

APPENDIX E

Document Inventory of Engineering Reports, Evaluations, RFP's, and Responses

ST. PAUL'S INVENTORY

(In response to January 11, 2010 e-mail from Mr. David Yudelson)

1. All engineering reports regarding the condition of the premises:

<u>FILE NAME</u>	<u>Date</u>	<u>Approx. Pages</u>	<u>Location</u>
Asbestos and Engineering Reports, Maps/Floor Plans (#21) e) Ahera Building Inspection & Management Plan	December 18, 1989	100	B3138-E3
Asbestos and Engineering Reports, Maps/Floor Plans (#21) a) Site Plans	1991-1994	12	B3138-E3
Asbestos and Engineering Reports, Maps/Floor Plans (#21) d) Cathedral School of St. Mary & St. Paul's by OveArup	April 1992	15	B3138-E3
Asbestos and Engineering Reports, Maps/Floor Plans (#21) c) Study to Assess Condition of St. Paul's by Adelphi	November 6, 1992	17	B3138-E3
Asbestos and Engineering Reports, Maps/Floor Plans (#21) b) Potential for a Reserve Water Supply Well Field prepared by Land Use Committee of the EAB	March 1993	10	B3138-E3
Jaworski Geotech Report	1998	150	B3138-E3
ATC Associates Phase I Environmental Site Assessment & Limited Subsurface Assessment	May 13, 1998	400	B3138-E3
Request for Qualifications - Condition Survey/Study (#45)	2000	1,500	B3455-Q2
Request for Qualifications - Condition Survey/Study (#45) m) Battery Park City Authority- Agreement of Lease	2000	125	B3455-Q2
Correspondence - Goldschmiedt/Feuer Associates (Stabilization Report) (#41)	2000-2001	142	B5002-X4
Consultants' Reports Structure/Land Use (#26-file #2)	2000-current		File Room-Drawer #5
Asbestos and Engineering Reports, Maps/Floor Plans (#21) f) Ellis Hall Photos (water, mold, moss on walls)	December 18, 2000	9	B3138-E3
Request For Proposals Condition Survey/Program Study (#46)	2001		File Room-Drawer #5
Testing Mechanics (Environmental Testing and Monitoring) (#89)	2002-		File Room-Drawer #10

Einhorn Yaffee Prescott - Condition Survey & Program Study Priority Roof Repairs Documentation (#49)	2002-2003	File Room-Drawer #5
Stabilization of Exterior of Historic Main Building EYP/Beatty Harvey (#57)	2004-2005	File Room-Drawer #5
K. Backus Appraisals/B. VonAcken/ Turner Construction (#64)	2006	File Room-Drawer #10

2. All RFP's for reuse of the property:

<u>FILE NAME</u>	<u>Date</u>	<u>Approx. Pages</u>	<u>Location</u>
Request for Proposal - Life Care Facility (#28) s) Life Care Communities (Report to Governor & Leg.)	January 1991	16	B3454-Q2
St. Paul's Request for Proposals Land Use (#17)	1993	66	B2726-H3
St. Paul's Request for Proposals Structure	1993	630	B2726-H3
St. Paul's RFQ's Structural (#6)	3/93-6/93	521	B2725-H2
St. Paul's RFP's Structural (#5)	4/93-10/93	188	B2725-H2
Request for Proposal - Life Care Facility (#28)	1994-1997	400	B3454-Q2
Request for Proposal - Life Care Facility (#28) p) Gran Sultan Associates (Request RFP)	January 1, 1996	1	B3454-Q2
Request for Proposal - Life Care Facility (#28) o) The Office of William B. Kuhl (Request RFP)	January 2, 1996	1	B3454-Q2
Request for Proposal - Life Care Facility (#28) n) Albanese Development Corp. (Request RFP)	January 11, 1996	1	B3454-Q2
Request for Proposal - Life Care Facility (#28) m) Dianne Carroll Real Estate (Request RFP)	January 12, 1996	1	B3454-Q2
Request for Proposal - Life Care Facility (#28) l) Bureau of Continuing Care Retirement Communities (Request RFP)	January 15, 1996	1	B3454-Q2
Request for Proposal - Life Care Facility (#28) k) Bagnato Realty (Request RFP)	January 17, 1996	1	B3454-Q2

Request for Proposal - Life Care Facility (#28) j) Kevin J. Cahill (Request RFP)	January 18, 1996	1	B3454-Q2
Request for Proposal - Life Care Facility (#28) i) The Prime Group, Inc., (Request RFP)	February 16, 1996	1	B3454-Q2
Request for Proposal - Life Care Facility (#28) h) Sunrise Retirement Communities (Request RFP)	February 20, 1996	1	B3454-Q2
Request for Proposal - Life Care Facility (#28) g) William Q. Brothers, III Architects (Int. in St. Paul's)	February 27, 1996	2	B3454-Q2
Request for Proposal - Life Care Facility (#28) f) Williams Real Estate Co., Inc. (Int. in St. Paul's)	February 29, 1996	3	B3454-Q2
Request for Proposal - Life Care Facility (#28) d) Information requested by Retirement Living Services	March 26, 1996	29	B3454-Q2
RFP - Joint Public/Private Use of the Historic Main Building (K. Backus Selected) (#58)	2005		File Room-Drawer #5
Canus/St. Paul's Conservancy Corp. RFP & add'l info received (#71)	2006-2007		File Room-Drawer #10
John A. Ardito, Esq. RFP & add'l info received (#72)	2006-2007		File Room-Drawer #10
NAIM/APOLLON RFP & add'l info received (#73)	2006-2007		File Room-Drawer #10
Reit Americas Limited RFP & add'l info received (#74)	2006-2007		File Room-Drawer #10
Eskar Int'l Investing RFP & add'l info received (#75)	2006-2007		File Room-Drawer #10
Albanese Organization RFP & add'l info received (#76)	2006-2007		File Room-Drawer #10
AvalonBay RFP & add'l info received (Selected) <u>MOU</u> (#77)	2006-2007		File Room-Drawer #10
RFP/Development RFP Comparisons (#79)	2006-2008		File Room-Drawer #10
St. Paul's Responses to the RFP - Seven Proposals (#30) - Albanese	no date	9	B2813-F1-4
St. Paul's Responses to the RFP - Seven Proposals (#30) - Continuum Care Corporation	no date	47	B2813-F1-4

