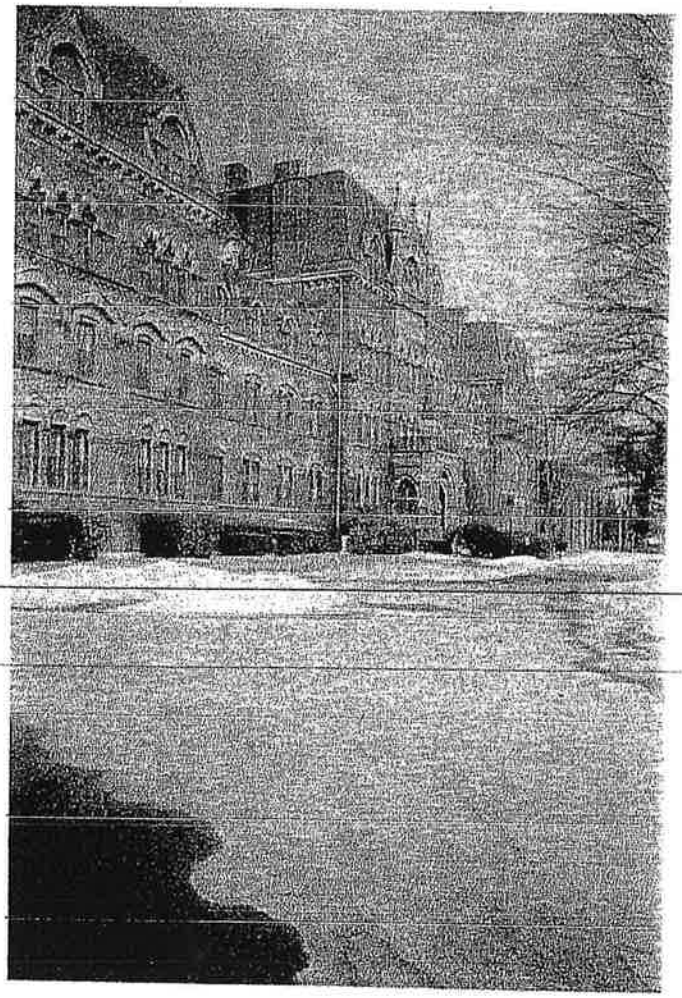
APPENDIX C
Comparative Costs of Alternatives

The Garden City Library at St. Paul's



Prepared by

Beatty, Harvey & Associates, Architects

April 24, 2003

Plans

Cost Estimate

Beatty, Harvey Associates, Architects
Einhorn Yaffee Prescott Architects

St. Pauls Renovation - Garden City Public Library

Summary

Site Work		$	890,560.00
Demolition		$	324,504.76
Exterior restoration		$	6,086,338.21
Interior construction , library		$	13,297,325.00
Interior construction , remaining building (to be mothballed)		$	1,573,000.00
Total Hard Costs		$	22,171,727.96
Soft Costs	20%	$	4,434,345.59
TOTAL PROJECT COST		**$**	**26,606,073.56**

Potential upgrades

Substitute real slate for synthetic slate	$	751,410.00
Clean staining on building	$	394,490.25
Replace remaining windows	$	1,565,437.50
Demolish Ellis Hall	$	884,994.00
Demolish Cottages	$	267,168.00
	$	**3,863,499.75**

Beatty, Harvey Associates, Architects
Einhorn Yaffee Prescott Architects

St. Pauls Renovation - Garden City Public Library

Budget Cost Estimate **April 24, 2003**

Site Work

Utilities		ls		$ 50,000.00	
New Parking lot	200	cars	$ 2,500.00	$ 500,000.00	
Landscaping		ls		$ 85,000.00	
Signage		ls		$ 5,000.00	
				$ 640,000.00	
		General conditions	10%	$ 64,000.00	
		Overhead & profit	10%	$ 70,400.00	
				$ 774,400.00	
		Contingency	15%	$ 116,160.00	
				$ 890,560.00	
					$ 890,560.00

Beatty, Harvey Associates, Architects
Einhorn Yaffee Prescott Architects

St. Pauls Renovation - Garden City Public Library

Budget Cost Estimate **April 24, 2003**

Exterior restoration

Roofing repair and replacement						
replace flat roof	35,900	sf @	$	12.00	$	430,800.00
replace shingle roof w/ synthetic slate	30,000	sf @	$	17.50	$	525,000.00
repair / replace wood sheathing	5,000	sf @	$	5.00	$	25,000.00
repair / replace wood framing		ls			$	50,000.00
repair / replace chapel trusses	3	ea @	$	30,000.00	$	90,000.00
misc repairs		ls			$	10,000.00
					$	*1,130,800.00*
Masonry & stone repair						
repointing (100% of building)	125,000	sf @	$	7.00	$	875,000.00
brownstone dormers	90	ea	$	3,890.00	$	350,100.00
biological growth cleaning	50,402	sf @	$	0.25	$	12,600.50
efforescence	12,600	sf @	$	2.50	$	31,500.00
repair spalling brick	9,450	sf @	$	15.00	$	141,750.00
repair severely damaged stone	1	sf @	$	100.00	$	65.00
repair delaminating masonry	6,300	sf @	$	75.00	$	472,500.00
repair stone window sills	2,705	sf @	$	25.00	$	67,625.00
repair masonry cracks	6,300	sf @	$	15.00	$	94,500.00
repair cracking in butresses		ls			$	50,000.00
repair chimney masonry		ls			$	25,000.00
					$	*2,120,640.50*
Windows & doors						
replace library & damaged windows	12,500	sf @	$	75.00	$	937,500.00
replace remaining windows	12,500	sf @	$	75.00		
restore port cochere & main doors	2	ea @	$	20,000.00	$	40,000.00
misc door / window repair		ls			$	10,000.00
repair two entrance doors		ls			$	10,000.00
					$	*997,500.00*
Flasing & sheet metal						
replace flashing	2,000	sf @	$	25.00	$	50,000.00
replace gutter system	750	lf @	$	100.00	$	75,000.00
					$	*125,000.00*

		$	4,373,940.50
General conditions	10%	$	437,394.05
Overhead & profit	10%	$	481,133.46
		$	5,292,468.01
Contingency	15%	$	793,870.20
		$	6,086,338.21

$ 6,086,338.21

St. Pauls Renovation - Garden City Public Library

Budget Cost Estimate **April 24, 2003**

Demolition

Exterior fire stairs	2 ea	$ 5,000.00	$ 10,000.00		
Asbestos Abatement	ls		$ 223,205.00		
				$ 233,205.00	
	General conditions		10%	$ 23,320.50	
	Overhead & profit		10%	$ 25,652.55	
				$ 282,178.05	
	Contingency		15%	$ 42,326.71	
				$ 324,504.76	
					$ 324,504.76

Beatty, Harvey Associates, Architects
Einhorn Yaffee Prescott Architects

St. Pauls Renovation - Garden City Public Library

Budget Cost Estimate **April 24, 2003**

Interior Construction, Library

Demolition	50,000	sf @	$ 10.00	$ 500,000.00	
Structural upgrades	50,000	sf @	$ 17.50	$ 875,000.00	
Partitions & doors	50,000	sf @	$ 36.00	$ 1,800,000.00	
Finishes (clgs, floors, walls)	50,000	sf @	$ 29.00	$ 1,450,000.00	
Specialties & Millwork	50,000	sf @	$ 7.50	$ 375,000.00	
Vertical Transportation		ls		$ 550,000.00	
Plumbing	50,000	sf @	$ 5.50	$ 275,000.00	
HVAC	50,000	sf @	$ 28.00	$ 1,400,000.00	
Electrical	50,000	sf @	$ 15.00	$ 750,000.00	
Lighting	50,000	sf @	$ 6.50	$ 325,000.00	
Fire protection	50,000	sf @	$ 5.00	$ 250,000.00	
					$ 8,550,000.00
		General conditions		10%	$ 855,000.00
		Overhead & profit		10%	$ 940,500.00
					$ 10,345,500.00
		Contingency		15%	$ 1,551,825.00
					$ 11,897,325.00
Furnture & Shelving	50,000	sf @	$ 28.00		$ 1,400,000.00
					$ 13,297,325.00

Beatty, Harvey Associates, Architects
Einhorn Yaffee Prescott Architects

St. Pauls Renovation - Garden City Public Library

Budget Cost Estimate **April 24, 2003**

Interior Construction, Remaining building (to be mothballed)

Demolition	80,000	sf @	$	2.00	$	160,000.00	
Structural upgrades	80,000	sf @	$	3.00	$	240,000.00	
Interior construction	80,000	sf @	$	7.50	$	600,000.00	
							$ 1,000,000.00
				General conditions		10%	$ 100,000.00
				Overhead & profit		10%	$ 110,000.00
							$ 1,210,000.00
				Contingency		15%	$ 181,500.00
							$ 1,391,500.00
							$ 1,573,000.00

Beatty, Harvey Associates, Architects
Einhorn Yaffee Prescott Architects

St. Pauls Renovation - Garden City Public Library

Budget Cost Estimate April 24, 2003

Potential upgrades (phase II work)

1 **substitute real slate for synthetic slate**	30,000	sf @	$ 15.00	$ 450,000.00		
General conditions			10%	$ 45,000.00		
Overhead & profit			10%	$ 49,500.00		
				$ 544,500.00		
Contingency			15%	$ 81,675.00		
				$ 626,175.00		
Soft costs			20%	$ 125,235.00	$	751,410.00
2 **clean staining on building**	94,500	sf @	$ 2.50	$ 236,250.00		
General conditions			10%	$ 23,625.00		
Overhead & profit			10%	$ 25,987.50		
				$ 285,862.50		
Contingency			15%	$ 42,879.38		
				$ 328,741.88		
Soft costs			20%	$ 65,748.38	$	394,490.25
3 **replace remaining windows**	12,500	sf @	$ 75.00	$ 937,500.00		
General conditions			10%	$ 93,750.00		
Overhead & profit			10%	$ 103,125.00		
				$ 1,134,375.00		
Contingency			15%	$ 170,156.25		
				$ 1,304,531.25		
Soft costs			20%	$ 260,906.25	$	1,565,437.50
4 **demolish ellis hall** (includes asbestos abatement)	ls			$ 530,000.00		
General conditions			10%	$ 53,000.00		
Overhead & profit			10%	$ 58,300.00		
				$ 641,300.00		
Contingency			15%	$ 96,195.00		
				$ 737,495.00		
Soft costs			20%	$ 147,499.00	$	884,994.00
5 **demolish cottages** (included asbestos abatement)	ls			$ 160,000.00		
General conditions			10%	$ 16,000.00		
Overhead & profit			10%	$ 17,600.00		
				$ 193,600.00		
Contingency			15%	$ 29,040.00		
				$ 222,640.00		
Soft costs			20%	$ 44,528.00	$	267,168.00
						$ 3,863,499.75

St. Pauls Renovation - Garden City Public Library

Cost Estimate Comparisons - April 24, 2003

	EYP estimate 3/5/02	EYP estimate 6/27/02	BHA / EYP estimate 4/24/03
	Renovate entire 130,000 sf for multiple tennents	Renovate 50,000 sf for Village Hall	Renovate 50,000 sf for Public Library
	$37,420,326.00	**$19,475,010.00**	**$26,420,164.33**
1 *Site Work*	includes roadways, parking, landscaping, signage, etc.	includes roadways, parking, landscaping, signage, etc.	includes roadways, parking, landscaping, signage, etc.
2 *Demolition*	includes Ellis Hall, Cottages & Fire escapes & interior work as required	includes interior work as required only (Ellis Hall & Cottages listed as add alternates)	includes interior work as required only (Ellis Hall & Cottages listed as add alternates)
3 *New Construction*	Fire department - 6,700 sf Police garage - 1,500 sf New entrance structure	Fire stairs	No new construction anticipated
4 *Exterior Restoration*			
roofing	entire building	entire building	entire building
repointing	entire building	entire building	entire building
masonry repair	entire building	entire building	entire building
window replacement	entire building	minimal replacement	50% of building
5 *Interior construction*			
finished space	130,000 square feet (entire building)	50,000 square feet	50,000 square feet
unfinished (mothballed) space	0 square feet	80,000 square feet	80,000 square feet
6 *Soft Costs*	not included	some included	included
7 *Furniture*	not included	not included	included
Total Cost including Soft Costs	**$44,904,391.20**	**$21,422,511.00**	**$26,420,164.33**

INCORPORATED
VILLAGE OF GARDEN CITY

August 27, 2004

TO: Mayor Barbara K. Miller
Board of Trustees
Counsel

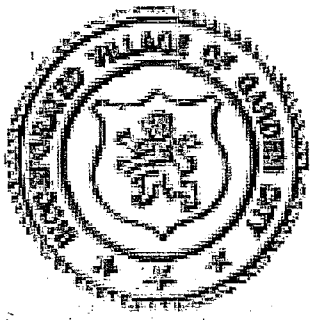
RE: **Revised Report - Dated August 11, 2004**
Sullivan & Nickel Construction Company
St. Paul's - Cost Estimates

Enclosed please find a revised Cost Estimate Report from Sullivan & Nickel which was received yesterday. Please discard the previous one that was sent to you.

Thank you.

Robert L. Schoelle, Jr.
Village Administrator

RLS:kma
cc: Messrs. Michael D. Filippon
Brian S. Ridgway
Robert J. Mangan



CLIENT: THE INCORPORATED VILLAGE OF GARDEN CITY, GARDEN CITY, NEW YORK

PROJECT: ST. PAUL'S SCHOOL, STEWART AVENUE GARDEN CITY, NEW YORK

TASK: AN ANALYSIS OF THE RENOVATION/RECONSTRUCTION/REMEDIAL COSTS ASSOCIATED WITH THE EXISTING BUILDING CONDITIONS AS DISCUSSED IN REPORTS PREPARED BY EINHORN, YAFFEE, PRESCOTT, PC DATED 1 FEBRUARY 2002 AND THOMAS POLISE CONSULTING ENGINEERS DATED APRIL 1994. VISUAL OBSERVATION OF CONDITIONS BY SULLIVAN & NICKEL AND BUILDING ELEVATION AND FLOOR PLANS PREPARED BY BEATTY, HARVEY & ASSOCIATES, PC WERE UTILIZED IN THIS COST ANALYSIS.

DATE: 11 AUGUST 2004

PREPARED BY: SULLIVAN & NICKEL CONSTRUCTION COMPANY

QUALIFICATIONS & ASSUMPTIONS

The following cost analysis has been prepared after a review of documents provided to Sullivan & Nickel by the Village of Garden City and after a site visit to confirm and quantify the conditions. The documents provided to Sullivan & Nickel are as follows: a report containing building elevations prepared by Einhorn, Yaffee, Prescott, PC dated 1 February 2002, a report prepared by Thomas Polise Consulting Engineers dated April 1994 and floor plans dated 19 January 2004 prepared by Beatty, Harvey & Associates, PC.

The Village of Garden City (through Michael Filipon, Superintendent Village of Garden City Building Department) outlined the scope of the analysis that would best serve to advise the Village Trustees in their decision making regarding the future of the St. Paul's School. We have followed Mr. Filipon's direction but do, however, need to define the scope of the terms and in some cases the terms themselves utilized in the budget estimate.

1) Demolition will be defined as the complete removal of the referenced structure or space. In the case of building removals, the site will be only brought to grade – there is not any landscaping or aesthetic site restoration included. Removal of the east and west wings of the building will require the construction of masonry walls at the north side of the remaining structure where the wings would be removed.
2) Environmental Abatements – we anticipate that because of the age of the building that Asbestos will be encountered and mitigation of the material will be required before demolition could commence.
3) Stabilization as this budget estimate defines it is the complete restoration of the entire building envelope (roofs (using a synthetic slate), masonry, windows (as required up to 50%), architectural exterior elements (repaired with some degree of replacement), flashings, gutters and downspouts, building substrate repair, building caulking and the installation of a new main entrance. The E,Y,P report discusses the installation of exterior fire escapes for egress purposes from the upper floors. We do not believe this to be necessary under a stabilization program but would be a requirement if the building's upper floors were to be tenanted. We have included money for secondary egress stairs to be located within the building footprint in the Threshold portion of the budget. Included in the stabilization budget is the cost for scaffolding the entire building as we feel that the pricing received to perform this work will reflect the greater efficiencies possible by making the whole building available at one time. Additionally, project safety will be enhanced by fixed scaffolding in lieu of swing equipment.
4) Threshold shall be defined as those activities required for the stabilization the building interior. Those activities include upgrade of the Mechanical, Electrical and Plumbing (M/E/P) systems to support the entire building. The distribution of the newly installed systems via duct risers, new hot water risers, new plumbing risers

(waste, vent and water), new electrical power distribution to the panels is all included. Fire protection and fire alarm systems for the entire building are included. It is felt that the fire alarm and the fire sprinkler system are a prudent investment to protect the Village's expenditure for stabilization. In any case, the fire alarm and fire protection would be required if the Village's overall plan for St. Paul's included even limited use of the building. Vertical transportation and communication (elevator installation and stair modifications with the associated structural requirements) are included. Not included, however is the creation of any individual floor distribution systems for the new HVAC, Plumbing and Electrical installations. That means there are not any new electrical outlets, new horizontal duct to distribute air from the fans, new lighting (only code required), new plumbing fixtures or other bathroom work included in the budget estimates. These items are not required for the mothballing of the building and would generally be provided as a part of the tenant or end user build out.

5) Community Space shall be a 15,000 sf buildout of space within the building. The budget allows for a cost of $55 per sf and makes the following assumptions
   a) the space will be located on the 1st floor and contiguous with the main entrance or the west side entrance
   b) both the threshold and stabilization options will be authorized in conjunction with this work
   c) the finishes will be painted drywall, carpeting, acoustic ceilings. Aesthetically accurate restoration of the existing 1st floor finishes is not included.
   d) The latest plan by B,H & A also spoke of a 5,000 sf community space and we have provided an alternate price on the summary sheet for that.
6) The Library work is as described on the Beatty Harvey & Associates supplied drawings consists of a 50,000 sf space located on the 1st, 2nd and 3rd floors in a stacked configuration. We have priced this work on a gross square footage basis using current historical cost data which reflects both the design characteristics of Beatty Harvey & Associates and contemporary library planning. The cost for a revised plan that would place the Library on the 1st floor only or on the 1st and 2nd floors would not be significantly changed as long as the design offered showed all the spaces arranged in a contiguous fashion.
7) Site Work is the activities that will be required to satisfy the E,Y,P report as it describes the required upgrades to electrical, gas, water and sanitary services to support the new building uses and their associated M/E/P/ FS needs. Additionally it is anticipated that new traffic flow patterns will be created and these costs have been included in the stabilization phase. We recommend including these activities in the stabilization phase of the work because
   a) the service upgrades will be required regardless of any planned use of the building space – the building is under serviced by current standards in all aspects

b) performing these upgrades during stabilization will eliminate the potential for damaging already completed exterior work (new roadways, sidewalks, etc.) by installing the work later

8) All "Total Building Cost" values are "fully loaded" in that they contain contingencies (both design and construction), incidental costs (consultants fees, testing and inspection costs, financing bond costs (both legal and broker), and other miscellaneous costs (surveys, borings, etc.). The loading factor is based on historical data from other public sector projects.
9) The costs represented in this Budget Estimate are current costs. Escalation is not included in these budget estimates as we have not been provided with an anticipated start date for the work. Please be advised that the construction industry is currently facing a 5-7%/year escalation factor with certain trade items (e.g. concrete, steel, copper, plywood and activities that are dependent on fuel costs) rising at a faster rate.
10) We have included money in the budget estimate to create a separate entrance near the new elevator location to service the upper floors in the event that they are tenanted.
11) We have included two (2) contingencies that total fifteen (15) percent. We would suggest that at this stage in the process a twenty (20) percent contingencies would be prudent however we chose to follow form (the E,Y,P estimate).
12) While the work activities included in this budget estimate are all costed to be performed to improve the energy efficiency of the building, the acquisition of any LEEDS certification is not guaranteed.
13) Labor rates used are all in compliance with current prevailing wage rates. All insurances and payment and performance bonds required under NYS Public bidding statutes are included.

