential donor at a face to face meeting.
- Also, we conducted a number of personal tours in the building to give prospects a sense of what the building looked like from the inside, as well as consider potential naming opportunities.

## Activities (cont.)

- Over the past 3 months, we have secured 21 firm pledges amounting to \$1,017,500. In addition, we have ongoing dialog with a number of additional excellent prospects.
- Based upon the professional advice received, the best use of the funds would be to cover the operating costs of the building (see report).  
We feel confident that the donations pledged to date would be ample to cover approximately 5 years' worth of operating costs.
- The fundraising to date was the initial, first phase. The efforts would continue on an ongoing basis, and reach out to the public at large.



# Grants

- CSSP has been instrumental in securing grant funding for St. Paul's:
  - Drafted the successful application for a grant under the 2006 County Environmental Bond Act program; County awarded \$300,000 toward hazmat abatement (funds are still available)
  - Secured the \$100,000 Gerry Charitable Trust grant through CSSP relationship with the Society for the Preservation of LI Antiquities (SPLIA)
- Currently applying for a grant under the state Consolidated Funding Application process, which could bring as much as \$400,000 toward the installation of a full, new roof with some “green” aspects.
- A letter of support is needed to accompany the grant application which has an October 31 deadline.

- Developed relationships with some influential and knowledgeable people who can assist in the areas of grant funding and support:
  - Bob Catell, former head of KeySpan and Chairman and CEO of National Grid U.S, now chair of AERTC on the Stony Brook University Campus; has agreed to work with us in an advisory capacity and to use his contacts to get us entry with the NatGrid Foundation and the LIPA “green” program, which provides incentives for installation of environmentally sensitive elements in the rehabilitation project
  - Vince Capogna, executive director of the US Green Building Council, LI chapter, who will assist with commentary for the EPF grant and help in approaching LIPA for an incentive award; he wrote about St. Paul’s in the recent issue of the New York Real Estate Journal
  - CSSP continues our relationships with the regional and state preservation organizations: Preservation League of New York State, SPLIA, The Long Island Regional Planning Council, Vision Long Island, and is nurturing a relationship with the Building Trades Union

- We have been seeking other grants and in-kind donations:
  - The Benjamin Moore Company agreed to donate 150 gallons of product (low VOC paints/stains)
  - Contacted the Lowe's foundation, which grants awards of \$5k to \$25k
  - Working with a grant writer, Susan Mathisen, who is reviewing our EPF grant narrative; she has also given us a proposal to research and identify foundations and government sources of viable grant opportunities
  - Consulted with a capital campaign expert regarding fundraising techniques



# Community Use



## Objectives

- Provide meaningful uses for all residents
- Seniors, youth, parents/singles, community groups, veterans and civic organizations, education, art, recreation – e.g. GCAA, TMA, POAs, Girl Scouts, Boy Scouts, Friends of Music/the Library/Culture and Recreation etc.
- A place for services, counseling and companionship for senior women
- Supplement activities of Recreation Department
- Uses consistent with designation as public trust and parkland
- Generate revenue whenever possible
- Minimize operating costs

## What We Did

- Drew upon past surveys – e.g. Mayor’s Committee (2005)
- Met with Community Groups
- Consulted with Director of Recreation Dept.
- Made use of the “unique” character of building
- Complemented efforts of other groups such as “Friends of GC Recreation” and senior recreation programs
- Focused on most *cost-effective* options

# Key Needs

## Large Multi-Purpose Room

- Civic meetings
- Exercise space for seniors
- Presentations
- Lectures and seminars
- Services for senior women

## Activities Room

- Games for youth (esp. in colder months)
- Workshops
- Skills classes
- Entertainment

## Cultural Space

- Recitals
- Performances
- Screenings
- Readings
- Movie previews
- Wedding venue
- Art exhibits

## Scope of Project

- Three main areas (East Parlor, West Parlor, Chapel; plus hallways and some smaller rooms on the north side of the west corridor on first floor)
- 10,500 sq. feet
- West parlor/East parlor/grand staircase area, approximately 8100 sq. ft.; Chapel, 2400 sq. ft. (Chapel is roughly the area of the Golf Club Lane Senior facility)

# Recommendations

## Eastern Parlor – Multi-purpose Room

- Movable chairs, tables, PA system, large-screen TV; set up to accommodate meetings of various groups
- Senior exercise, TMA, GCAA, POA meeting, Girls Scout, Kiwanis, etc.
- Possible small café concession in ante-room