3. All responses to RFPs:

<u>FILE NAME</u>	<u>Date</u>	<u>Approx. Pages</u>	<u>Location</u>
St. Paul's Responses to the RFP-Seven Proposals (#30) Sunrise Assisted Living, CareMatrix, Albanese/ Kapson, United Vanguard, Retirement Living Services, R. Malcolm Bauer-American Retirement Corp. and Continuum Care Corp.	1995-1996	1,200	B2813-F1-4
Committee Corres./Meeting Notes - Life Care Facilities (#31)	1995-2000	2000	B3455-Q2
St. Paul's Committee Correspondence (#11)	1995-2000	650	B3453-Q1
Request for Proposal - Life Care Facility (#28)			
r) Continuum Care Corporation Literature	July 25, 1995	7	B3454-Q2
Carematrix - Correspondence on Assisted Living (#38)			
h) Continuing Care Retirement Community RFP	December 28, 1995	14	B3454-Q2
Request for Proposal - Life Care Facility (#28)			
q) Final RFP and list of Interested Life Care Agencies	December 28, 1995	17	B3454-Q2
Committee Corres./Meeting Notes - Life Care Facilities (#31)			
b) Kapson Senior Quarters Corp. Prospectus	1996	61	B3455-Q2
St. Paul's Responses to the RFP-Seven Proposals (#30)			
- Carematrix Development Plan	1996	28	B2813-F1-4
St. Paul's Responses to the RFP-Seven Proposals (#30)			
- Sunrise Assisted Living	1996	17	B2813-F1-4
St. Paul's Responses to the RFP-Seven Proposals (#30)			
- R. Malcolm Bauer-American Retirement Corp. - RFP	April 2, 1996	44	B2813-F1-4
St. Paul's Responses to the RFP-Seven Proposals (#30)			
- Retirement Living Services	April 2, 1996	150	B2813-F1-4
St. Paul's Responses to the RFP-Seven Proposals (#30)			
- United Vanguard Homes, Inc. - RFP	April 3, 1996	109 + maps	B2813-F1-4
St. Paul's Responses to the RFP-Seven Proposals (#30)			
- Kapson	April 3, 1996	39	B2813-F1-4

Request for Proposal - Life Care Facility (#28)			
e) United Vanguard Homes, Inc., - 12 sets of Pictures	April 19, 1996	25	B3454-Q2
Request for Proposal - Life Care Facility (#28)			
b) Synopsis of St. Paul's Continuing Care Retirement	April 30, 1996	2	B3454-Q2
Request for Proposal - Life Care Facility (#28)			
c) Appointment of John C. Reilly to the Committee and Letters from American Retirement and Carematrix	May 17, 1996	11	B3454-Q2
Request for Proposal - Life Care Facility (#28)			
a) Litchfield Healthcare Finance	May 29, 1996	3	B3454-Q2
St. Paul's Responses to the RFP-Seven Proposals (#30)			
- R. Malcolm Bauer-American Retirement Corp. Answer to Questionnaire	August 29, 1996	20	B2813-F1-4
St. Paul's Responses to the RFP-Seven Proposals (#30)			
- Kapson/Albanese Questionnaire	August 30, 1996	50	B2813-F1-4
St. Paul's Responses to the RFP-Seven Proposals (#30)			
- United Vanguard Homes, Inc. - Proposal	September 24, 1996	10	B2813-F1-4
Committee Corres./Meeting Notes - Life Care Facilities (#31)			
a) Litchfield Healthcare Finance License/Statutes/ Contracts	November 5, 1996	71	B3455-Q2
St. Paul's Responses to the RFP-Seven Proposals (#30)			
- Kapson/Albanese RFP	November 15, 1996	60	B2813-F1-4
Carematrix - Correspondence on Assisted Living (#38)	1997-2002	1000	B3454-Q2
Carematrix - Correspondence on Assisted Living (#38)			
d) Garden City Continuing Care Retirement Community prepared by Carematrix	January 1997	24	B3454-Q2

5. All cost estimates for renovation, repair, stabilization, etc.:

<u>FILE NAME</u>	<u>Date</u>	<u>Approx. Pages</u>	<u>Location</u>
Finance (#7)	1992-2001	186	B2727-J4
Finance (#7) -Original Appraisal Rept - Cathedral of St. Mary and St. Paul's	November 9, 1992	48	B2727-J4
Finance (#7-file #2)	2001-current		File Room-Drawer #5
Demolition/Mothballing of the Main Building and Ellis Hall (#95)	2003-current		File Room-Drawer #10
Adaptive Re-use of St. Paul's (Sullivan & Nickel chosen) (#55)	2004		File Room-Drawer #5
Sullivan & Nickel (Adaptive Re-Use - Cost Estimates) (#56)	2004		File Room-Drawer #5
Real Estate Financial Analyst Greenwich Group (chosen) (#83)	2008		File Room-Drawer #10