Sullivan & Nickel Construction Company

St Paul's School Renovation
Village of Garden City
Garden City, New York
ARCH: Various
CONCEPTUAL BUDGET ESTIMATE

Est. Date : 6.24.04
Est. No. :
File Code : St Pauls
Lead Estr. : DR
Dwgs. Rec'd :Conceptual

Description		Total	Comments
GARDEN CITY LIBRARY/ST PAUL'S - Total Building Demolition			
Demolition of Entire Building		1,722,000	East/West Wing Demo with required
Environmental Abatements		500,000	reconstruction work cost is
TOTAL DIRECT WORK		**2,222,000**	$1,393,444
INCIDENTALS (15%)		333,300	
DESIGN CONTINGENCY(8%)		0	
CONSTRUCTION CONTINGENCY(7%)		155,540	
TOTAL BUILDING COST		**2,710,840**	
GARDEN CITY LIBRARY/ST PAUL'S - Stabilization			If the East/West Wings were remv'd
Site Work		1,185,037	Stabilization Cost would be reduced
Exterior Restoration		6,180,146	to $8,036,466
TOTAL DIRECT WORK		**7,365,183**	
INCIDENTALS (20%)		1,590,880	
DESIGN CONTINGENCY(8%)		589,215	
CONSTRUCTION CONTINGENCY(7%)		515,563	
TOTAL BUILDING COST		**10,060,841**	
GARDEN CITY LIBRARY/ST PAUL'S - Threshold (Includes 15,000 SF Fitout of Community Space)			If the East/West Wings were remv'd Threshold option would be reduced to
Stabilization		7,365,183	$19,517,746
Threshold Space Fitout		2,734,541	
Mechanical/Electrical Upgrades (for entire building)		6,478,500	If the Community Space was reduced
TOTAL DIRECT WORK		**16,578,224**	to 5,000 sf and the existing boiler
INCIDENTALS (20%)		3,580,896	was used to heat the unused space,
DESIGN CONTINGENCY(8%)		1,326,258	(reducing unused space M/E/P work)
CONSTRUCTION CONTINGENCY(7%)		1,160,476	the cost of this option could be
TOTAL BUILDING COST		**22,645,855**	reduced to about $18,000,000
GARDEN CITY LIBRARY/ST PAUL'S - Threshold (Includes 50,000 SF Fitout of Library/Community Space)			
Stabilzation		7,365,183	
Library/Community Space Fitout		7,155,100	
Mechanical/Electrical Upgrades (for entire building)		6,478,500	
TOTAL DIRECT WORK		**20,998,783**	
INCIDENTALS (20%)		4,535,737	
DESIGN CONTINGENCY(8%)		1,679,903	
CONSTRUCTION CONTINGENCY(7%)		1,469,915	
TOTAL BUILDING COST		**28,684,338**	
Alternates			
1) Demolition of Ellis Hall	ADD	722,300	
2) Demolition of Cottages	ADD	303,800	

Sullivan & Nickel Construction Company

St Paul's School Renovation
Village of Garden City
Garden City, New York
ARCH: Various
CONCEPTUAL BUDGET ESTIMATE

Est. Date : 7.6.04
Est. No. :
File Code : St Pauls
Lead Estr. : DR
Dwgs. Rec'd :Schematic

Description	Quantity	Unit	Cost	Total	Comments
SITE WORK					
Remove Existing Fuel Oil Tank	1	LS	50000.00	50,000	Assume 10,000 Gallon
Remove Existing Asphalt	45,100	SF	0.25	11,275	
Strip Top Soil	115,774	SF	0.10	11,577	
Fill Material	3,500	YDS	15.00	52,500	
Regrade	160,874	SF	0.20	32,175	
Drainage Pools	25	EA	2200.00	55,000	
Drainage Inlets	16	EA	800.00	12,800	
Piping	1,200	LF	20.00	24,000	
Fencing - 4'	1,281	LF	16.00	20,499	
Concrete Curbs	2,500	LF	12.00	30,000	
Signage	1	Allow	8000.00	8,000	
Install New Gas Service	1	Allow	40000.00	40,000	
Install New Electrical Service	1	Allow	60000.00	60,000	
Site Lighting Power	1	Allow	20000.00	20,000	
Sidewalk	7,500	SF	4.50	33,750	
Asphalt Pavement	160,874	SF	3.00	482,621	
Lighting	1	Allow	40000.00	40,000	
TOTAL DIRECT WORK				**984,198**	
GENERAL CONDITIONS (10%)				98,420	
CONTRACTOR OH/P (10%)				102,420	
ESCALATION (4%)				0	
INCIDENTALS (20%)				W/Summary	
DESIGN CONTINGENCY(10%)				W/Summary	
CONSTRUCTION CONTINGENGY(10%)				W/Summary	
TOTAL BUILDING COST				**1,185,037**	

Sullivan & Nickel Construction Company

St Paul's School Renovation
Village of Garden City
Garden City, New York
ARCH: Various
CONCEPTUAL BUDGET ESTIMATE

Est. Date : 7.6.04
Est. No. :
File Code : St Pauls
Lead Estr. : DR
Dwgs. Rec'd :Schematic

Description	Quantity	Unit	Cost	Total	Comments
EXTERIOR RESTORATION					
A) Roof Repair/Replacement					
Scaffolding	1	LS	600000.00	600,000	
Remove Existing Flat Roof	33,100	SF	4.00	132,400	
Install New 3Ply Modified Bitumen Roof System	33,100	SF	9.00	297,900	
Install New Perimeter Thru-wall Flashing @ Flat Roof Areas	1,679	LF	120.00	201,480	
Remove Existing Shingle Roof	31,601	SF	4.00	126,404	
Replace Water Damged Sheathing	15,000	SF	6.00	90,000	Assumes 50% Replacement
Replace Water Damaged Structural Wood Components	1	Allow	50000.00	50,000	
Install New Synthetic Slate Roof	320	SQ	1200.00	384,000	
Install New Copper Roof Flashings @ Slate Roof	5,129	LF	35.00	179,515	
Install New Copper Gutters and Downspouts	1,679	LF	35.00	58,765	
B) Masonry Repair/Replacement					
Clean Exterior Façade - Basic	114,747	SF	1.50	172,120	
Repoint Façade	114,747	SF	5.00	573,733	
Replace/Repair Stone Sills	2,500	LF	125.00	312,500	
Spalling Brick Repair	12,000	SF	28.00	336,000	Assumed 10% of Façade
Repair Structural Masonry Cracking	5,000	LF	22.00	110,000	
Replace Structural Masonry as Required	12,000	SF	18.00	216,000	Assumed 10% of Façade
Heavy Stain and Growth Removal	57,373	SF	4.00	229,493	Assumed 50% of Façade
C) Window Repair/Replacement					
Remove Exisitng Windows	12,048	SF	8.00	96,384	Assumes 50% window replace
Furnish and Install New Aluminum Windows	12,048	SF	75.00	903,600	
Exterior Sealants	11,245	LF	2.00	22,490	
Furnish and Install New Exterior Main Entrance Door	204	SF	85.00	17,338	
Replace Micsellaneous Exterior Doors	1	LS	40000.00	40,000	
TOTAL DIRECT WORK				**5,150,122**	
GENERAL CONDITIONS (10%)				515,012	
CONTRACTOR OH/P (10%)				515,012	
ESCALATION (4%)				0	
INCIDENTALS (20%)				W/Summary	
DESIGN CONTINGENCY(10%)				W/Summary	
CONSTRUCTION CONTINGENGY(10%)				W/Summary	
TOTAL BUILDING COST				**6,180,146**	

Sullivan & Nickel Construction Company

Est. Date : 7.6.04
Est. No. :
File Code : St Pauls
Lead Estr. : DR
Dwgs. Rec'd :Schematic

St Paul's School Renovation
Village of Garden City
Garden City, New York
ARCH: Various
CONCEPTUAL BUDGET ESTIMATE

Description	Quantity	Unit	Cost	Total	Comments
INTERIOR CONSTRUCTION - 15,000 Thresold Space					
Remove Existing Finishes	15,000	SF	10.00	150,000	
Structural Modifications @ Exisitng Load Bearing Walls	15,000	SF	12.00	180,000	
Restore Exisitng Finishes @ Corridors	10,684	SF	25.00	267,100	
Install New Finishes (Ceilings, Floors, Walls, Paint)	15,000	SF	55.00	825,000	
Building Specialties	15,000	SF	8.00	120,000	
HVAC Distibution	15,000	SF	12.00	180,000	
Electrical Power and Lighting Distribution	15,000	SF	10.00	150,000	
Lighting	15,000	SF	6.00	90,000	
Fire Alarm/Security/Data Networking	15,000	SF	3.00	45,000	
TOTAL DIRECT WORK				**2,007,100**	
GENERAL CONDITIONS (10%)				200,710	
CONTRACTOR OH/P (10%)				205,210	
ESCALATION (4%)				0	
F,F, & E				225,000	
INCIDENTALS (20%)				W/Summary	
DESIGN CONTINGENCY(10%)				W/Summary	
CONSTRUCTION CONTINGENGY(10%)				W/Summary	
TOTAL BUILDING COST				**2,638,020**	

Sullivan & Nickel Construction Company

Est. Date : 6.24.04
Est. No. :
File Code : St Pauls
Lead Estr. : DR
Dwgs. Rec'd : Schematic

St Paul's School Renovation
Village of Garden City
Garden City, New York
ARCH: Various
CONCEPTUAL BUDGET ESTIMATE

Description	Quantity	Unit	Cost	Total	Comments
MEP Upgrades - Entire Building					
Elevators/Stairs	1	Allow	250000.00	250,000	
Structural Modifications for Elevator and MEP Shafts	1	Allow	250000.00	250,000	
Plumbing Upgrades	105,000	SF	4.00	420,000	
Fire Protection	105,000	SF	5.50	577,500	
Boiler Replacement and HVAC Upgrades	105,000	SF	22.00	2,310,000	
Electrical Main Distribution Upgrade	1	LS	200000.00	200,000	
Electrical Power and Lighting Distribution	105,000	SF	10.00	1,050,000	
Fire Alarm	105,000	SF	3.00	315,000	
TOTAL DIRECT WORK				**5,372,500**	
GENERAL CONDITIONS (10%)				537,250	
CONTRACTOR OH/P (10%)				568,750	
ESCALATION (4%)				0	
F,F, & E				0	
INCIDENTALS (20%)				W/Summary	
DESIGN CONTINGENCY(10%)				W/Summary	
CONSTRUCTION CONTINGENGY(10%)				W/Summary	
TOTAL BUILDING COST				**6,478,500**	

M/E/P UPGRADES THRESHOLD
Full Building

Sullivan & Nickel Construction Company

Est. Date : 7.6.04
Est. No. :
File Code : St Pauls
Lead Estr. : DR
Dwgs. Rec'd :Schematic

St Paul's School Renovation
Village of Garden City
Garden City, New York
ARCH: Various
CONCEPTUAL BUDGET ESTIMATE

Description	Quantity	Unit	Cost	Total	Comments
INTERIOR CONSTRUCTION LIBRARY SPACE					
Remove Existing Finishes	50,000	SF	10.00	500,000	
Repair Existing Trusses in Chapel	1	Allow	100000.00	100,000	
Structural Modifications @ Exisitng Load Bearing Walls	50,000	SF	8.00	400,000	
Restore Exisitng Finishes @ Corridors	10,684	SF	30.00	320,520	
Install New Finishes (Ceilings, Floors, Walls, Paint)	39,316	SF	55.00	2,162,380	
Building Specialties	50,000	SF	8.00	400,000	
Fire Protection	50,000	SF	5.50	275,000	
HVAC Distribution	50,000	SF	12.00	600,000	
Electrical Power and Lighting Distribution	50,000	SF	10.00	500,000	
Lighting	50,000	SF	6.00	300,000	
Fire Alarm/Security/Data Networking	50,000	SF	3.00	150,000	
TOTAL DIRECT WORK				**5,107,900**	
GENERAL CONDITIONS (10%)				510,790	
CONTRACTOR OH/P (10%)				525,790	
F,F, & E				1,010,620	
ESCALATION (4%)				0	
INCIDENTALS (20%)				W/Summary	
DESIGN CONTINGENCY(10%)				W/Summary	
CONSTRUCTION CONTINGENGY(10%)				W/Summary	
TOTAL BUILDING COST				**7,155,100**	

CC:MBC
RLS

Michael Filippon

From: Doug Renna [drenna@sullivannickel.com]
Sent: Tuesday, November 16, 2004 11:50 AM
To: Michael Filippon
Subject: St Pauls

Exterior
estoration 11-16-04.

Mike,

Attached is the revised exterior restoration number for St. Pauls. It is a reduced scope of work from the initial Stabilization numbers. This number is basically to keep water out of the building. No more. There is no money in here for HVAC or electrical work. No site work. Minimal restoration to the exterior wall only as it relates to keeping water out of the building.

Doug

Sullivan & Nickel Construction Company

Est. Date : 11.16.04
Est. No. :
File Code : St Pauls
Lead Estr. : DR
Dwgs. Rec'd :Schematic

St Paul's School Renovation
Village of Garden City
Garden City, New York
ARCH: Various
CONCEPTUAL BUDGET ESTIMATE

Description	Quantity	Unit	Cost	Total	Comments
EXTERIOR RESTORATION					
A) Roof Repair/Replacement					
Scaffolding	0	LS	600000.00	0	
Remove Existing Flat Roof	33,100	SF	4.00	132,400	
Install New 3Ply Modified Bitumen Roof System	33,100	SF	9.00	297,900	
Install New Perimeter Thru-wall Flashing @ Flat Roof Areas	0	LF	120.00	0	
Remove Existing Shingle Roof	31,601	SF	4.00	126,404	
Replace Water Damged Sheathing	15,000	SF	6.00	90,000	
Replace Water Damaged Structural Wood Components	1	Allow	50000.00	50,000	
Install New Synthetic Slate Roof	0	SQ	1200.00	0	
Install New Copper Roof Flashings @ Slate Roof	0	LF	35.00	0	
Install New Copper Gutters and Downspouts	0	LF	35.00	0	
B) Masonry Repair/Replacement					
Clean Exterior Façade - Basic	0	SF	1.50	0	
Repoint Façade	0	SF	5.00	0	
Replace/Repair Stone Sills	0	LF	125.00	0	
Spalling Brick Repair	0	SF	28.00	0	
Repair Structural Masonry Cracking	5,000	LF	22.00	110,000	
Replace Structural Masonry as Required	0	SF	18.00	0	
Heavy Stain and Growth Removal	0	SF	4.00	0	
C) Window Repair/Replacement					
Remove Exisitng Windows	2,000	SF	8.00	16,000	
Furnish and Install New Aluminum Windows	2,000	SF	75.00	150,000	
Exterior Sealants	0	LF	2.00	0	
Furnish and Install New Exterior Main Entrance Door	0	SF	85.00	0	
Replace Micsellaneous Exterior Doors	0	LS	40000.00	0	
TOTAL DIRECT WORK				**972,704**	
GENERAL CONDITIONS (10%)				97,270	
CONTRACTOR OH/P (10%)				97,270	
ESCALATION (6%)				70,035	
INCIDENTALS (20%)				194,541	
DESIGN CONTINGENCY(10%)				136,179	
CONSTRUCTION CONTINGENGY(10%)				156,800	
TOTAL BUILDING COST				**1,724,799**	

#75

INCORPORATED
VILLAGE OF GARDEN CITY

November 13, 2008

TO: Mayor Peter A. Bee
Board of Trustees

RE: **"Mothball" Option - Historic Main Building at St. Paul's**

Trustee Lamberti has asked that I provide the Board with a staff recommendation as to whether the preservation steps outlined in the mothball option need to be taken now or in the near term (1-5 years).

Having consulted with Messrs. Mangan and Filippon and based upon our visual inspection of the Historic Main Building on November 3, 2008, it is recommended that should the mothball option be selected that the items identified by Stephen Furnstahl, AIA, The Nelson New York Operating Company, LLC in his memorandum of June 16, 2008 to Karen Backus, copy enclosed, as "items that are recommended to be maintained to prevent further structural deterioration of the building envelope and to ensure the public safety around the building" be undertaken as soon as possible. Prolonging the needed repairs will result in further structural deterioration and increase the remediation costs.

Robert L. Schoelle, Jr.
Village Administrator

RLS:kma
Enc.
cc: Messrs. Robert J. Mangan
Michael D. Filippon

NELSON

cc mtg 11/13/08

Memorandum

To: Karen Backus

From: Stephen Furnstahl, AIA

Subject: St. Paul's, Village of Garden City – Reduction of Stabilization Scope of Work

Date: 6.16.08

CC:

The scope of work included in the Sullivan & Nickel construction cost estimate reflects the work recommended by the reports prepared by Einhorn, Yaffee, Prescott, PC (2002), Thomas Polise Consulting Engineers (1994), and their own observations of the site (2004), in consultation with the Village.

Since the report's issuance in 2004, some items of work have been completed and can be **removed** from the scope.

Other items are not essential for the structural stability of the unoccupied building and can be **postponed**. They would be incorporated in a future redevelopment of the building.

The remaining items are recommended to be **maintained** in the scope, to prevent further structural deterioration of the building envelope and to ensure the public's safety around the building.

Sitework

- **Maintain**
  - Fencing (4')
  - Signage
  - Site Lighting (power and fixtures) – **Note**: if existing site lighting is adequate for public safety, this scope of work could be postponed.
- **Postpone**
  - Removal of oil tank
  - Regrading and site drainage work
  - All paving, sidewalk and curb work
  - New gas and electric services to the building

Exterior Restoration

- **Maintain**
  - Scaffolding – It is assumed that the scope of required scaffolding may be **reduced** by 50% due to the postponing of much of the exterior restoration work.
  - Shingled gable roofing replacement and associated sheathing and flashing replacements – **Note**: verify that this work has not been done.
  - New gutters and downspouts – **Note**: verify that this work has not been done.
  - Repoint façade, repair/replace damaged sills, spalling brick, and structural masonry.
  - Remove plant growth from the façade.
  - Repair broken windows to a weather-tight (though non-operational) condition – reset sashes and replace broken glass. (Estimating assumptions: 25% of the windows at $25/sf ($300 +/- per window).
  - Exterior sealants and door replacements
- **Postpone**
  - Cleaning exterior façade and removal of heavy staining
  - Window replacement

- **Remove**
  - Flat roof replacement and flashing - **Note**: verify that this work has been done (if not, add it to the Maintain scope).

See the attached revised construction cost estimate.

End of Memorandum

Attachment 6: Demolition and Mothball Cost Estimates

Nelson Architects and Gardiner & Theobold (Cost Estimators) were engaged in May 2008 to prepare a cost estimate for: 1) the demolition of the Main Building and Ellis Hall, and 2) the mothballing or stabilization of the Main Building and the demolition of Ellis Hall. A summary of their cost estimates is below:

COST ESTIMATES: DEMOLITION AND MOTHBALLING
Prepared by Nelson Architects and Gardiner & Theobold, Cost Estimators
June 16, 2008

1. DEMOLITION			**Notes:**
Hard Costs:			
Main Building		$3,548,490	Demolition, abatement, contingencies
Ellis Hall		$1,820,000	Demolition, abatement, contingencies
Subtotal		$5,368,490	
Construction Costs Escalation	8%	$429,479	To June, 2009
Total Hard Costs		$5,797,969	
Soft Costs:		$20,000	Mechanical engineer, permits
Soft Costs Escalation	3%	$600	
Total Soft Costts		$20,600	
Total		**$5,818,569**	
2. MOTHBALL MAIN BUILDING			
Hard Costs:			
Main Building			
Building Enclosure		$8,199,556	Abatement, contingencies
Emergency power		$200,000	
Subtotal - Main Building		$8,399,556	
Ellis Hall		$1,820,000	Demolition, abatement, contingencies
Subtotal		$10,219,556	
Construction Costs Escalation	8%	$817,564	To June, 2009
Total Hard Costs		$11,037,120	
Soft Costs:	25%	$2,759,280	Architectural & engineering, permits, insurance, etc.
Soft Costs Escalation	3%	$82,778	
Total Soft Costs		$2,842,059	
Total		**$13,879,179**	

Additional Notes:

- Demolition is defined as the complete removal of the referenced structure or space. Site will be only brought to grade – no landscaping or aesthetic site restoration is included.

- Mothballing entails the enclosure of the entire building envelope, including shingled gable roofing replacement and associated sheathing and flashing replacements, replacement of existing flat roofs, cleaning and repointing of façade, removal of plant growth, repairing and replacing structural masonry as required, replacement of flashings, gutters and downspouts, replacement of broken windows to a weather-tight condition, exterior sealants and door replacements, and scaffolding for the entire building.

- Funds potentially available to offset the cost to the Village of either demolition or mothballing include approximately $283,000 remaining in the Village's Capital Maintenance Fund, and $750,000 from Nassau County's "Brownfield's" Fund, for a total of $1,033,000.

St. Paul's Academy - conversion to public offices and meeting rooms

Existing Floor Area

Basement	28,132	gsf
1st Fl	28,132	gsf
2nd Fl	28,132	gsf
3rd Fl	24,742	gsf
4th Fl	16,433	gsf
Subtotal 1st - 4th	**97,439**	gsf
Total Bsmt - 4th	**125,571**	gsf

	Quant	Unit	Cost	Total	Total Direct Work	Comment
Exterior Restoration of Main building					**$ 5,150,122**	Per Sullivan & Nickel, including: roof repair/replacement; masonry repair/replacement; window repair/replacement (50% replacement); new building entrance.
Site work					**$ 984,198**	Per Sullivan & Nickel, including: new driveways & parking (160,000 sf); new gas & elect service; site lighting.
MEP upgrade - stabilization of interior					**$ 5,415,818**	
Elevators/Stairs	1	allow	250,000	250,000		Per Sullivan & Nickel
Structural modifications for elevators and shafts	1	allow	250,000	250,000		Per Sullivan & Nickel
Electrical main distribution upgrade	1	ls	200,000	200,000		Per Sullivan & Nickel
Plumbing, boiler replacement, HVAC upgrade, power & lighting distribution	97,439	sf	36	3,507,804		Per Sullivan & Nickel, adjusted for floor area for 1st - 4th Floors; (97,439 sf instead of 105,000 sf)
Fire Protection and fire alarm	125,571	sf	8.5	1,067,354		Per Sullivan & Nickel, adjusted for floor area for Bsmt - 4th Floors; (125,571 sf instead of 105,000 sf).
Lighting and heating for Bsmt	28,132	sf	5	140,660		Minimal lighting and heating were added for the Bsmt
Office and meeting room build-out					**$11,175,143**	1st - 4th Floors
Remove exist. Finishes	86,755	sf	10	867,550		Per Sullivan & Nickel, excluding corridor finishes to be restored
Structural modifications at exist. Load bearing walls	97,439	sf	8	779,512		Per Sullivan & Nickel
Repair trusses in Chapel	1	allow	100,000	100,000		Per Sullivan & Nickel
Restore existing finishes in corridors	10,684	sf	30	320,520		Per Sullivan & Nickel
New finishes	86,755	sf	55	4,771,525		Per Sullivan & Nickel, excluding corridor finishes to be restored
Building specialites (bathrooms)	97,439	sf	8	779,512		Per Sullivan & Nickel
Fire protection (sprinkler)	97,439	sf	5.5	535,915		Per Sullivan & Nickel
HVAC distribution	97,439	sf	12	1,169,268		Per Sullivan & Nickel
Elect power & lighting distribution	97,439	sf	10	974,390		Per Sullivan & Nickel
Lighting	97,439	sf	6	584,634		Per Sullivan & Nickel
Fire alarm, security, data	97,439	sf	3	292,317		Per Sullivan & Nickel
SUBTOTAL - DIRECT WORK					**$22,725,280**	
GENERAL CONDITIONS (10% of Direct Work)					$ 2,272,528	Per Sullivan & Nickel
CONTRACTOR OH/PR (10% of Direct Work + Genl conditions)					$ 2,499,781	Per Sullivan & Nickel
Office build-out FFE	97,439	sf	15	1,461,585	$ 1,461,585	Per Sullivan & Nickel FFE unit price for 15,000 sf community space build-out
SUBTOTAL (2004 costs)					**$28,959,174**	
ESCALATION				26%	$ 7,529,385	Assumes 13.5% per year for 16 months (8.04 - 12.05) and 8% per year for 12 months (1.06 - 12.06)
SUBTOTAL (December 2006 costs)					**$36,488,559**	
Incidentals (20% of Subtotal)				20%	$ 7,297,712	Per Sullivan & Nickel
Design Contingency (10% of Subtotal)				10%	$ 3,648,856	Increase from 8% to 10% per Sullivan & Nickel's recommendation
Construction Contingency (10% of Subtotal)				10%	$ 3,648,856	Increase from 7% to 10% per Sullivan & Nickel's recommendation
TOTAL BUILDING COST					**$51,084,000**	

ST. PAUL'S ACADEMY, GARDEN CITY NEW YORK
Augut 27, 2010 Revised numbers are shown in **BOLD** print