## Western Parlor – Game/Activities Room

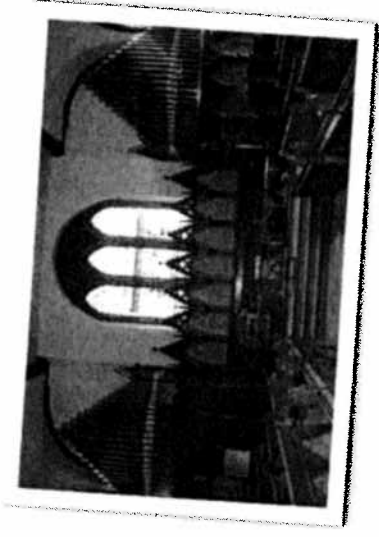
- Three pool tables, 2 ping pong Tables, 5 or 6 “Bridge card tables” for activities, large screen TV above mantle
- Use smaller ante-room for sitting area for reading or having a cup of coffee

## Small rooms on north side of west corridor

- one-man-shows (art exhibits)
- small meeting space
- storage

## The Chapel!

- Iconic Space – “Essence of Garden City”
- Ideal for performances, concerts, recitals, special appearances, readings, weddings
- Maintain and preserve as much of altar/organ as possible for use as stage; preserve stained glass windows
- Seating capacity – approx. 150



# Operations

## Projected Operating Expenses

Annual Operating Cost: \$162,868.

- \$125,868 – Projected Operating Costs
- \$37,000 – Village personnel coverage during community center hours

Available sources of funds to offset ongoing expenses:

- Over \$1,000,000 in pledges as of September 9, 2011
- Continued capital campaign fundraising
- Continued application for government, corporate and foundation grants

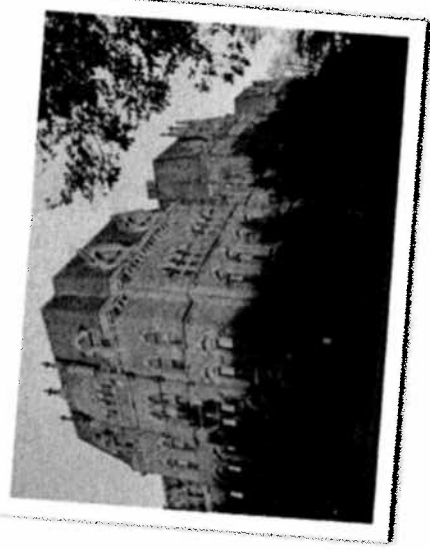
Projected Operating Expenses prepared by:

- Brian Pinnola, principal, NAI Long Island

### St. Paul's Projected Operating Expenses

Description	Annual	Service	Source	Comments
Exterminator	\$2,400.00	Monthly	NAI Long Island	
Fire & Smoke Alarm Contract	\$2,400.00	Quarterly	NAI Long Island	
Fire Sprinkler Insp. Service	\$600.00	Quarterly	N.Y. Automatic Sprinkler	
HVAC Service Contract	\$1,350.00	Quarterly	T.F.O'Brien & Co.	(3) units. Filters & inspect., 1/2 chge. svce. calls.
Janitorial	\$10,400.00	Daily	NAI Long Island	
Janitorial Supplies	\$1,800.00	Daily	NAI Long Island	
Landscaping	\$18,000.00	(9) mos.	Jos. Judge Landscaping	7 acres, turf mgmt. & shrub trim'g & (2) clnups
Snow Removal	\$25,000.00	Winter	NAI Long Island	Varies due to weather
Window cleaning	\$3,300.00	2x/year	Brothers Window Cleaning	Chapel requires a manlift @ \$450/day.*
Utilities:				
Electric	\$35,700.00	Daily	NAI Long Island	
Gas	\$7,650.00	Daily	NAI Long Island	
Telephone/Internet/TV	\$1,800.00	Daily	NAI Long Island	
Water-Domestic	\$2,448.00	Daily	NAI Long Island	
Water-Fire Sprinkler	\$4,620.00	Daily	Inc. Village of Garden City	10" main
Miscellaneous	\$8,400.00	Monthly		
<b>Total</b>	<b>\$125,868.00</b>			

\* Window count: Front - (42) double hung; (2) transoms + main entrance. Rear - (8) double hung, (19) stained glass windows.



# Budget Surplus / Options

## Parking Issues

Reviewed Village code and consulted with Building Dept.