COSTS	QUANTITY	UNIT COST		
Hard Costs				
Acquisition			**$0.00**	
Demolition of Ellis Hall			$730,000.00	
Renovation Cost Existing Building	125,000	$200.00	$25,000,000.00	
New Building	16,000	$175.00	$2,800,000.00	
Parking Garage	114	$20,000.00	$2,280,000.00	
Site Drainage			$250,000.00	
Landscaping			$500,000.00	
Subtotal Hard Costs			$30,810,000.00	
Soft Costs				
Financing 6% Construction Loan (1 year)	$30,810,000.00		**$1,848,600.00**	
Marketing	141,000	$10.64	$1,500,000.00	
Architecture and Engineering 6% Construction			$1,804,800.00	
Legal			$600,000.00	
Carrying Costs	141000	$5.32	$750,000.00	
Administration 2%	141000	$4.37	$616,200.00	
Subtotal Soft Costs			$7,119,600.00	
Total Costs			**$37,929,600.00**	
SALES				
Townhouses	16,000	**$500.00**	**$8,000,000.00**	
NET COSTS			**$29,929,600.00**	
RENTAL INCOME				
Full Rental (Floors 1-4)	67,495	**$37.50**		**$2,531,062.50**
Limited Rental (Basement)	8,691	$15.00		$130,365.00
Total Rental Income				**$2,661,427.50**

EXPENSES

Land Lease			**$200,000.00**
Real Estate Taxes			**$420,000.00**
Total Income to the Village			**$620,000.00**
Other Operating Expenses	125,000	**$2.50**	**$312,500.00**
Total Operating Exoense			**$932,500.00**
Income before debt service			**$1,728,927.50**
Avail for debt service (80% Coverage)			**$1,383,142.00**
Mortgage 6% Constant			**$23,052,366.67**
Equity required			**$6,877,233.33**
Cash Flow			**$345,785.50**
Return			**5.03%**
Federal Tax Rebate 20% of 95% Renovation Costs			$4,500,000.00
Net Equity			**$2,377,233.33**
Return on net equity			**14.55%**

ST. PAUL'S ACADEMY, GARDEN CITY NEW YORK
Augut 27, 2010 Revised numbers are shown in **BOLD** print
November 3, 2010 Revised numbers are shown in ***ITALICS***

COSTS	QUANTITY	UNIT COST		
Hard Costs				
Acquisition			**$0.00**	
Demolition of Ellis Hall			$730,000.00	
Renovation Cost + Garage (See HRH details)	125,000	***$256.75***	***$32,093,400.00***	
New Building (Townhouses)	16,000	***$150.00***	***$2,400,000.00***	
Subtotal Hard Costs			***$35,223,400.00***	
Soft Costs				
Financing 6% Construction Loan (1 year)	$35,223,400.00		**$2,113,404.00**	
Marketing	141,000	$10.64	$1,500,000.00	
Architecture and Engineering 6% Construction			***$2,113,404.00***	
Legal			$600,000.00	
Carrying Costs	141000	$5.32	$750,000.00	
Administration 2%	141000	$5.00	$704,468.00	
Subtotal Soft Costs			$7,781,276.00	
Total Costs			***$43,004,676.00***	
RENTAL INCOME				
Full Rental (Floors 1-4)	67,495	***$40.00***		***$2,699,800.00***
Limited Rental (Basement)	8,691	$15.00		$130,365.00
Townhouses	***16,000***	***$40.00***		***$640,000.00***
Total Rental Income				***$3,470,165.00***
EXPENSES				

Land Lease			**$200,000.00**
Real Estate Taxes			**$420,000.00**
Total Income to the Village			**$620,000.00**
Other Operating Expenses	125,000	**$2.50**	**$312,500.00**
Total Operating Exoense			**$932,500.00**
Income before debt service			***$2,537,665.00***
Avail for debt service (80% Coverage)			***$2,030,132.00***
Mortgage 6% Constant			***$33,835,533.33***
Equity required			***$9,169,142.67***
Cash Flow			***$507,533.00***
Return			***5.54%***
Federal Tax Rebate 20% of 95% Renovation Costs			***$5,776,812.00***
Net Equity			***$3,392,330.67***
Return on net equity			***14.96%***

HRH CONSTRUCTION LLC -- NON UNION ESTIMATE WITH HRH ACTING AS AN OWNERS REP

PROJECT: ST PAUL'S SCHOOL RENOVATION AND NEW BUILDING
Garden City Long Island, NY
CONCEPTUAL BUDGET

Building Gross Area:	130,000 sf	40,000 sf
No. of Apts.	54 ea	114 Cars

NON UNION TRADE ESTIMATE
JOB #100000-00
DATE: 11-3-10, 11-4-10 R1

Section	Trade	Building Amount	Garage Amount	Total Cost	Unit Cost	Building Remarks
01000	Site Survey	NIC			NIC	BY OWNER
01005	Test Borings	NIC			NIC	BY OWNER
02050	Demolition of Ellis Hall	$ 730,000		$ 730,000	$ 0.44	Demolition of Ellis Hall
02060	Interior Demolition	$ 780,000		$ 780,000	$ 4.59	
02200	Excavation and Foundations	$ 200,000	$ 2,135,000	$ 2,335,000	$ 13.74	Includes ramp and swimming pool and 15,000 S.F. of slab on ground
02500	Site Improvements	$ 250,000		$ 250,000	$ 1.47	
02720	Utilities	$ 75,000		$ 75,000	$ 0.44	
02900	Top soil and Planting	$ 150,000		$ 150,000	$ 0.88	
03300	Concrete Fill on Metal Deck	$ 40,000		$ 40,000	$ 0.24	
03350	Concrete Arch and Topping		$ 1,584,000	$ 1,584,000	$ 9.32	
03310	Concrete Sidewalks			$ -	$ -	Included with Site Improvements
04200	Masonry	$ 500,000		$ 500,000	$ 2.94	Interior Block Partitions
04242	Façade Pointing and Cleaning	$ 560,000		$ 560,000	$ 3.29	70,000 S.F. @ $8 S.F.
05120	Structural Steel and Metal Deck	$ 140,000		$ 140,000	$ 0.82	New Mezzanine
05500	Miscellaneous Metals and Triplex Stairs	$ 250,000		$ 250,000	$ 1.47	
06200	Millwork	$ 108,000		$ 108,000	$ 0.64	
07130	Waterproofing		$ 200,000	$ 200,000	$ 1.18	
07550	Flat Roof	$ 405,000		$ 405,000	$ 2.38	
07560	Slate Roof	$ 750,000		$ 750,000	$ 4.41	
07900	Caulking and Sealant			$ -	$ -	Included with Windows
08110	Hollow Metal	$ 54,000		$ 54,000	$ 0.32	
08410	Aluminum Entrance Work	$ 75,000		$ 75,000	$ 0.44	
08500	Garage Doors		$ 8,000	$ 8,000	$ 0.05	
08520	Window Wall, Windows and Glass	$ 1,276,000		$ 1,276,000	$ 7.51	638 New Windows in Existing Openings @ $2000 window
08710	Finish Hardware	$ 80,000		$ 80,000	$ 0.47	
08800	Glass and Glazing	$ 1,000		$ 1,000	$ 0.01	
09001	Lobby Finishes	$ 35,000		$ 35,000	$ 0.21	
09002	Community Space Finishes	$ 350,000		$ 350,000	$ 2.06	Assume 7000 S.F.
09003	Amenity Space Finishes	$ 580,000		$ 580,000	$ 3.41	Assume 7700 S.F.
09004	Chapel Restoration	$ 315,000		$ 315,000	$ 1.85	2520 S.F. @ $125 S.F.
09005	Interior Restoration	$ 125,000		$ 125,000	$ 0.74	Stair Cases and corridors
09250	Gypsum Drywall	$ 2,300,000		$ 2,300,000	$ 13.53	
09300	Ceramic Tile	$ 700,000		$ 700,000	$ 4.12	Inc. Porcelain or Marble Tile and Granite Counter Tops in Kitchens
09550	Wood Flooring	$ 540,000		$ 540,000	$ 3.18	60,000 S.F. @ $9 S.F.
09650	Resilient Flooring	$ 20,000		$ 20,000	$ 0.12	
09680	Carpeting	$ 112,000		$ 112,000	$ 0.66	Public Corridors 2,225 SY @ $50 SY
09900	Painting	$ 435,000		$ 435,000	$ 2.56	
09950	Wall Covering	NIC		NIC		NIC
10150	Toilet Partitions	$ 10,000		$ 10,000	$ 0.06	
10200	Louvers			$ -	$ -	No Louvers shown
10425	Graphics	$ 10,000		$ 10,000	$ 0.06	
10520	Lockers	$ 8,000		$ 8,000	$ 0.05	
10800	Bath and Toilet Accessories	$ 81,000		$ 81,000	$ 0.48	
11170	Compactor	$ 8,000		$ 8,000	$ 0.05	
11180	Rubish Chute	$ 10,000		$ 10,000	$ 0.06	
11450	Kitchen Appliances	$ 243,000		$ 243,000	$ 1.43	Allow $4500 per unit
11460	Kitchen Cabinets	$ 378,000		$ 378,000	$ 2.22	Allow $7000 per kitchen
11470	Vanities	$ 27,000		$ 27,000	$ 0.16	Allow $350 per vanity
12500	Window Treatments	$ 40,000		$ 40,000	$ 0.24	
13150	Swimming Pool and Hot tubs	$ 265,000		$ 265,000	$ 1.56	
13160	Saunas	$ 15,000		$ 15,000	$ 0.09	
14210	Traction Elevators	$ 1,800,000		$ 1,800,000	$ 10.59	Assume Two New Elevators and 10 Triplex Elev
14610	Hoist and Bridge					Assume no Hoist
15200	Plumbing	$ 1,400,000	$ 160,000	$ 1,560,000	$ 9.18	414 Fixtures plus staff rooms below
15300	Sprinkler	$ 600,000	$ 160,000	$ 760,000	$ 4.47	
15800	HVAC	$ 2,180,000	$ 120,000	$ 2,300,000	$ 13.53	Assume Heat Pump System

16100	Electrical Systems	$ 1,820,000	$ 200,000	$ 2,020,000	$ 11.88			
16500	Electrical Fixtures	$ 135,000	$ 75,000	$ 210,000	$ 1.24	Allow		
16600	MEPS Drawing Coordination	$ 25,000		$ 25,000	$ 0.15	Allow		
16700	MEPS Commissioning & Startup	$ 100,000		$ 100,000	$ 0.59	Allow		
17000	Misc Items at Garage		$ 75,000	$ 75,000	$ 0.44			
17500	New Town Houses	$ 2,400,000		$ 2,400,000	$ 14.12	16,000 S.F. @ $150 S.F.		
	Sub-Total	**$ 23,491,000**	**$ 4,717,000**	**$ 28,208,000**	**$ 165.93**			
19000	General Conditions			$ 2,538,720	$ 14.93			
	Sub-Total			$ 30,746,720	$ 180.86			
19100	Contingency @ 5%			$ 1,537,336	$ 9.04			
	Sub-Total			$ 32,284,056	$ 189.91			
19200	Liability Insurance 2%							
	Sub-Total			$ 32,284,056	$ 189.91			
19300	Pollution Insurance .2%							
	Sub-Total			$ 32,284,056	$ 189.91			
19400	CM Fee			$ 1,129,942	$ 6.65			
20000	**Non-Union Contractor Total**			**$ 33,413,998**	**$ 196.55**			
21000	**HRH Owner Rep Estimated Costs**							
	General Conditions			$ 846,240	$ 4.98			
	Liability Insurance			$ 631,859	$ 3.72			
	Owners Rep Fee @1.0%			$ 331,303	$ 1.95			
	HRH AS OWNERS REP TOTAL COST			**$ 1,809,402**	**$ 10.64**			
	Total Job Costs			**$ 35,223,400**	**$ 207.20**			

NON UNION RELATED NOTES:

01. EXCLUDES ALL SOFT COSTS, COST OF CAPITAL, ETC.
02. EXCLUDES A/E AND ALL OTHER CONSULTING FEES.
03. EXCLUDES BUILDING PERMIT FEE, EXPEDITING, ETC.
04. EXCLUDES SUB GUARD INSURANCE PROGRAM.
05. INSURANCE AT STANDARD LIMITS, CURRENT RATES.
06. INCLUDES DEMOLITION OF ELLIS HALL.
07. EXCLUDES AESBESTOS ABATEMENT
08. EXCLUDES REMOVAL OF CONTAMINATED AND OR HAZARDOUS MATERIAL.
09. EXCLUDES BOND.
10. INCLUDES SALES TAX.
11. EXCLUDES PURCHASING, ESTIMATING, TECH SERVICES AND EXECUTIVE SUPERVISION.
12. EXCLUDES ALL UNDERPINNING.
13. EXCLUDES ANY FITNESS CENTER EQUIPMENT FOR AMENITIES.
14. EXCLUDES RAILROAD PROTECTIVE LIABILITY INSURANCE.
15. EXCLUDES ANY COST FOR MTA FLAGMEN, INSPECTORS, ETC.

HRH RELATED NOTES:

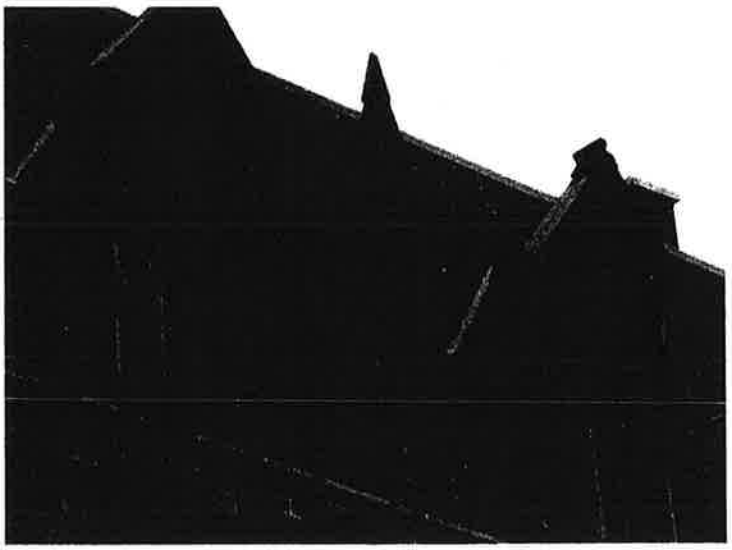
01. EXCLUDES SUB GUARD INSURANCE PROGRAM.
02. INSURANCE AT STANDARD LIMITS, CURRENT RATES.
03. EXCLUDES BOND.

ST. PAUL'S ACADEMY, GARDEN CITY NEW YORK
Augut 27, 2010 Revised numbers are shown in **BOLD** print
November 3, 2010 Revised numbers are shown in ***ITALICS***

COSTS	QUANTITY	UNIT COST		
Hard Costs				
Acquisition			**$0.00**	
Demolition of Ellis Hall			$730,000.00	
Renovation Cost + Garage (See HRH details)	125,000	***$256.75***	***$32,093,400.00***	
New Building (Townhouses)	16,000	***$150.00***	***$2,400,000.00***	
Subtotal Hard Costs			***$35,223,400.00***	
Soft Costs				
Financing 6% Construction Loan (1 year)	$35,223,400.00		**$2,113,404.00**	
Marketing	141,000	$10.64	$1,500,000.00	
Architecture and Engineering 6% Construction			***$2,113,404.00***	
Legal			$600,000.00	
Carrying Costs	141000	$5.32	$750,000.00	
Administration 2%	141000	$5.00	$704,468.00	
Subtotal Soft Costs			$7,781,276.00	
Total Costs			***$43,004,676.00***	
RENTAL INCOME				
Full Rental (Floors 1-4)	67,495	***$40.00***		***$2,699,800.00***
Limited Rental (Basement)	8,691	$15.00		$130,365.00
Townhouses	***16,000***	***$40.00***		***$640,000.00***
Total Rental Income				***$3,470,165.00***
EXPENSES				
Land Lease				**$200,000.00**
Real Estate Taxes				**$420,000.00**
Total Income to the Village				**$620,000.00**
Other Operating Expenses	125,000	**$2.50**		**$312,500.00**
Total Operating Exoense				**$932,500.00**
Income before debt service				***$2,537,665.00***
Avail for debt service (80% Coverage)				***$2,030,132.00***
Mortgage 6% Constant				***$33,835,533.33***
Equity required				***$9,169,142.67***
Cash Flow				***$507,533.00***
Return				***5.54%***
Federal Tax Rebate 20% of 95% Renovation Costs				***$5,776,812.00***
Net Equity				***$3,392,330.67***
Return on net equity				***14.96%***

Priority Roof Repairs Documentation Report

St. Paul's Complex
Garden City, New York



Prepared by
EINHORN YAFFEE PRESCOTT, PC
Architecture & Engineering
440 Park Avenue South
New York, NY 10016

April 14, 2003

Summary

The following report documents priority roof repairs performed by New York Roofing Company in December 2002 and January 2003. EYP accompanied the contractor in order to make close up observations of masonry and roof conditions from a lift truck, and to direct the contractor relative to priority areas for repair. The information provided also supplements existing conditions documentation previously compiled by EYP.

A roof plan is included to provide orientation for the photographs. The photographs are grouped into the following categories:

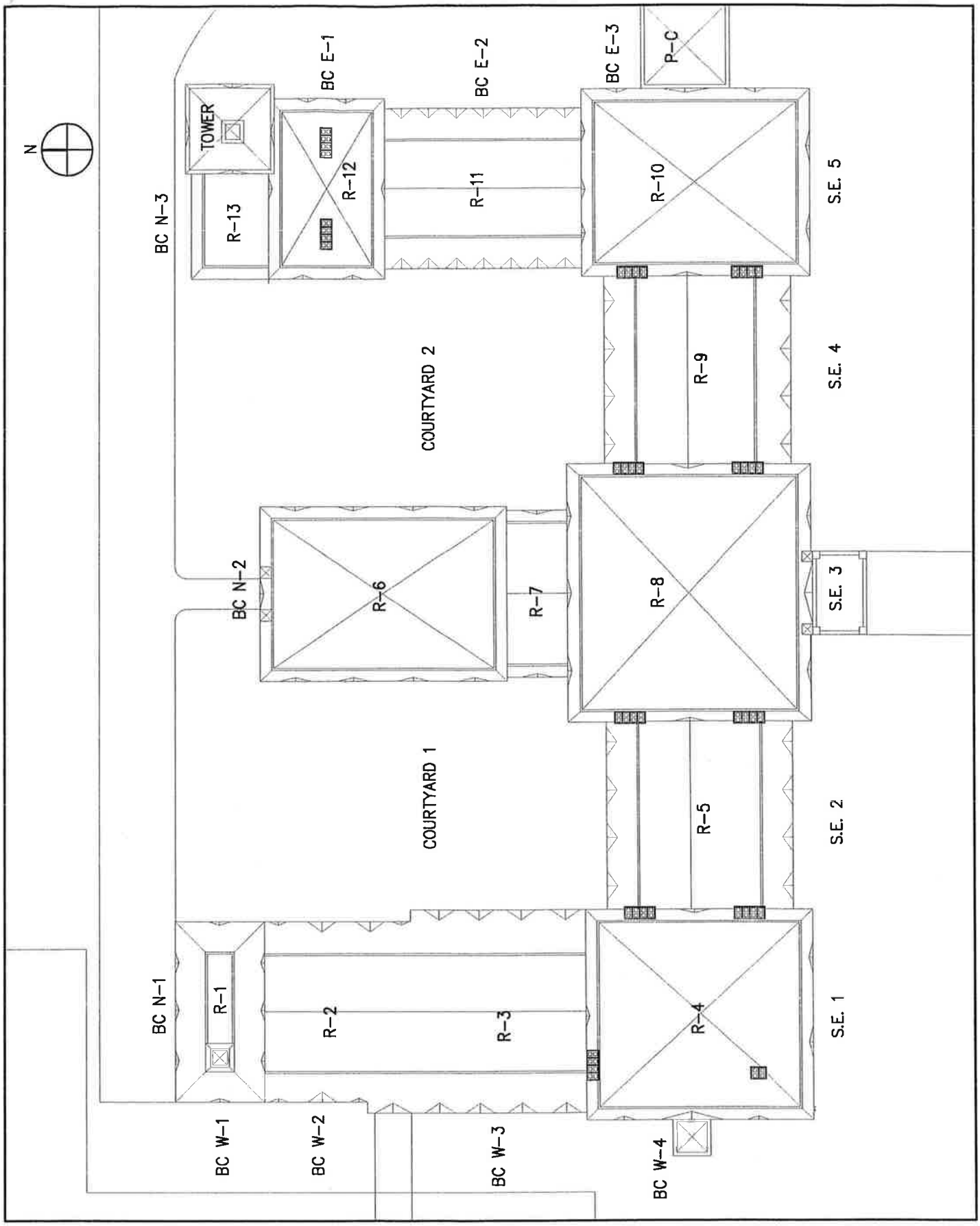
A. Roof Areas Overviews and Typical Details
B. Elevation Overviews and Typical Details
C. Northeast Tower Overview and Details
D. Building Complex Typical Elements and Details
E. Building Envelope Construction Typical Details
F. Typical Priority Roof Repairs

Although New York Roofing was able to address significant water infiltration through the roof, they were not able to address wall areas where open joints allow wind driven water to penetrate the walls. It should be noted that the contractor was unable to bring the lift truck into the eastern courtyard due to the unknown condition of the utility tunnel in this area.

EYP's recent observations confirm the need for complete replacement of the roof, and masonry restoration work throughout the complex.

Project Team

EYP Project Manager:	Marie Ennis
New York Roofing Project Manager:	Harold Munder
Masonry Conservator:	William Stivale



Einhorn Yaffee Prescott

ARCHITECTURE & ENGINEERING, P.C.

440 PARK AVENUE SOUTH
16TH FLOOR

NEW YORK, NY 10016-8012
TEL. (917) 981-6000

Project: ST. PAUL'S ACADEMY
GARDEN CITY, NEW YORK

Title:

Modifies Drawing No.: Scale:

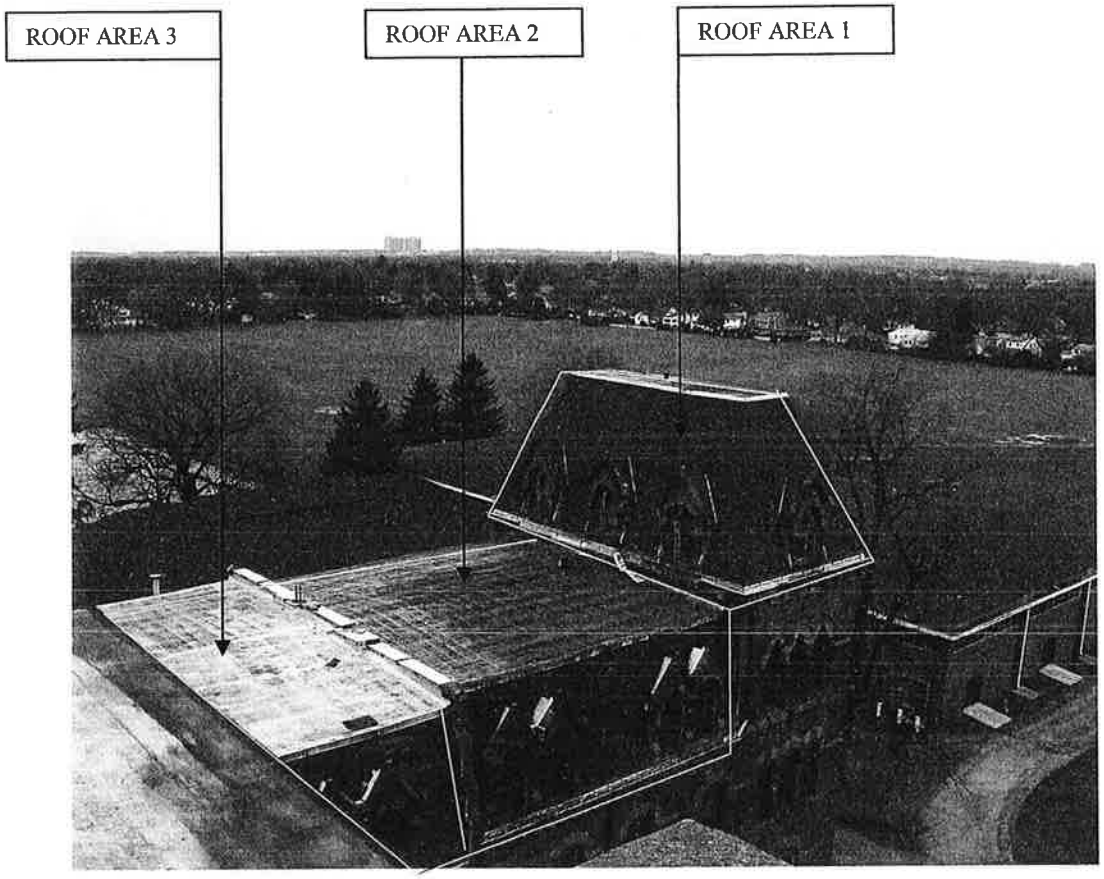
Project No.: 7001017.00
Designed by: MTE
Drawn by: CZ
Checked by:
Date: 04/15/2003
Drawing No.: SK-001

Saint Paul's Academy

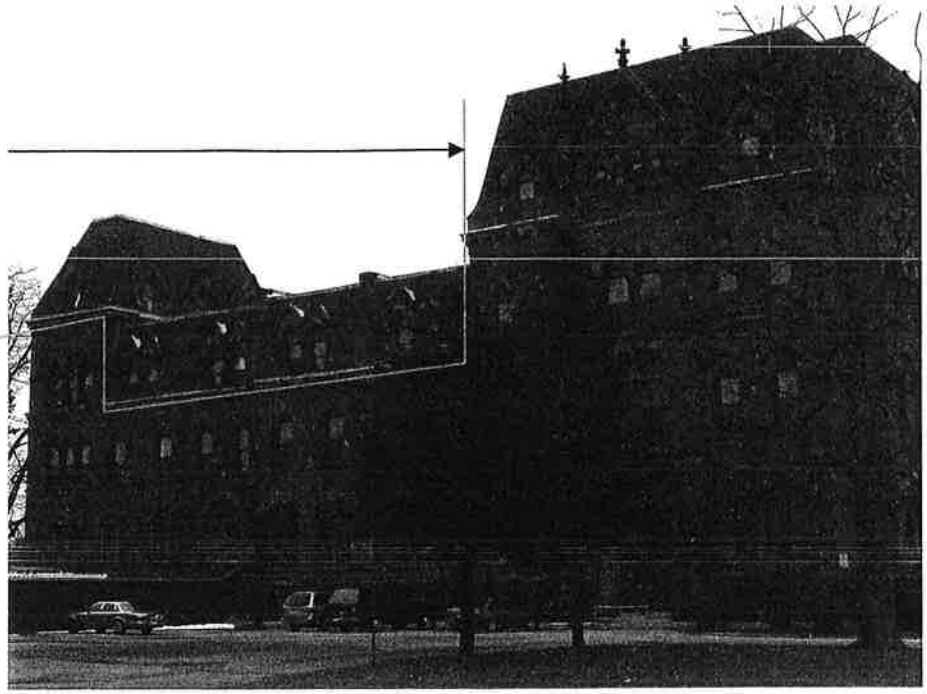
PHOTO DOCUMENTATION
TABLE OF CONTENTS

SECTION A	ROOF AREAS OVERVIEWS & TYPICAL DETAILS	Pages	P1 - P16
SECTION B	ELEVATION OVERVIEWS & TYPICAL DETAILS	Pages	P17 - P29
SECTION C	NORTHEAST TOWER OVERVIEW & DETAILS	Pages	P30 – P33
SECTION D	BUILDING COMPLEX TYPICAL ELEMENTS & DETAILS	Pages	P34 – P49
SECTION E	BUILDING ENVELOPE CONSTRUCTION TYPICAL DETAILS	Pages	P50 – P52
SECTION F	TYPICAL 2002/03 ROOF AREAS TEMPORARY REPAIRS	Pages	P53 – P57

A. ROOF AREAS OVERVIEWS & TYPICAL DETAILS

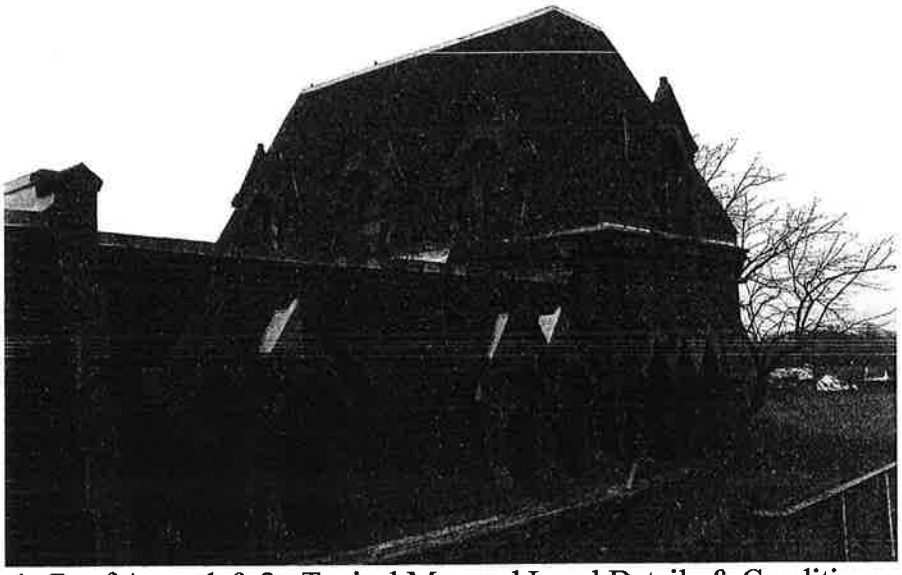


1. Roof Areas 1 – 3 Overview (Viewing Northwest)



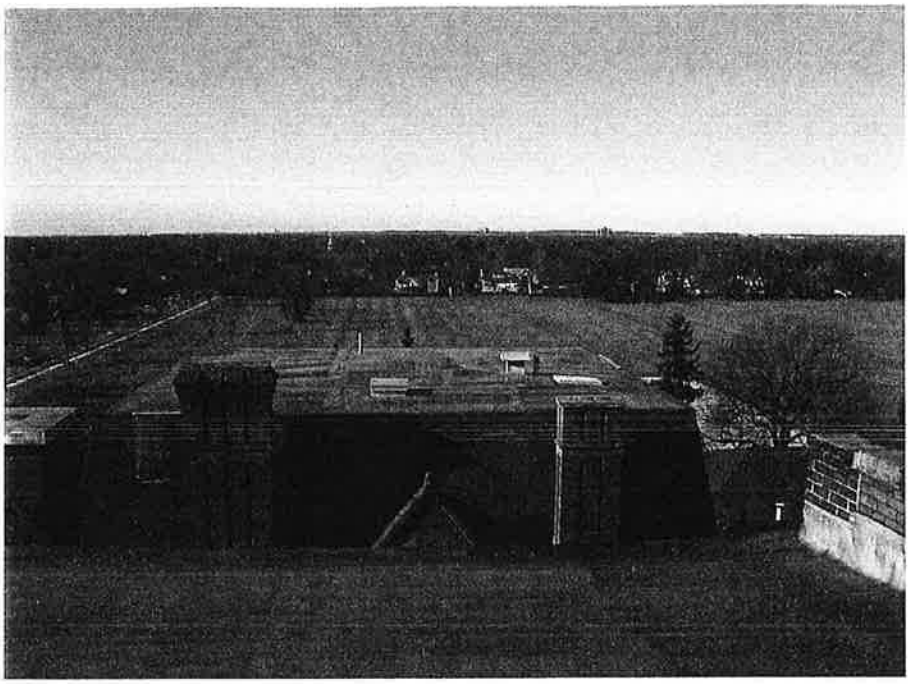
2. Roof Areas 1 – 3 Overview (Viewing Northeast)

3. Roof Areas 1 – 3 Overview (Viewing Southwest)



4. Roof Areas 1 & 2: Typical Mansard Level Details & Conditions (Viewing Northwest)

5. Roof Areas 2 & 3: Typical Mansard Level Details & Conditions (Viewing Southwest)

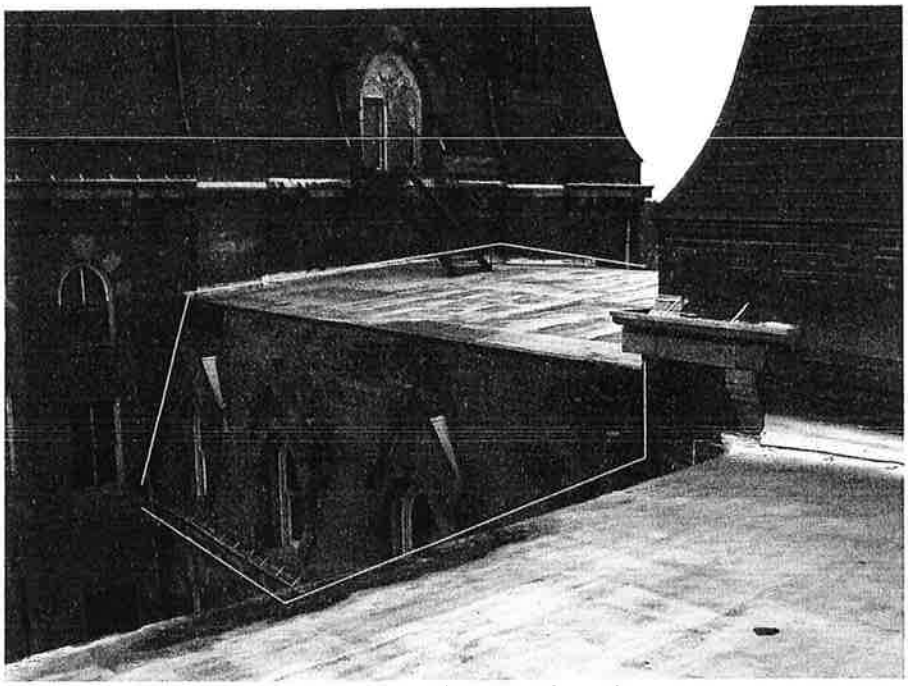


6. Roof Area 4 Overview (Viewing West)

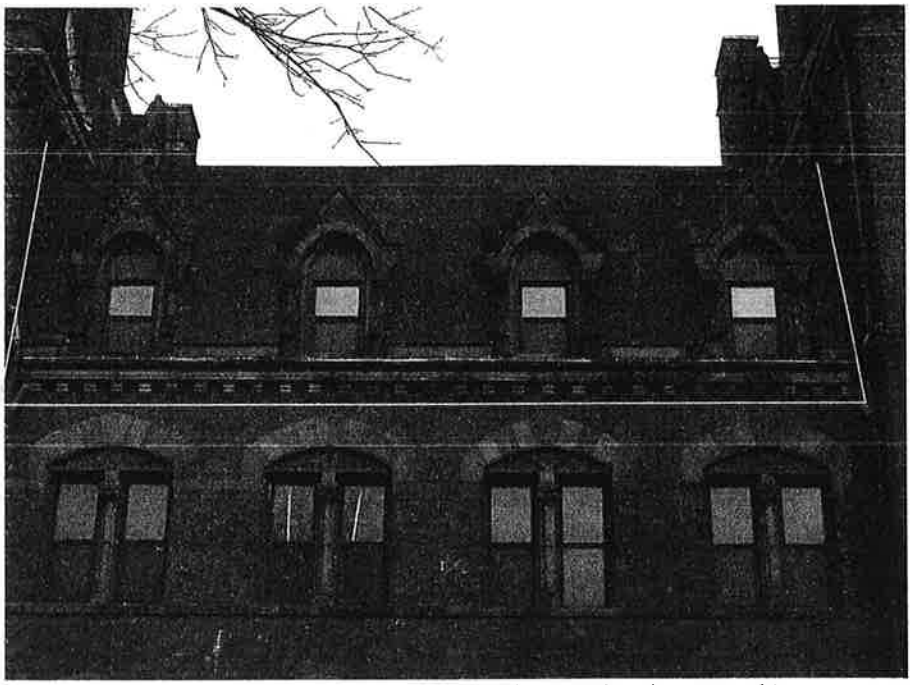
7. Roof Area 4 Mansard Levels Overview (Viewing Southwest)

8. Roof Area 4 Mansard Levels Overview (Viewing Northeast)

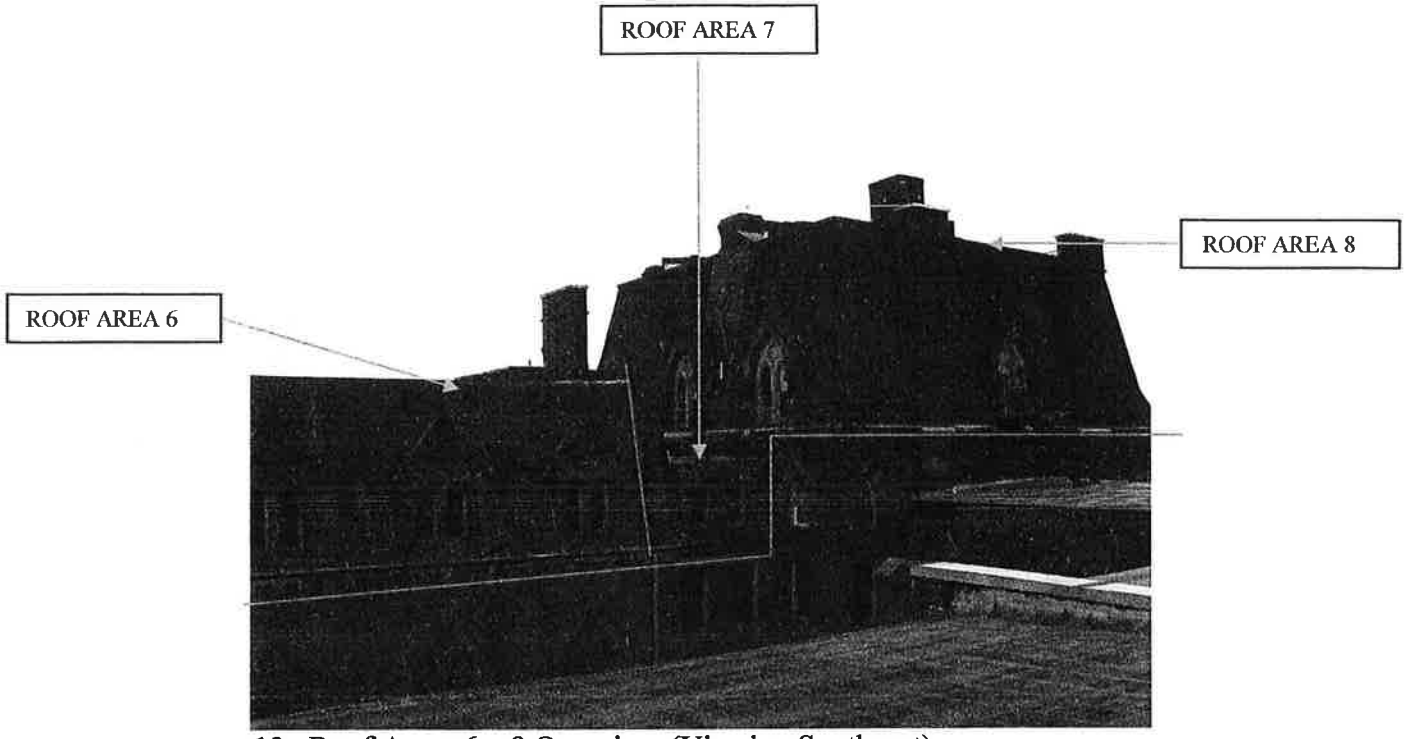
9. Roof Area 4 Mansard Levels Overview (Viewing Northeast)



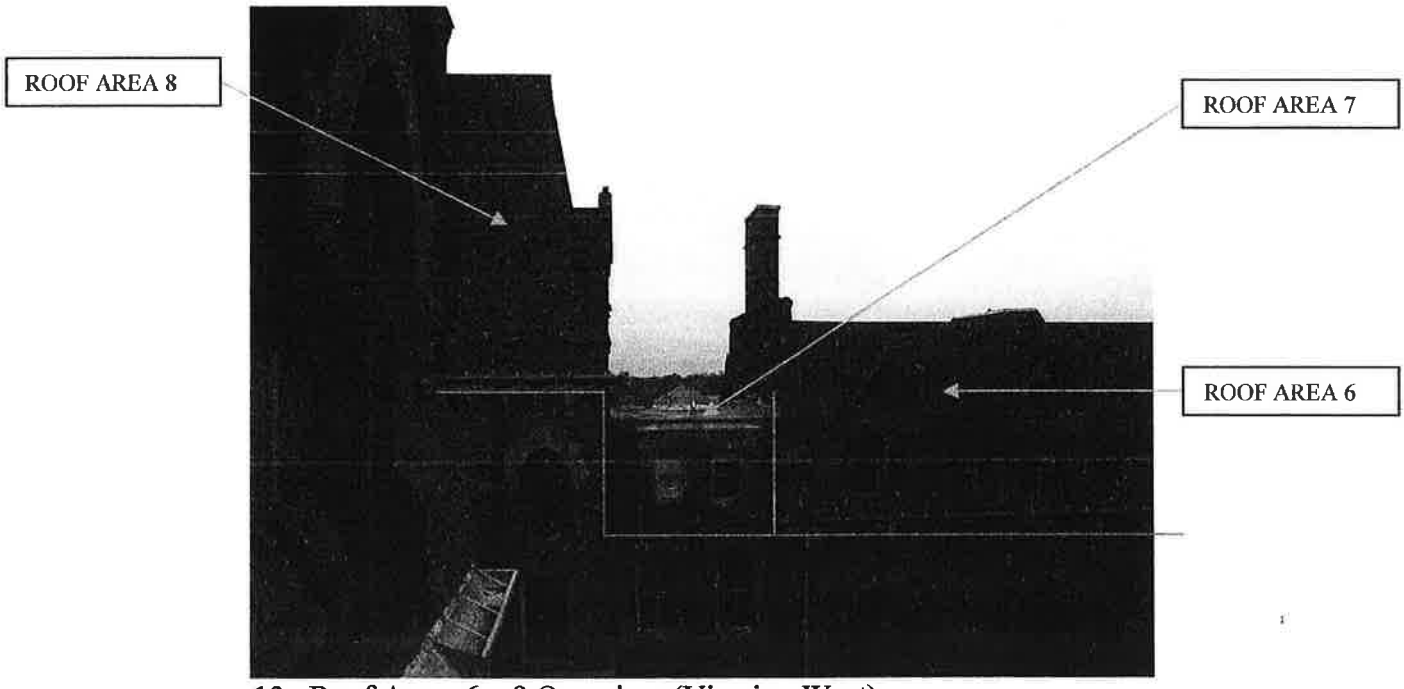
10. Roof Area 5 Overview (Viewing Southeast)



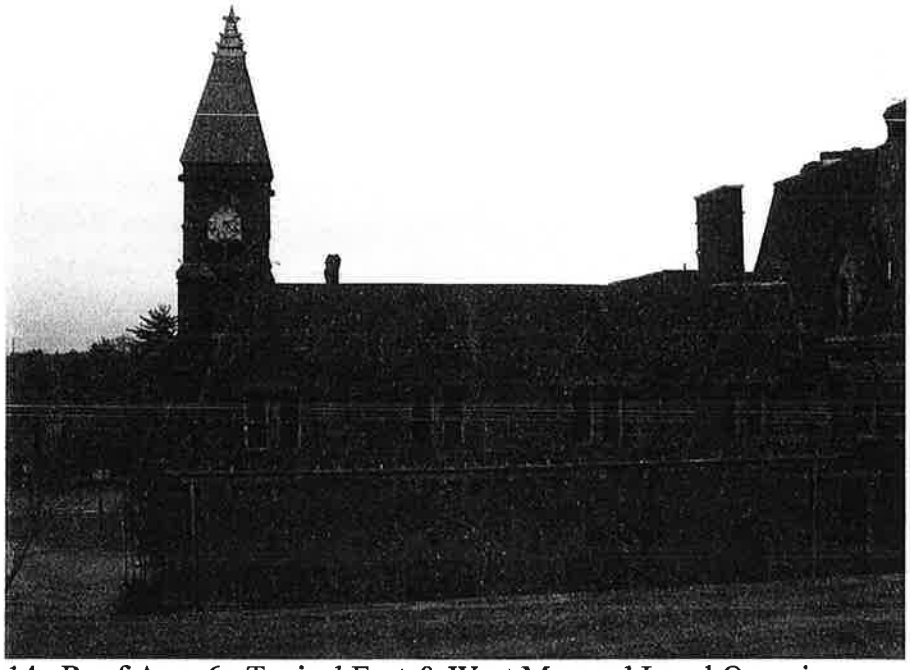
11. Roof Area 5 Mansard Level Overview (Viewing North)