Activities expected to be varied and at different times of day or evening

Approximately 70 additional spaces required

- Chapel (150 seats = 30 spaces)
- Balance (General use or uncategorized = 30-45 spaces)
- 21,000 SF (1/2 acre) needed for parking
- Accommodated by available land and demolition of Ellis Hall.
- Estimated cost - \$150,000

Additional optional elements

Faux Slate Roof	\$553,000 (see SBG estimate)
West Wing Rec Room	\$408,933 (see SBG estimate)
Demo Ellis Hall	\$521,000 (per PAL Environmental Services bid dated 12-15-10)
Grand Total (including parking)	\$1,632,933

**St Paul's School  
Options Program**

SULLIVAN BUILDERS GROUP  
Options Program  
 St Paul's School Renovation  
 Garden City, New York  
 ARCH: NONE  
 Est. Date : 3 October 2011  
 Est. No. :  
 File Code : St Pauls  
 Lead Estr. : WPS  
 Dwgs. NONE

**CONCEPTUAL BUDGET ESTIMATE**

Description	Quantity	Unit	Cost	Total	Comments
<b>OPTIONAL PROGRAM COSTS</b>					
<b>INTERIOR ACTIVITIES</b>					
Optional West Wing Work	1	allow	\$408,933	\$408,933	For Recreational Use
<b>EXTERIOR ACTIVITIES</b>					
Substitute Synthetic Slate Roof For Asphalt	1	Allow	\$553,000.00	\$553,000	From 24 September 2011 Estimate
<b>TOTAL DIRECT WORK</b>				<b>\$961,933</b>	
GENERAL CONDITIONS (8%)			\$0	\$0	Include Above
CONTRACTOR OH/P (5%)			\$0	\$0	Include Above
ESCALATION (0%)			\$0	\$0	Include Above
F.P. & E			\$0	\$0	Include Above
INCIDENTALS (15%)			\$0	\$0	Include Above
DESIGN CONTINGENCY(5%)			\$0	\$0	Include Above
CONSTRUCTION CONTINGENCY(8%)			\$0	\$0	Include Above
<b>TOTAL BUILDING COST</b>				<b>\$961,933</b>	

INTERIOR SPACE FITOUT

# Next Steps to Making St. Paul's a Vibrant Community Center

1. Timely and decisive action by the Board to take advantage of historically low interest rates
2. Bond resolution
3. Public referendum

# Addendum

Original St. Paul's Budget Narrative



MEMBERSHIP AND CONSTRUCTION

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### **St Paul's Budget Narrative**

#### **Objective:**

Sullivan Builders Group was challenged to create a program that would allow for saving the St. Paul's School Building by introducing measures which would stabilize the building envelope, curtail yearly operational costs with respect to interior heating, cooling and power costs, develop a fire safety plan which would bring the building up to current code with respect to fire suppression systems as well as fire and smoke alarm systems. Additional to these goals is the development of interior space in a code compliant manner for use by the Garden City community. All of the above should be achievable for the published costs of demolishing the facility (\$8,000,000).

The program which we will present below will accomplish these. However as with any single source developed plan, there can be many viable suggestions which can result in changes that will enhance the plan in usability costs and/or aesthetics. We encourage all participants in the program to save the St. Paul's School facility to offer those comments/suggestions.

#### **The Plan**

##### The Exterior Work

##### Roofing

St. Paul's has been infiltrated by the elements for some time. Some efforts have been made to mitigate those sources of rain, wind and miscellaneous wildlife. After visiting the facility on numerous occasions over the past 5 or 6 years, we believe that a program to re-roof the entire facility is the only prudent way to stop the water intrusion and the inspection requirements of the current temporary patch program. Discovering water in the building and then setting off on a source locating effort is labor intensive and generally not cost effective over the long term. By re-roofing the entire facility as a part of his program, the community can move forward with the redevelopment plan confident that the efforts made toward interior renovation will not be affected by water intrusions. We have included in the conceptual budget projections developed for St. Paul's a



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"rip" of the existing roof in its entirety and a replacement of both the shingle system as well as the flat roof systems. Flashings and other roofing accessories will be replaced as required to provide a water tight installation that will be guaranteed by the material manufacturer for between 20 years (flat systems) and 30 years (shingle systems). The shingle system included in the \$8,000,000 budget is a good quality 30 year asphalt shingle which is currently the system in place on the building. A more architecturally accurate system for a building of this old and type would be a slate or synthetic slate system however we have estimated the budget for that system to be an additional \$336,000. We have also deferred the full replacement of the copper gutter and leaders after we inspected the building, we noted that much of the in place system is functioning and in an effort to contain costs, we reduced work scope to create an allowance only to cover what is necessary at this time.

#### Windows & Entrances

The predominant window system at St. Paul's is an early generation double paned aluminum window. There are some locations throughout the building where the windows are older single paned windows or are stained glass (Chapel) with a weather barrier on the exterior. In a full building renovation, all the windows should be changed and a more efficient (doubled paned) exterior weather shield be installed over the stained glass at the Chapel. For the purposes of this plan, we would suggest that the windows remain as is except for those windows whose integrity have been compromised. The modifications of these windows should only be to insure their weather tight characteristics. We recommend this for the following reasons:

- 1) The existing double paned will suffice in the areas that we are offering be developed as public space under this program. That area will be the only space in the building that we will introduce environmental controls.
- 2) The windows can be modified later as a part of a whole building program so that all the new windows will be the same in both style and color. Replacements done over time will have no guarantee of matching as manufacturers change lines colors and may even be no longer in business.
- 3) The cost to replace all of the windows at this time does not fit in to previously stated budget



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We have included funds to repair the existing windows to insure weather tightness or in the case of the Chapel to provide a degree more of thermal efficiency.