12. Roof Areas 6 – 8 Overview (Viewing Southeast)

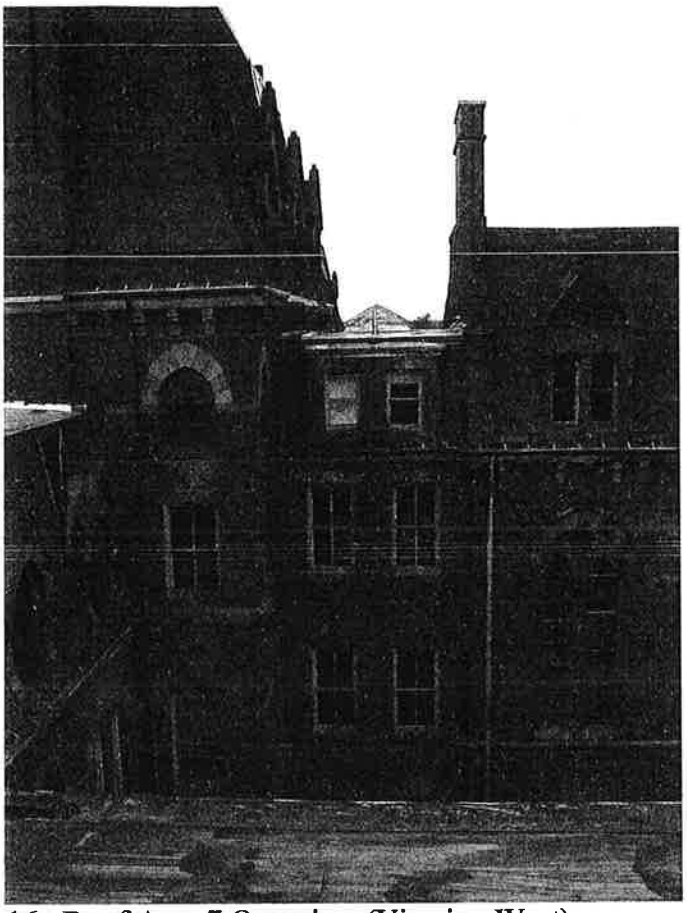


13. Roof Areas 6 – 8 Overview (Viewing West)



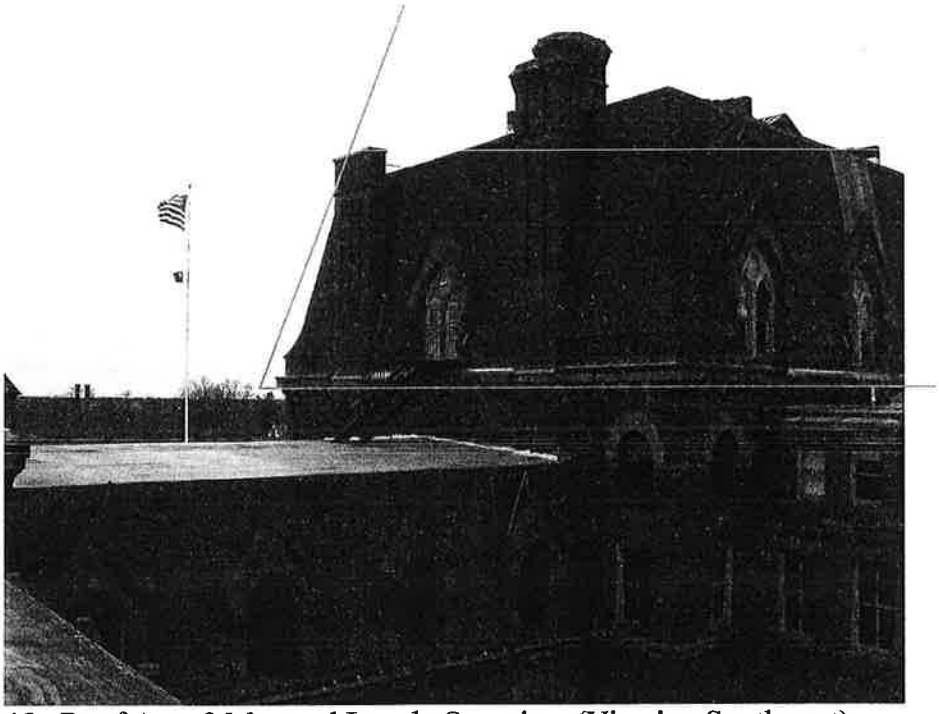
14. Roof Area 6: Typical East & West Mansard Level Overview (Viewing East Shown)

15. Roof Area 6 Mansard Levels Overview (Viewing Southeast)



16. Roof Area 7 Overview (Viewing West)

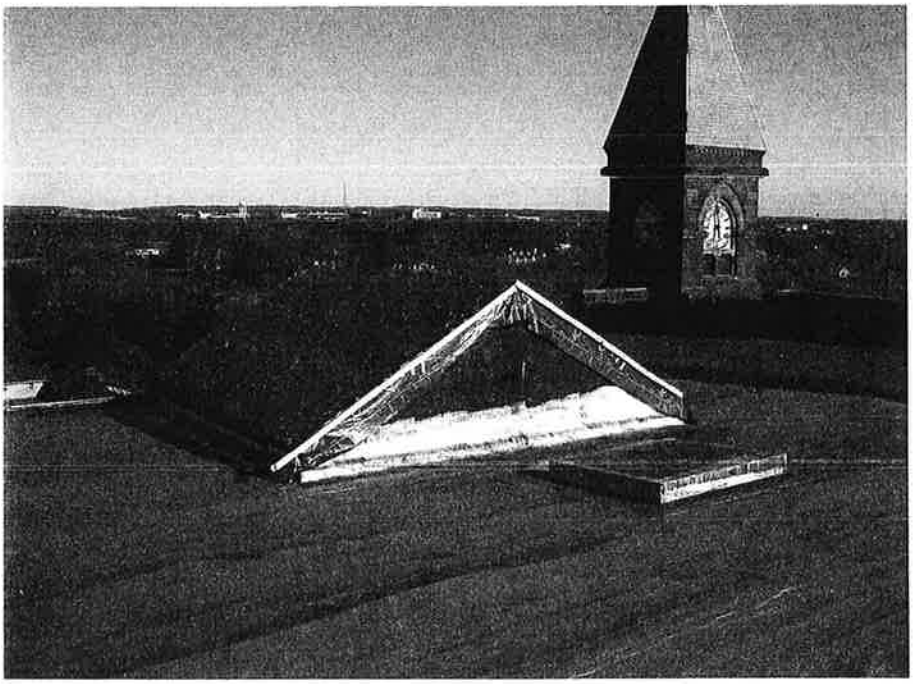
17. Roof Area 7 Mansard Level Overview (Viewing Southeast)



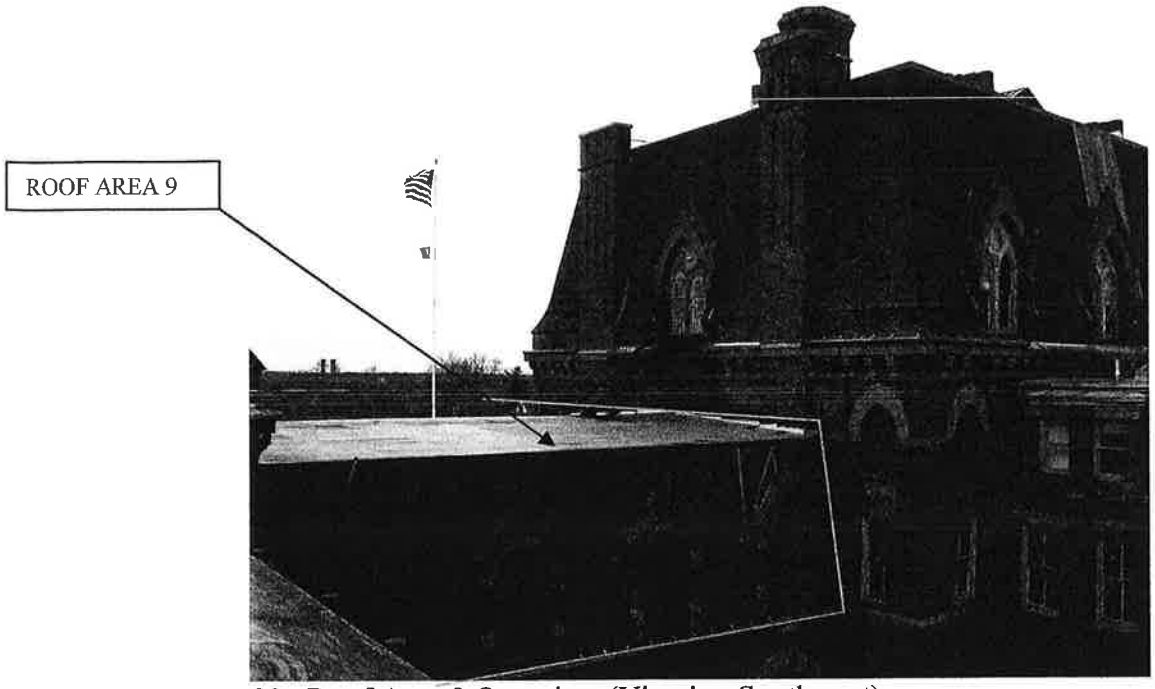
18. Roof Area 8 Mansard Levels Overview (Viewing Southwest)

19. Roof Area 8 Mansard Level Overview (Viewing North)

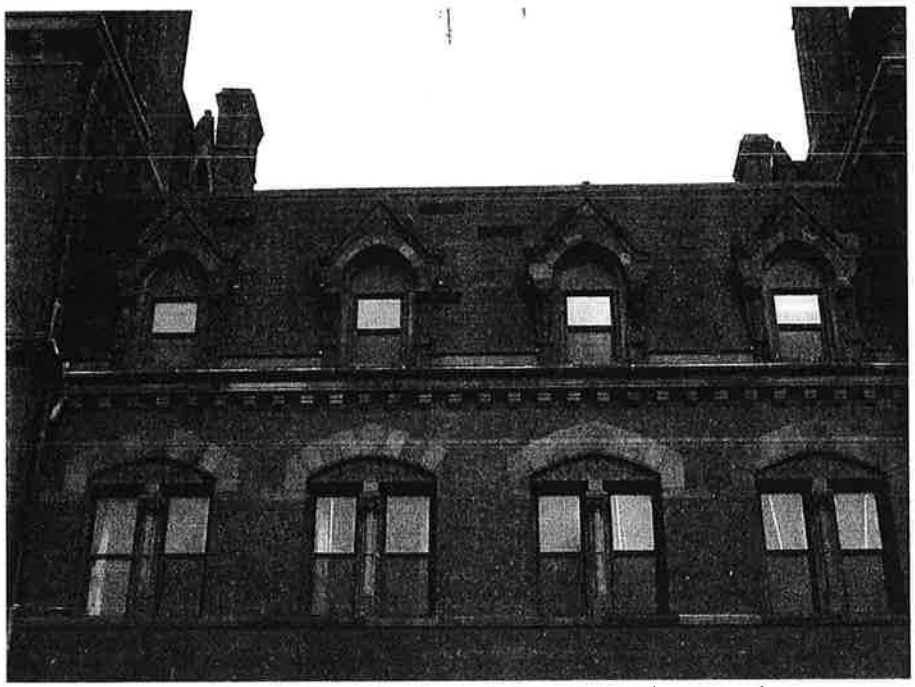
20. Roof Area 8 Overview & Details (Viewing Southeast)



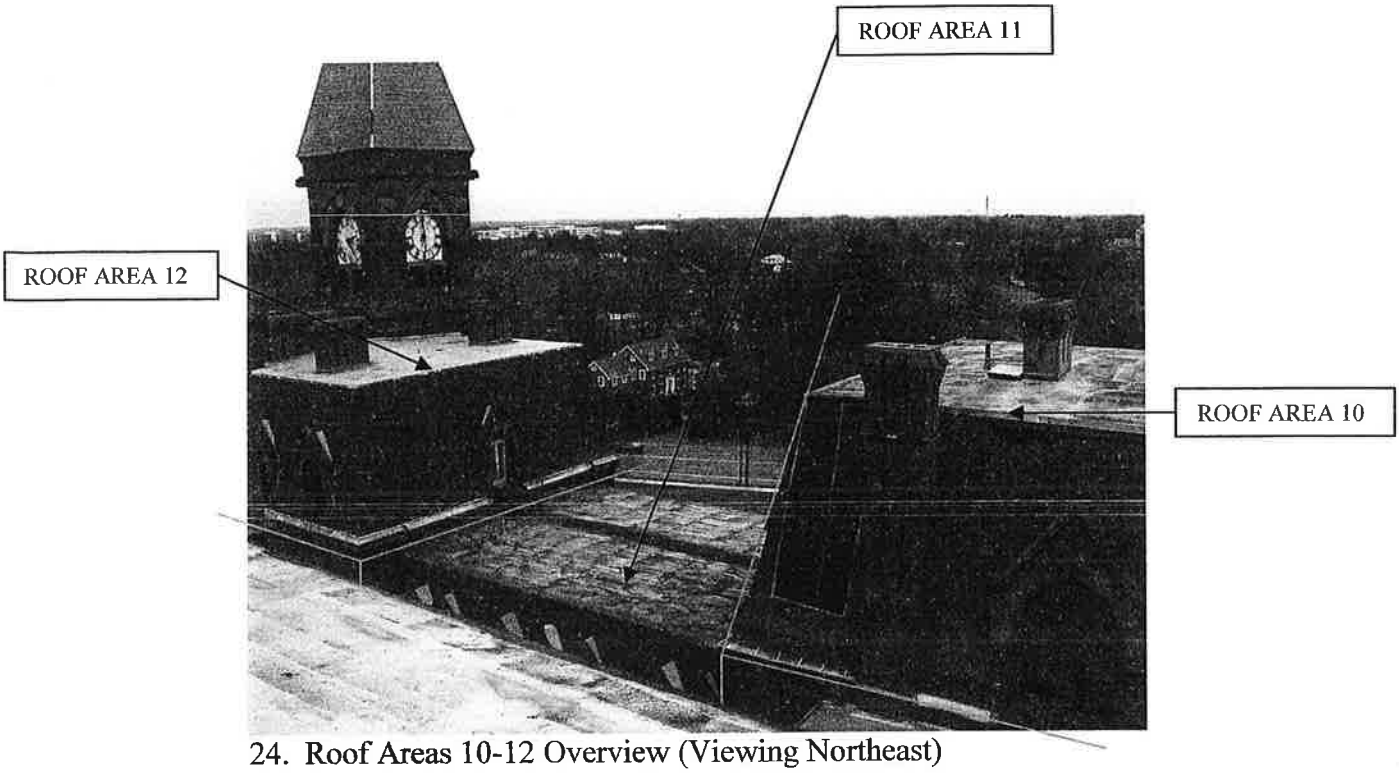
21. Roof Area 8 Overview & Details (Viewing Northeast)



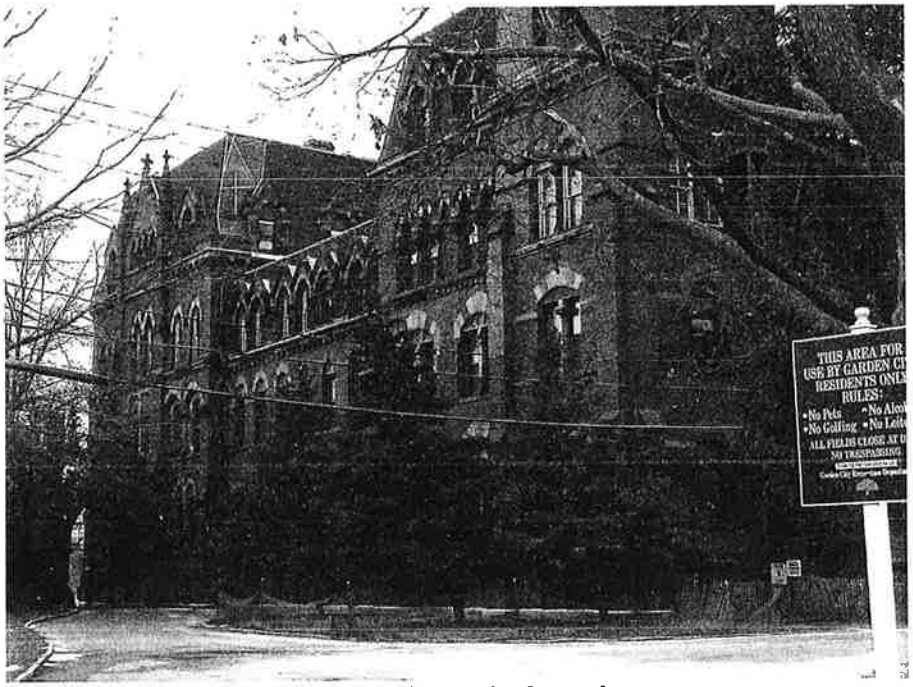
22. Roof Area 9 Overview (Viewing Southwest)



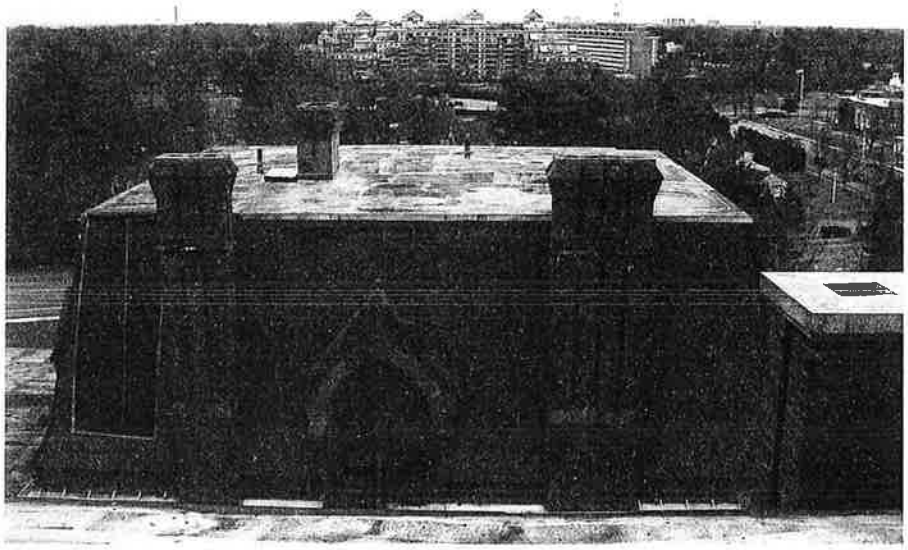
23. Roof Area 9 Mansard Level Overview (Viewing North)



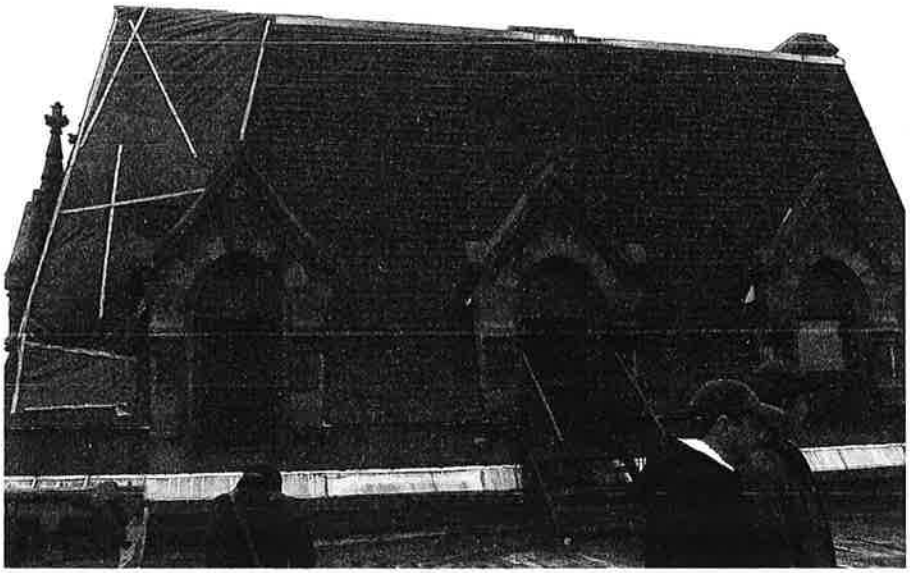
24. Roof Areas 10-12 Overview (Viewing Northeast)



25. Roof Areas 10-12 Mansard Levels Overview (Viewing Southwest)

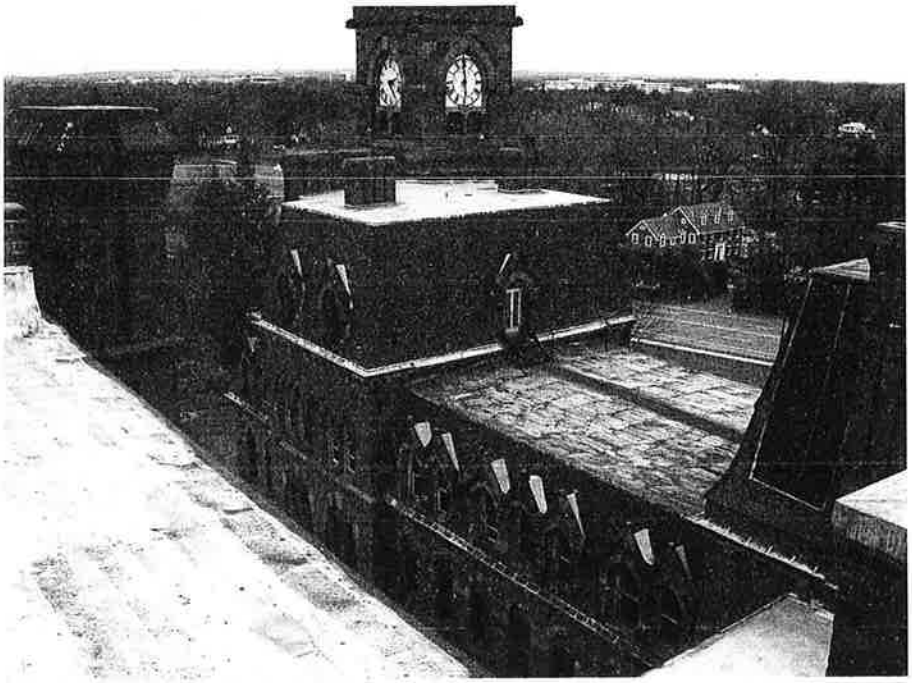


26. Roof Area 10 Overview (Viewing East)

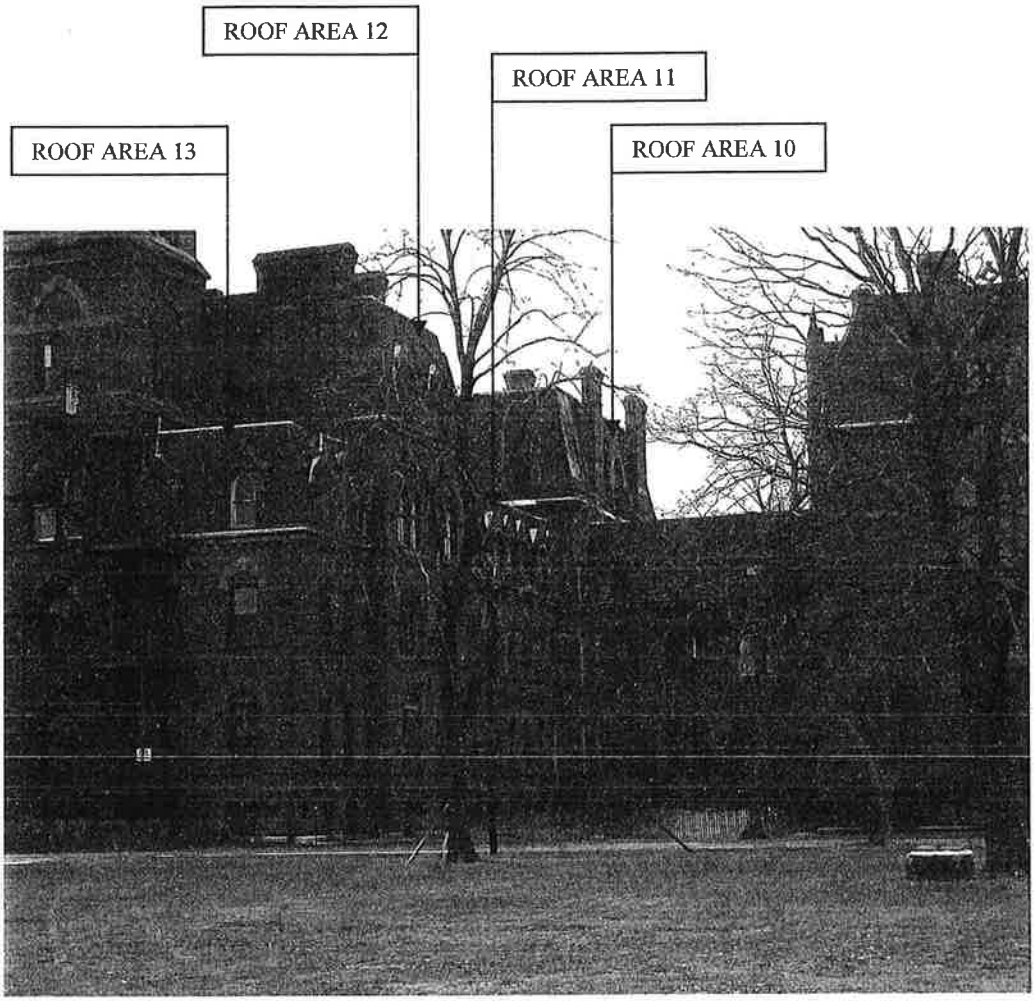


27. Roof Area 10 Mansard Level Overview (Viewing South)

28. Roof Area 10 Mansard Levels Overview (Viewing Northwest)

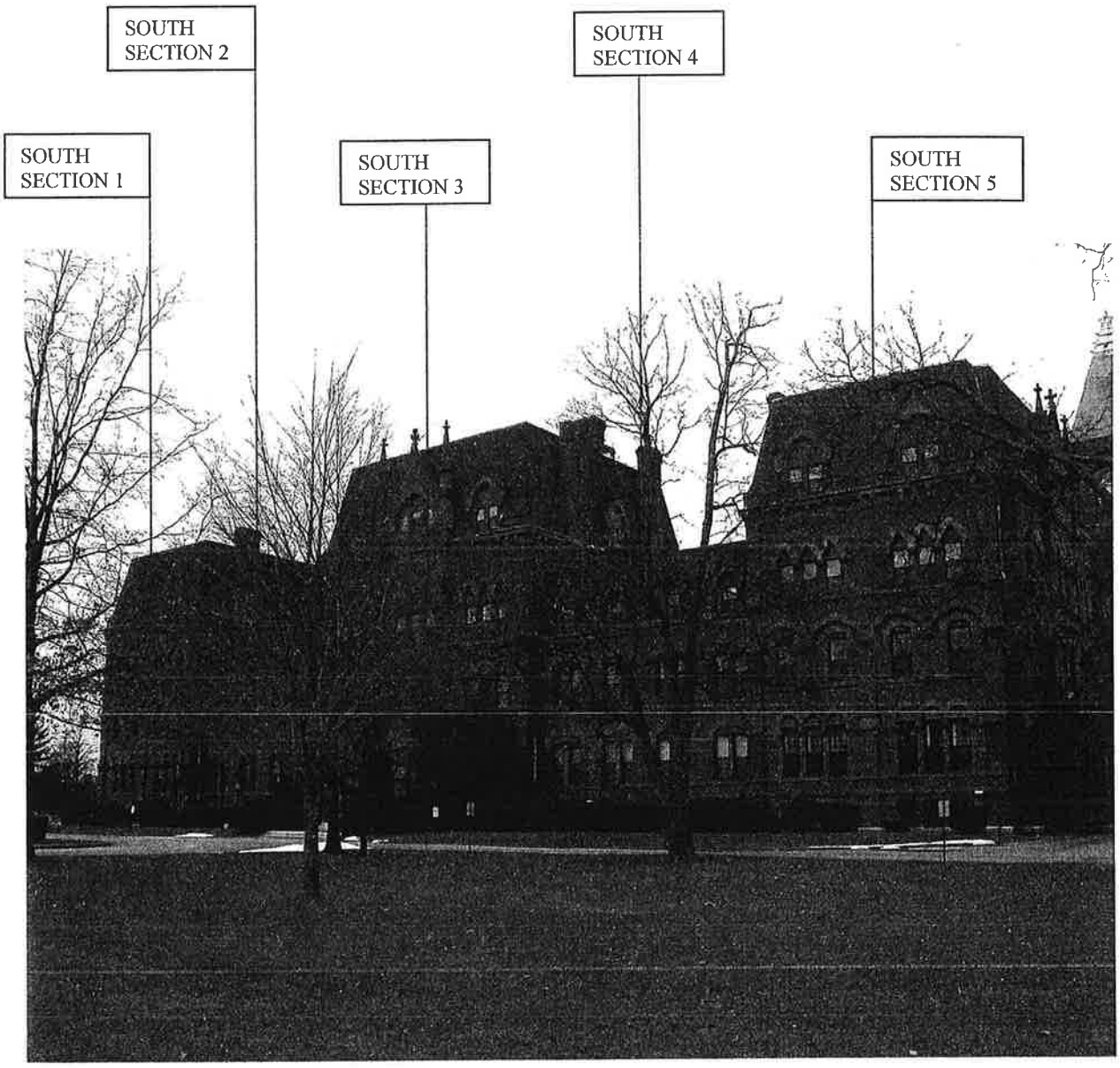


29. Roof Areas 11 & 12 Mansard Levels Overview (Viewing Northeast)

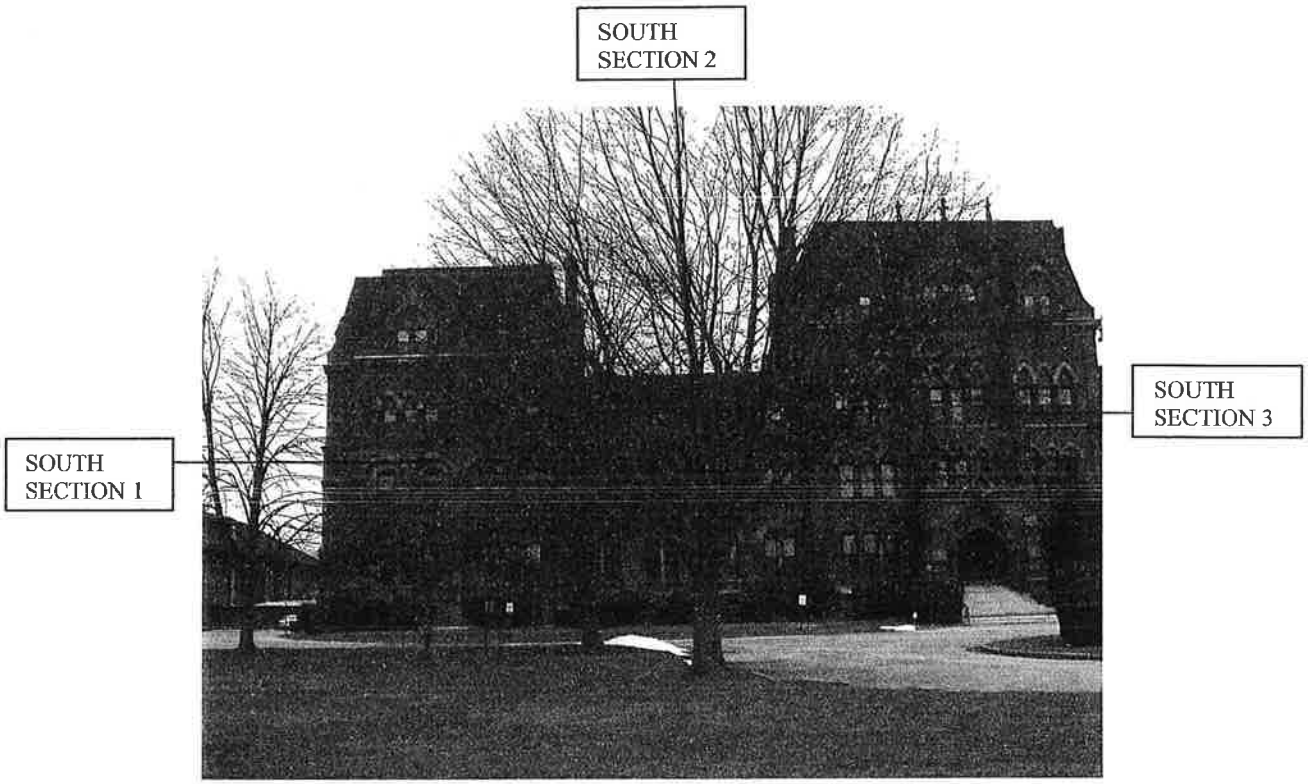


30. Roof Areas 10-13 Overview (Viewing Southeast)

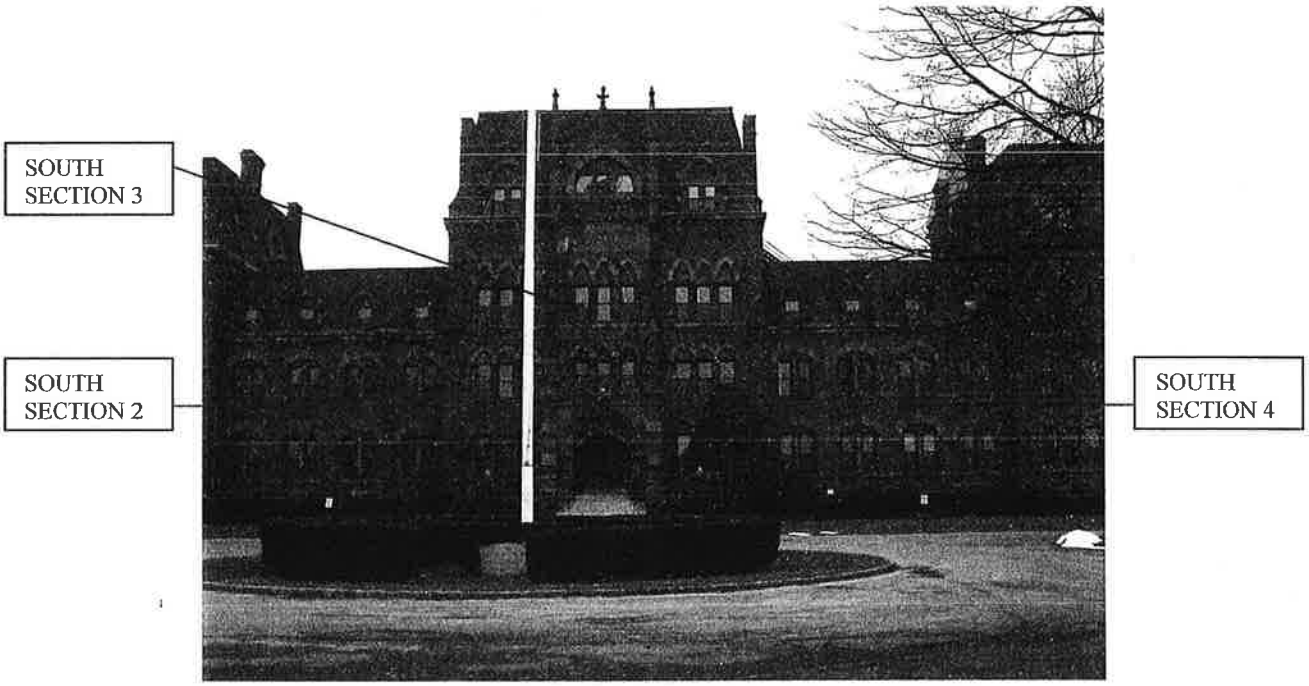
B. ELEVATION OVERVIEWS & TYPICAL DETAILS



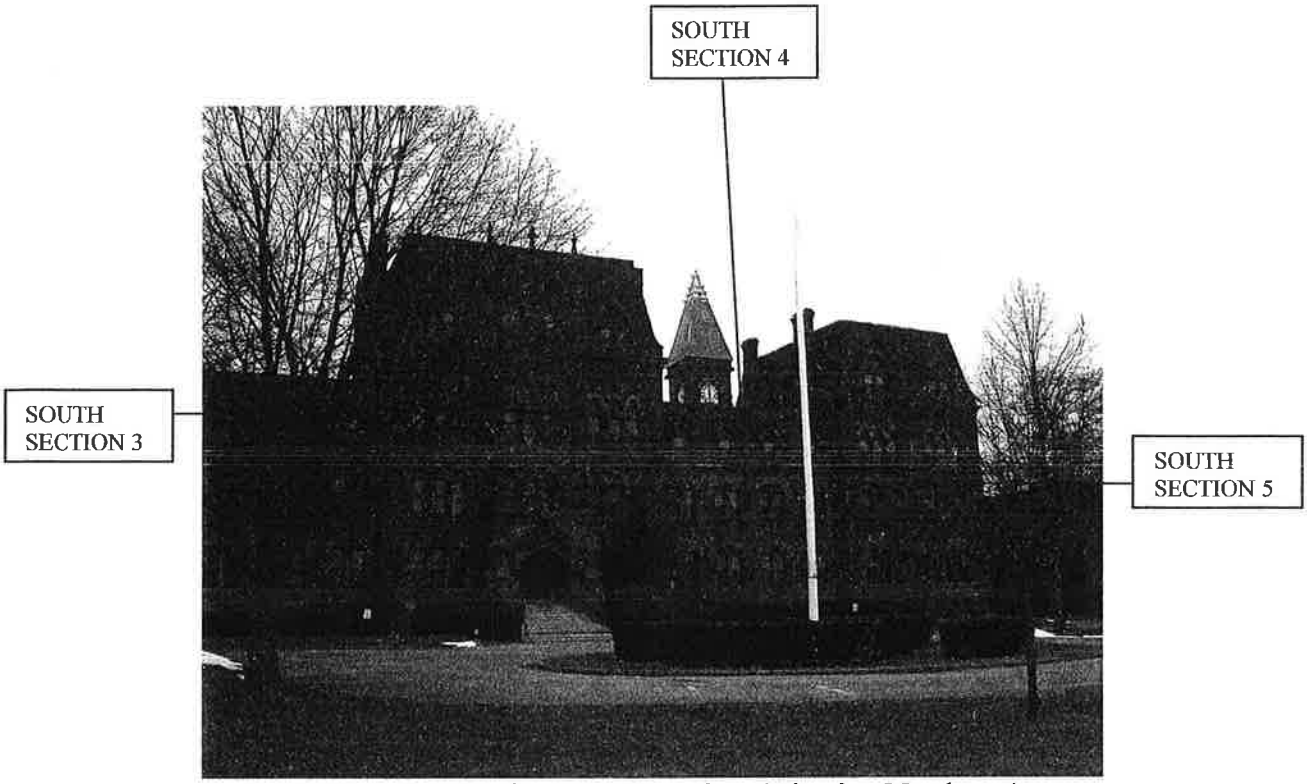
1. South Elevation Sections 1-5 Overview (Viewing Northwest)



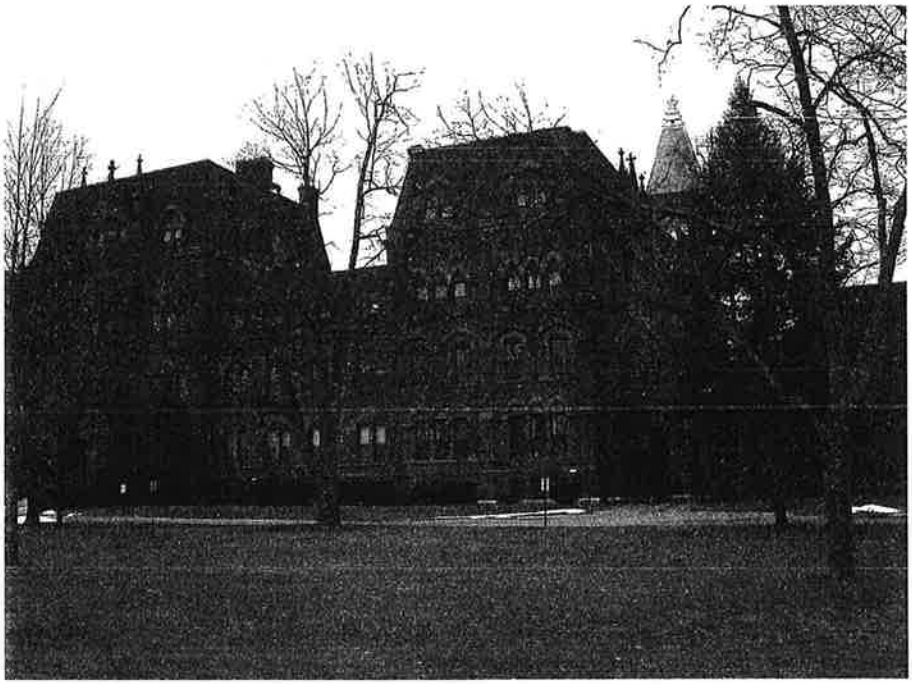
2. South Elevation Sections 1-3 Overview (Viewing North)



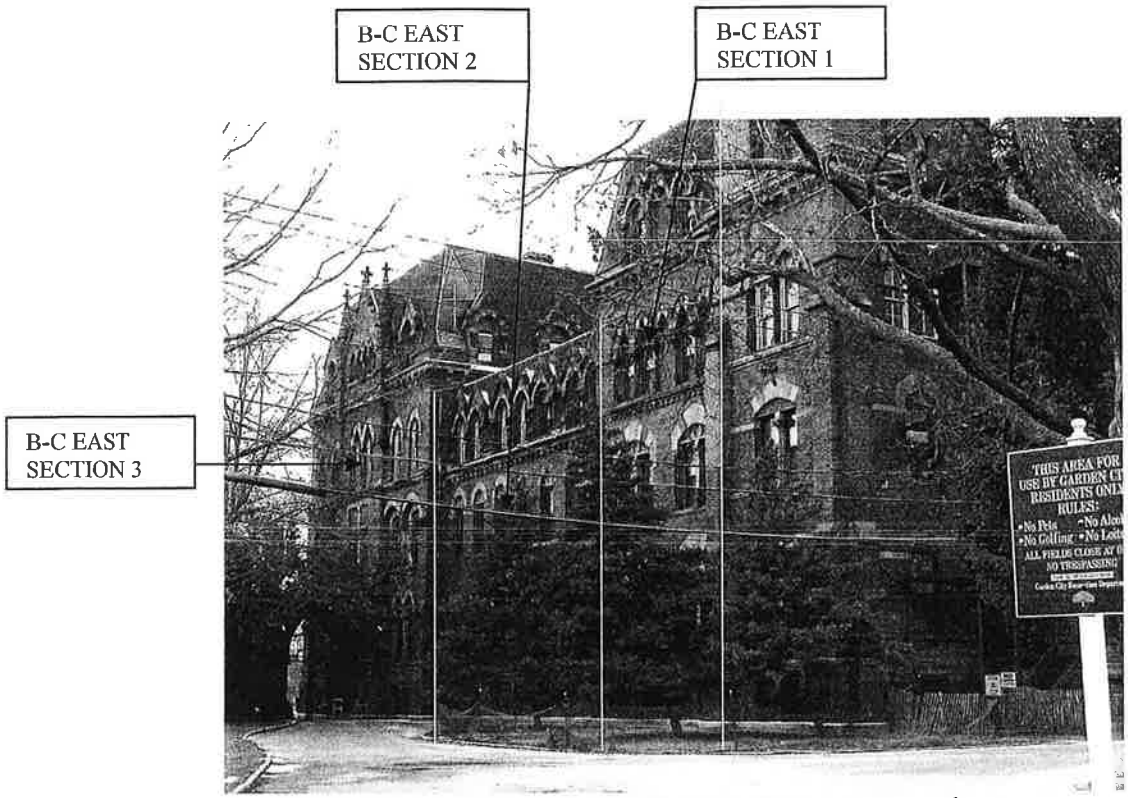
3. South Elevation Sections 2-4 Overview (Viewing North)



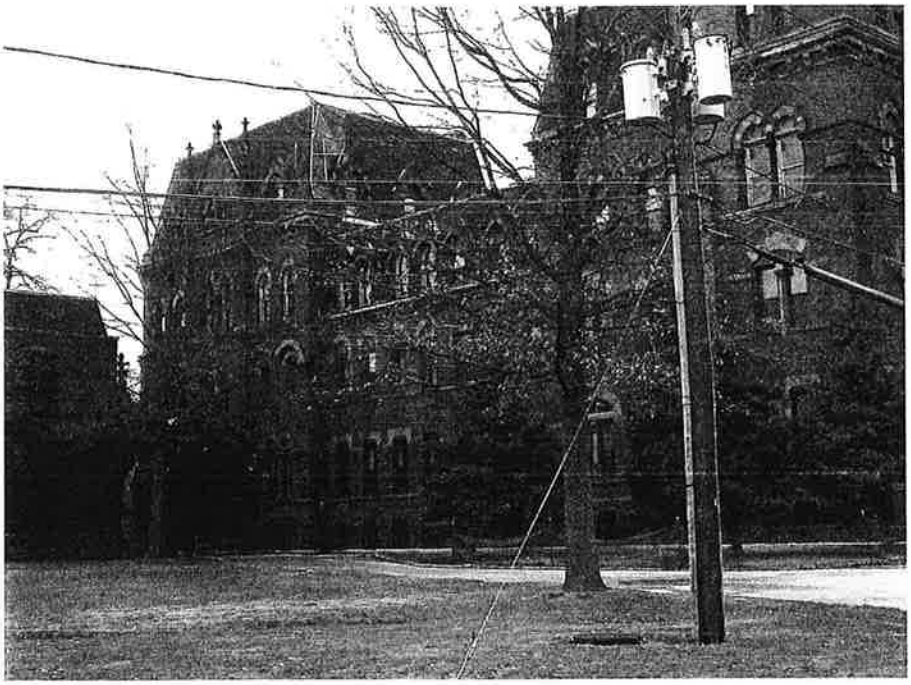
4. South Elevation Sections 3-5 Overview (Viewing Northeast)