We have also included monies to repair only the entrance doors at 3 locations. The existing doors are aesthetically magnificent and any replacements should be fabricated in keeping up the appearance of the facility. These doors are not thermally efficient and allow much air infiltration, some of which can be addressed by adding weather stripping, caulking etc. The replacement of these doors will be very expensive; the repair costs could be relatively modest and would be effective in the short term. Again we are addressing only those doors (for function, aesthetics, weather integrity and security) which entry/exit points to the public space to be developed under this program. Money is also included to address doors not entering into the Public spaces for the purpose of insuring security and weather infiltration but not function. The value of the windows and entrances allowance included in the reduced scope of work budget is \$200,000

#### Masonry Repair/Replacement

The building's entire masonry facade needs to be inspected up close via a man lift in order to accurately quantify the work required. Our assumption in preparing our conceptual stabilization budget is that the entire facade would require cleaning and repointing for no other reason than its age. After the cleaning is done the design team can then more clearly identify areas of concern. We also anticipated in the full stabilization budget that the entire facade would be re-pointed with an allowance for significant repair work on about 25% of the masonry area. In the \$8,000,000 budget we have not included that scope of work but do include \$200,000 in allowance for work required to address any items which may be encountered when working on the roof replacements or window repairs. The masonry work which we recommend in the greater budget can be done over time as funds allow with an escalation in cost because of both labor and the repeat mobilization costs (scaffolding, lifts, mixing stations etc.).

The reduced work scope totals \$2,449,470 with any design/management fees and contingencies included.



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### The Interior Work

The 2<sup>nd</sup> part of the St. Paul's mission is to create a useful space for the community and their investment into the facility. We are not proposing the use of the space in this narrative only addressing the square footage that would be available by utilizing the balance of the \$8,000,000 budget cap.

The plan described in this narrative represents a 8,100 sf space on the 1<sup>st</sup> floor and approximately 2,400 sf on the Chapel mezzanine. We did not include a full restoration of all finishes in the spaces to be occupied. We envision a good cleanup to make the spaces useable and safe for the public. As the project progresses and the funds become available a more thorough restoration can be performed. The work that is planned in this program will not harm the historical or aesthetic value of the spaces and very little of the work could be considered "throw away" work (no wasted money) - it would all be required to be done under the more compete restoration.

We re-inspected the facility on 12 November 2009 to quantify the work required to include the Chapel. We found the area to be in surprisingly good shape in fact there has been little to no deterioration in the space since our 1<sup>st</sup> walk through over 5 years ago. The woodwork, which is the predominant feature of the space due to the quantity and the complexity of the installation, is serviceable and can probably be brought into what would be considered good condition by receiving an extensive cleaning (in place). The balance of the finishes requires removal and replacement but that represents painting, carpeting, etc. The major work in this area will be providing a new HVAC system, a new 2<sup>nd</sup> means of egress in a location yet to be determined and code compliant fire suppression and fire and smoke alarm systems. ADA accessibility is an issue that will require a solution such as a Limited Use Limited Access (LULA) elevator and enclosure to be located somewhere near the grand staircase to the Chapel.

The budget for the Grand Staircase includes modest cleanup and repairs - a more thorough restoration would be significantly more money. Like wise the corridors leading to the Grand Staircase are scheduled for a cleanup and painting however there are locations of missing wall and floor tiles. Replacement materials for these key areas can hopefully be scavenged from other building locations where a newer tile installation would not be offensive.



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Lastly we have included public space on the 1<sup>st</sup> floor. The use for this space is not yet defined however it could serve as a community gathering place for seniors, children, and public meetings. It could also serve as office space, or house historical collections or art/music shows. Our budget considers the multi-purpose potential of the space and leaves the existing layout intact dividing the area only to create required utility rooms housing toilets and mechanical equipment. The existing finishes will be removed and new generic paint carpet etc. will be installed. Existing woodwork and trim will be respected so that future plans can incorporate those items into the finished spaces.

While it has been mentioned both in this narrative and is included in the interior budget considerations, it should be stressed that this plan includes the installation throughout the entire building of a fully code compliant Fire Alarm system, a fully functioning "dry pipe" fire suppression system and a system of partitions and doors with appropriate fire ratings which will segregate the occupied and the unoccupied portions of the building. Additionally all areas will have proper means of emergency egress in the appropriate. Installations will all be compliant with ADA accessibility requirements.