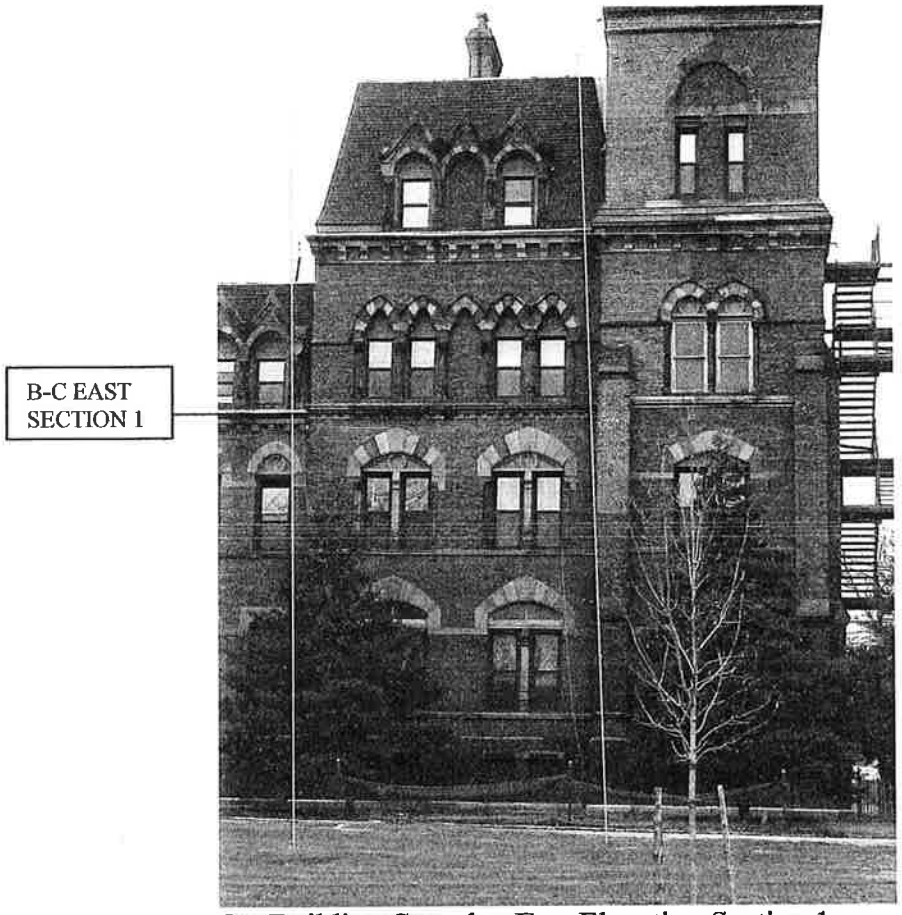
5. South Elevation Sections 3-5 Overview (Viewing Northwest)



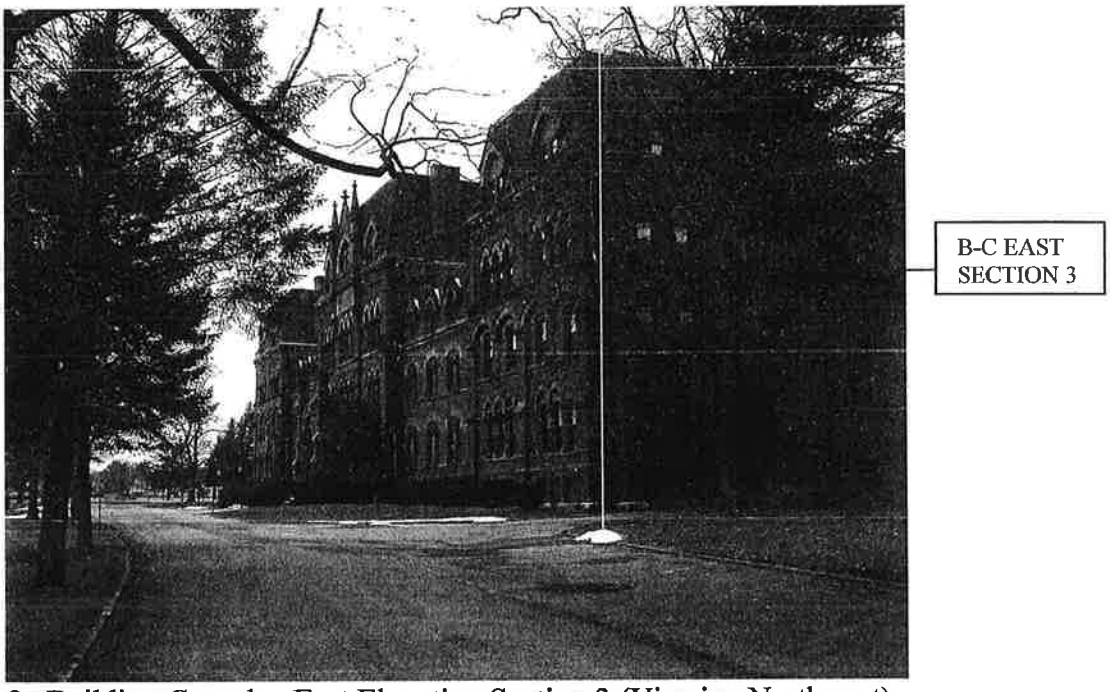
6. Building Complex East Elevation Sections 1-3 Overview (Viewing Southwest)



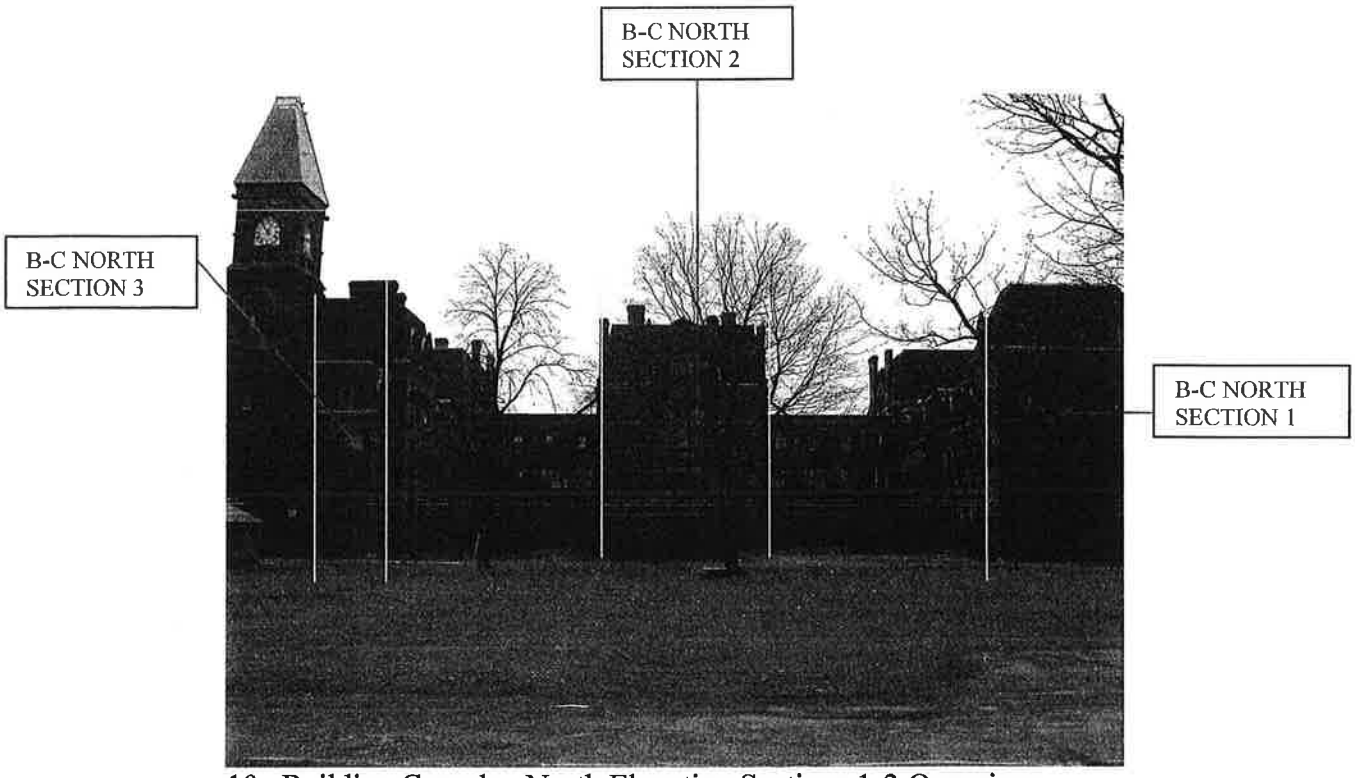
7. Building Complex East Elevation Section Overview (Viewing Southeast)



8. Building Complex East Elevation Section 1 Overview & Details (Viewing West)



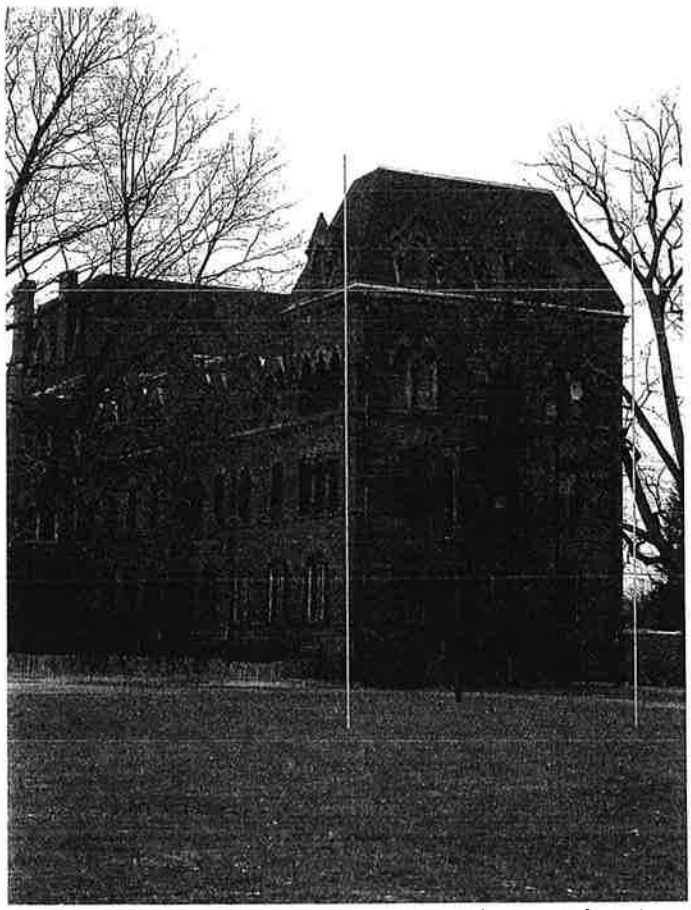
9. Building Complex East Elevation Section 3 (Viewing Northwest)



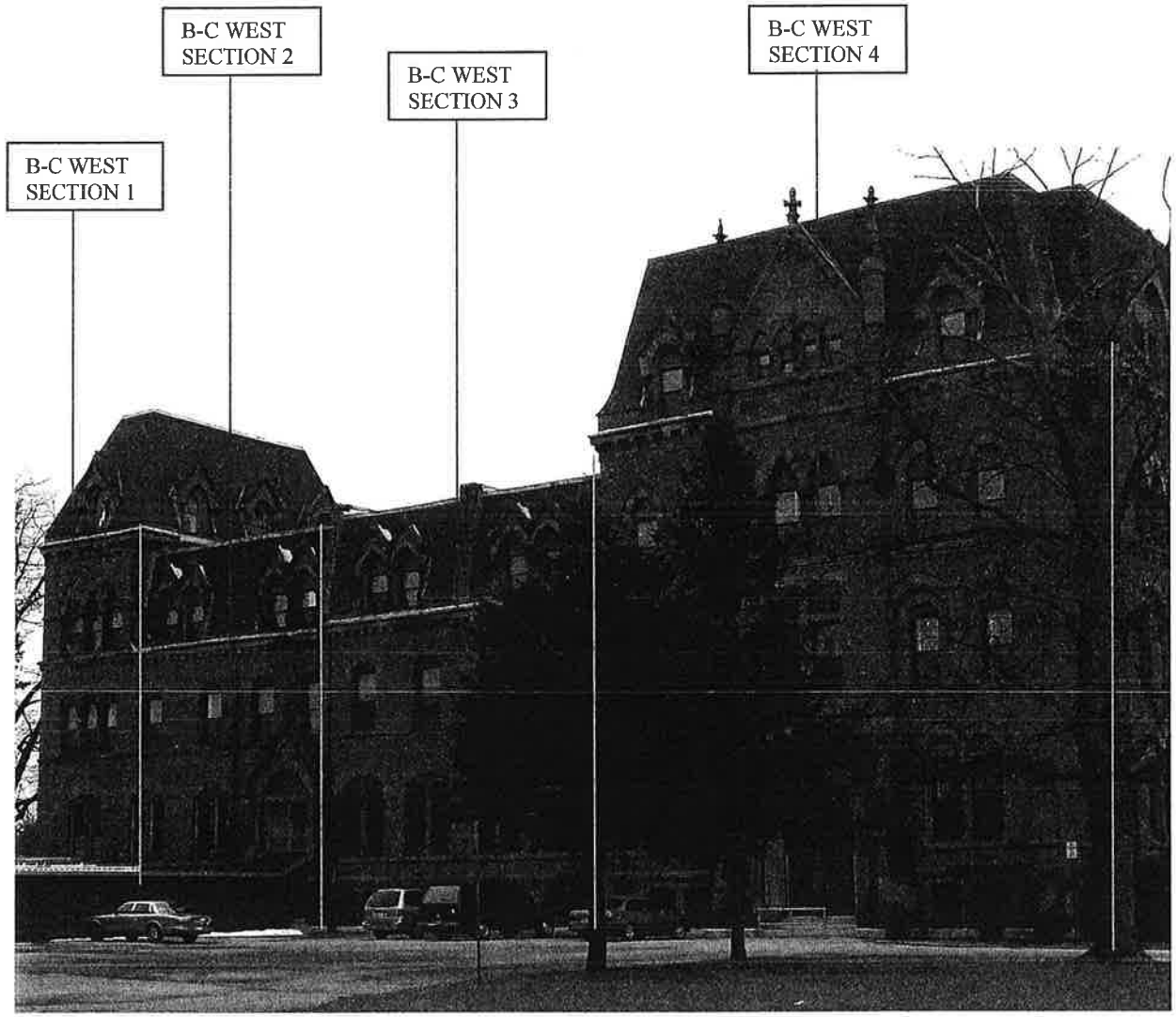
10. Building Complex North Elevation Sections 1-3 Overview
(Viewing South)

11. Building Complex North Elevation Section 3 Overview
(Viewing Southeast)

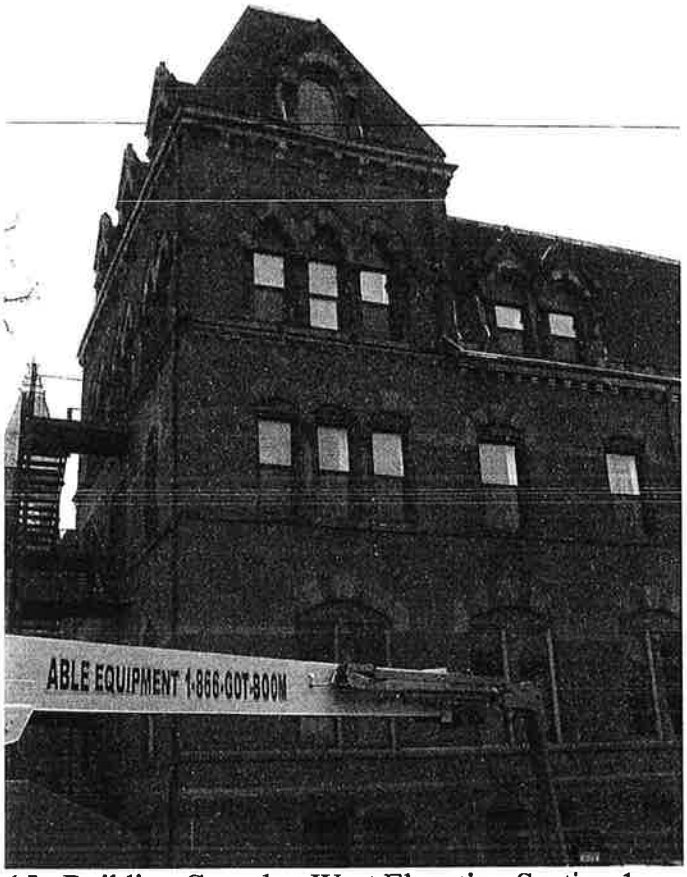
12. Building Complex Section North Elevation Section 2 Overview (Viewing Southeast)



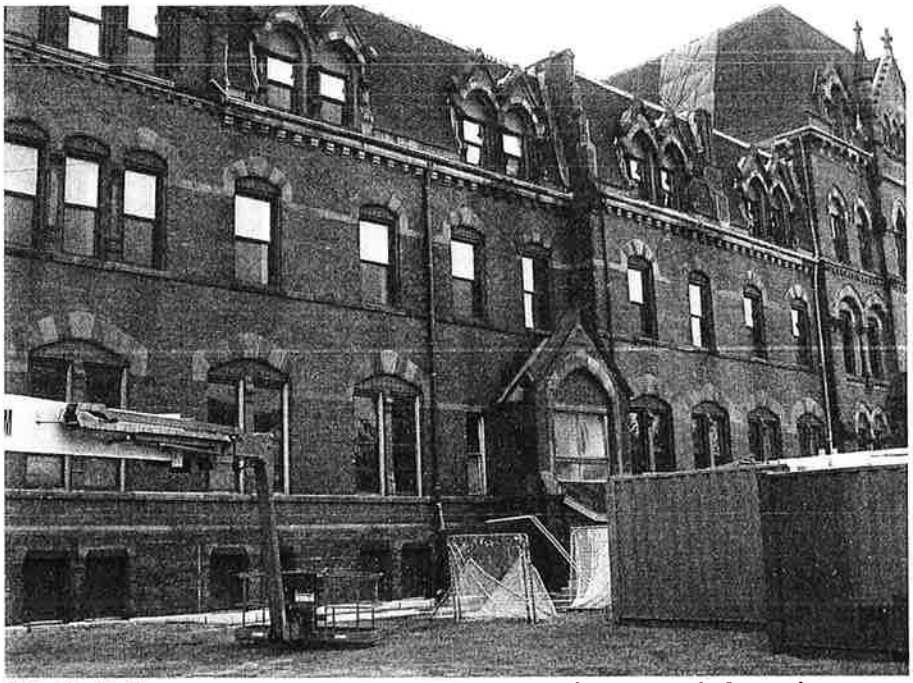
13. Building Complex North Elevation Section 1 Overview (Viewing Southwest)



14. Building Complex West Elevation Section 1-4 Overview (Viewing Northeast)



15. Building Complex West Elevation Section 1 Overview (Viewing Southeast)



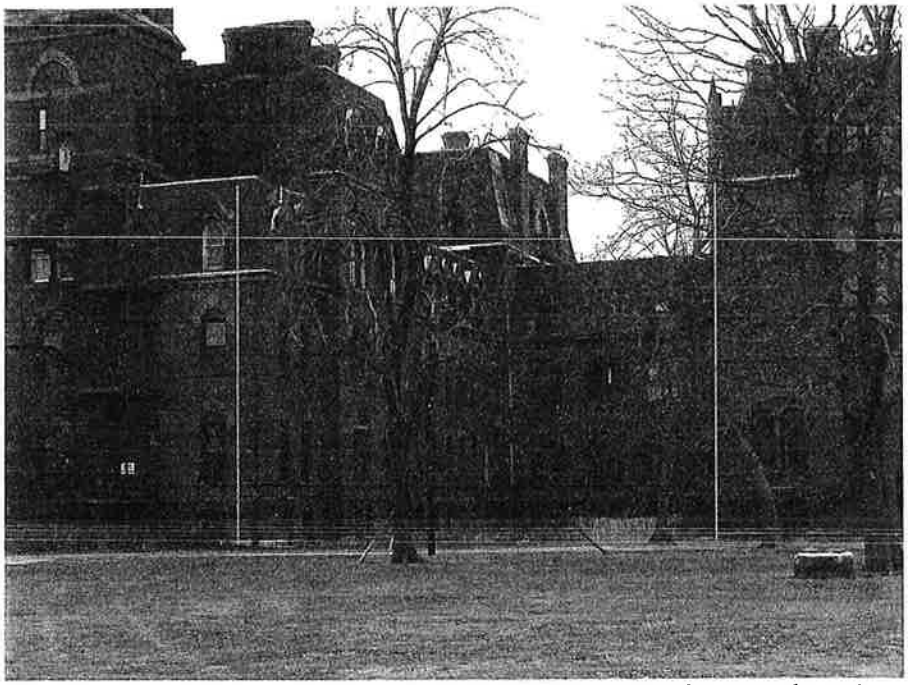
16. Building Complex West Elevation Sections 2 & 3 Overview (Viewing Southeast)

17. Courtyard 1 Area & Elevations Overview (Viewing Southwest)

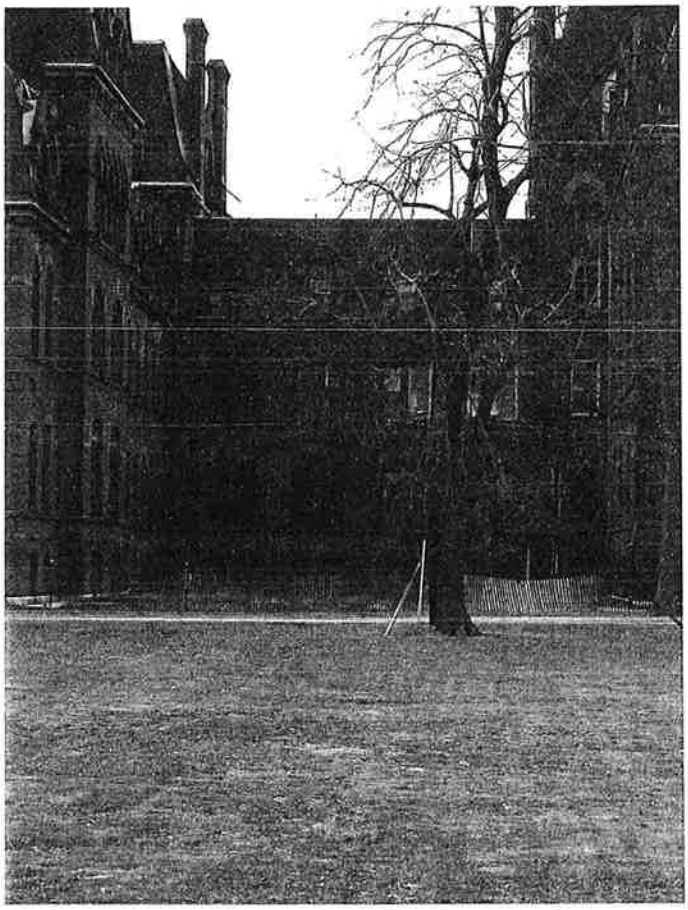
18. Courtyard 1 Area & Elevations Overview (Viewing Southeast)

19. Courtyard 1 West Elevation Sections Overview & Details (Viewing Southwest)

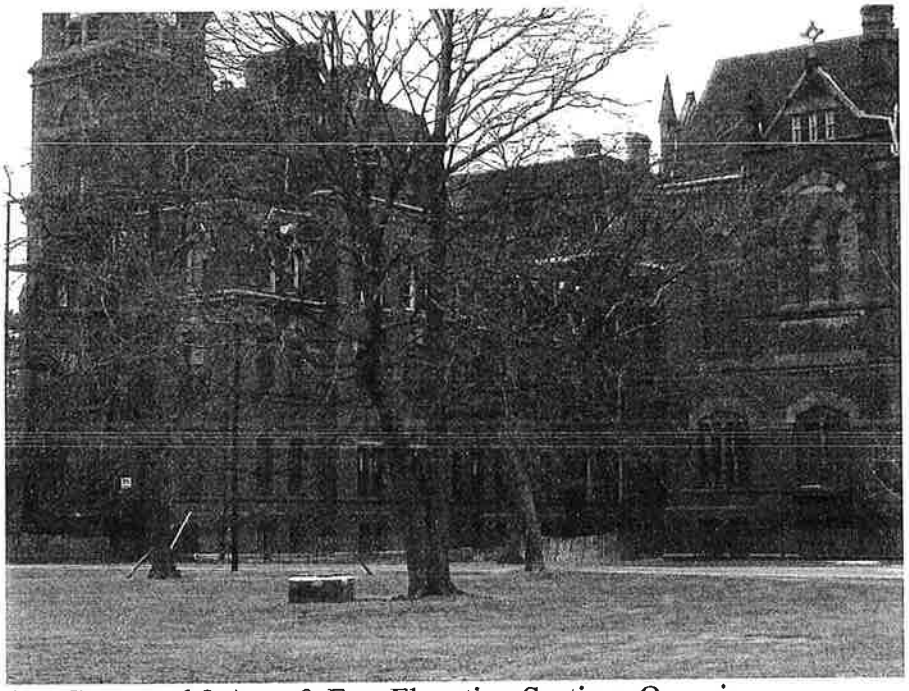
20. Courtyard 1 East Elevation Sections Overview & Details (Viewing Northeast)



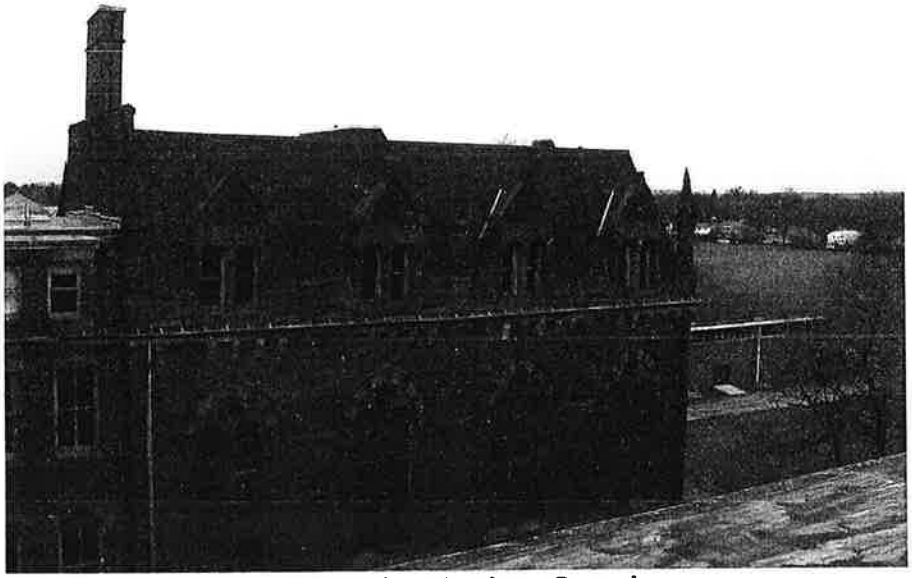
21. Courtyard 2 Area & Elevations Overview (Viewing Southeast)



22. Courtyard 2 Area & Elevations Overview (Viewing South)

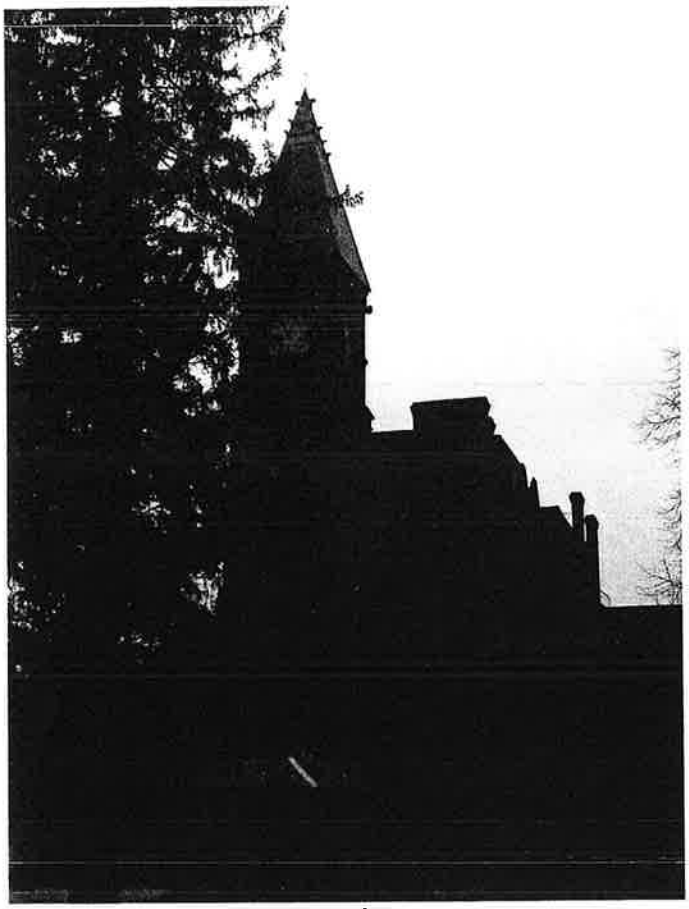


23. Courtyard 2 Area & East Elevation Sections Overview
(Viewing Southeast)



24. Courtyard 2 West Elevation Sections Overview
(Viewing Northwest)

C. NORTHEAST TOWER OVERVIEWS DETAILS

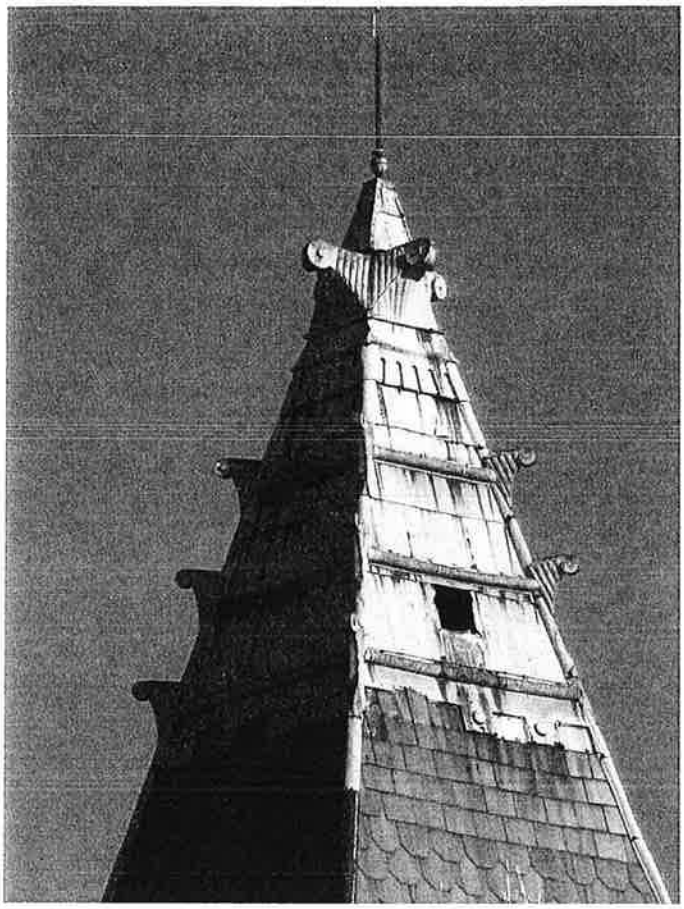


1. Northeast Tower Overview (Viewing Southeast)

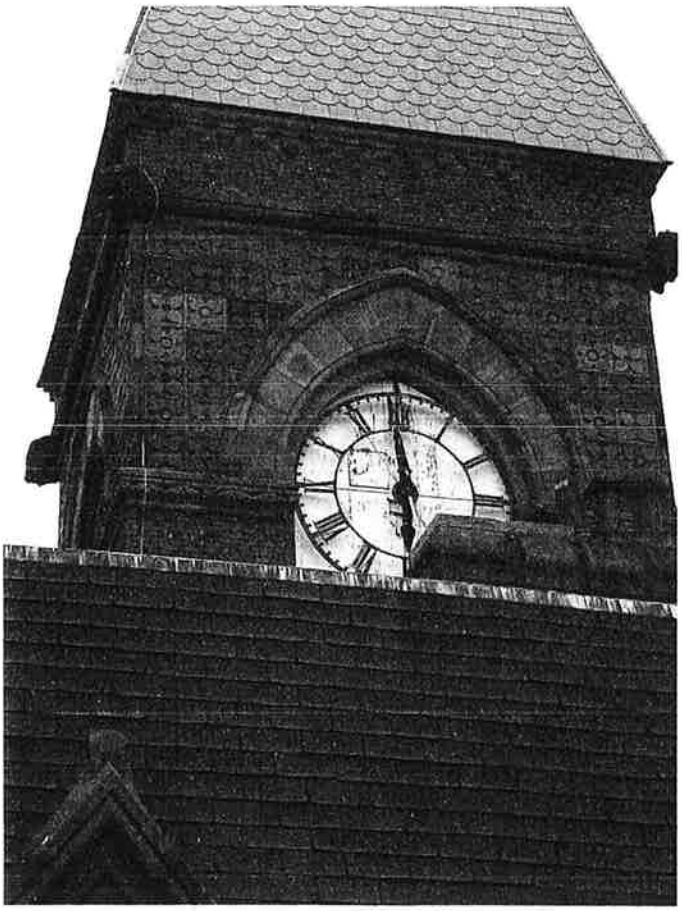
2. Northeast Tower Overview (Viewing Southwest)

3. Northeast Tower East Elevation Lower Levels Overview (Viewing West)

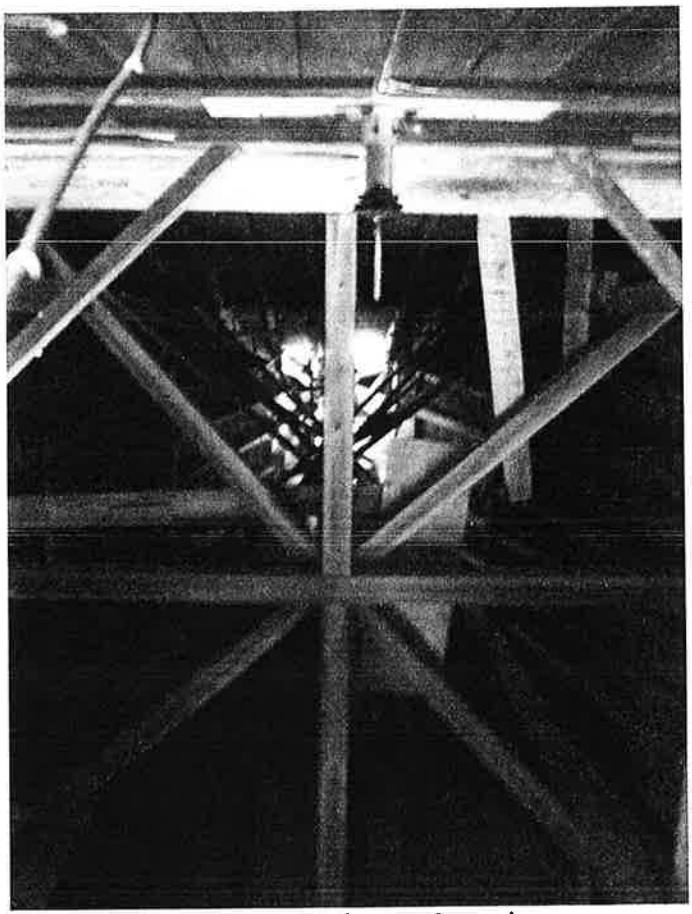
4. Northeast Tower Roof & Upper Elevation Levels Overview (Viewing Northeast)



5. Northeast Tower Roof Level Details & Conditions (Viewing Northeast)



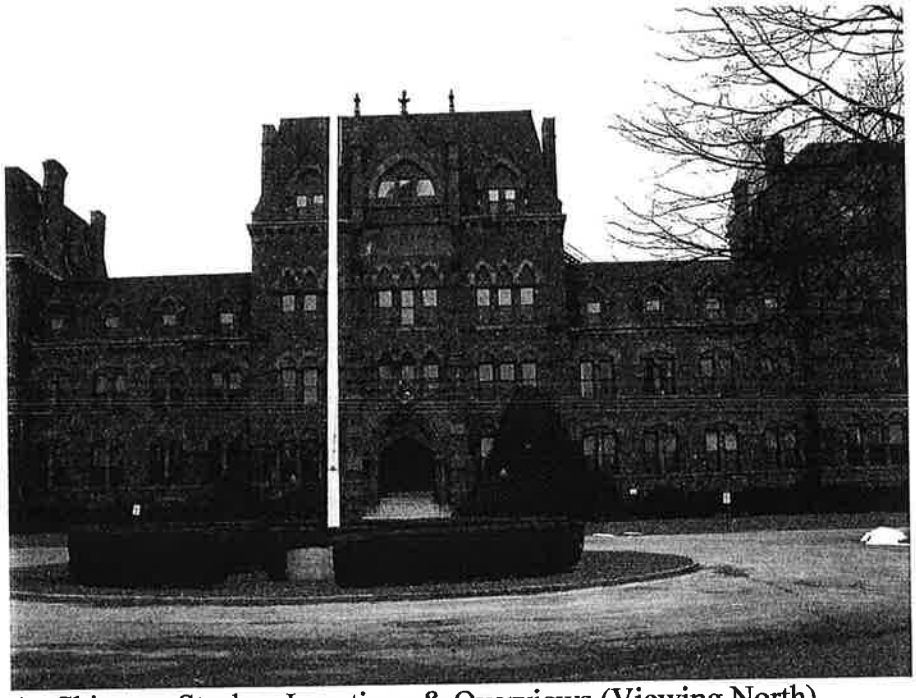
6. Northeast Tower Typical Upper Elevation Level Details & Conditions



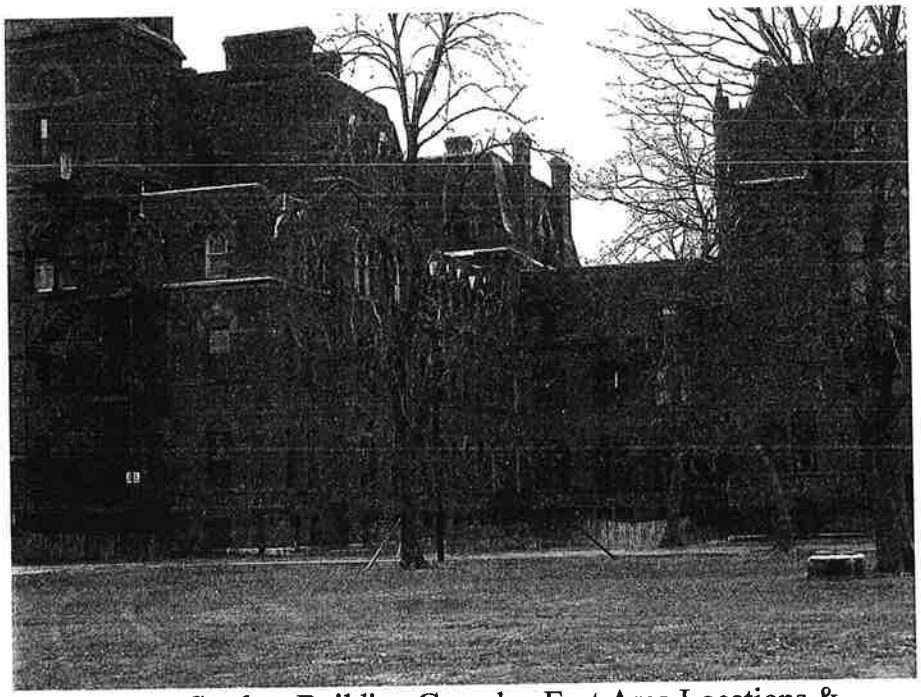
7. Northeast Tower Roof Area Overview
(Viewing Up From Bell Deck Level

8. Northeast Tower Bell Deck Level Overview (Viewing Southeast)

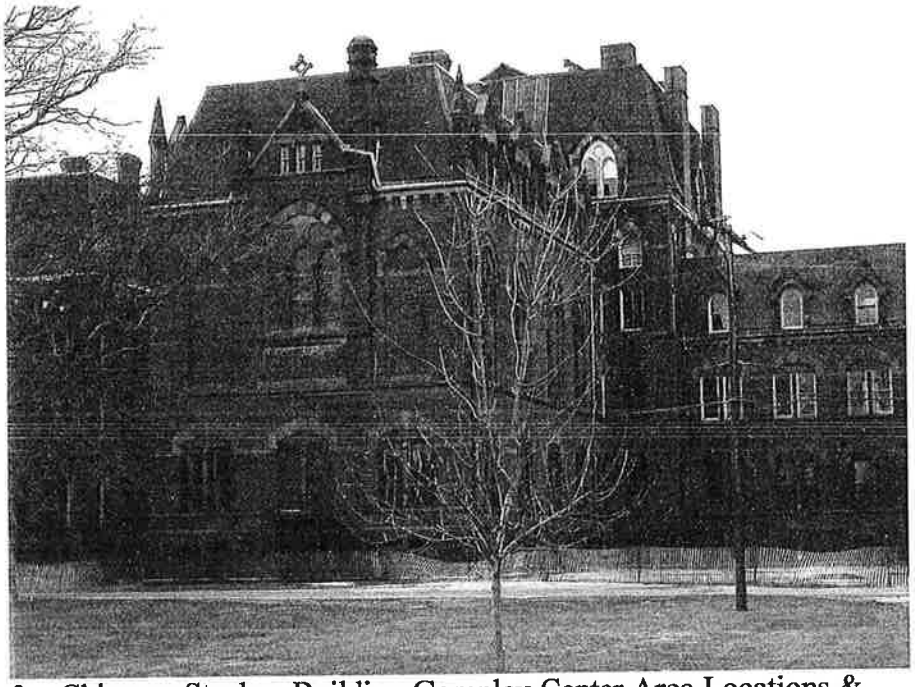
D. BUILDING COMPLEX TYPICAL ELEMENTS & DETAILS



1. Chimney Stacks: Locations & Overviews (Viewing North)

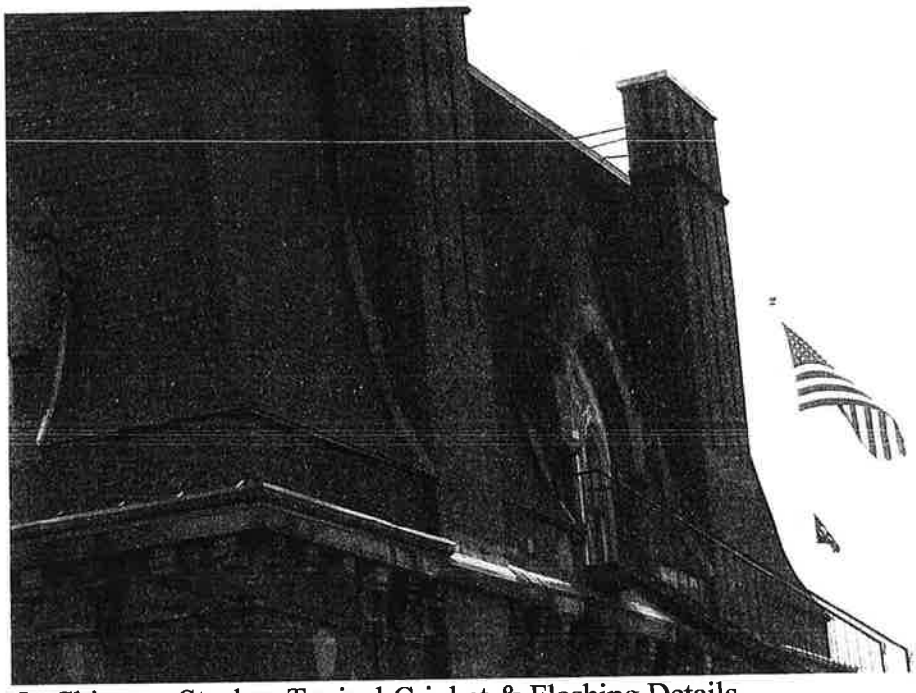


2. Chimney Stacks: Building Complex East Area Locations & Overviews (Viewing Southeast)

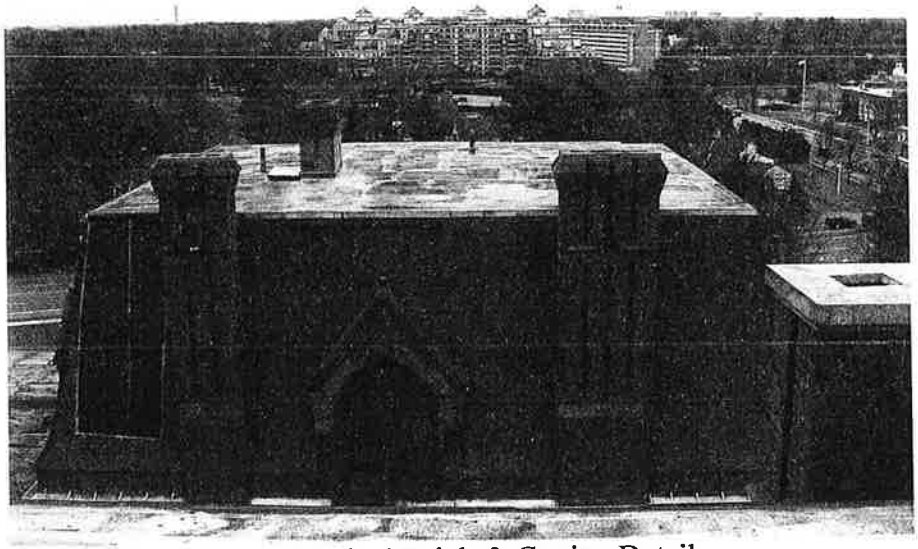


3. Chimney Stacks: Building Complex Center Area Locations & Overview (Viewing Southeast)

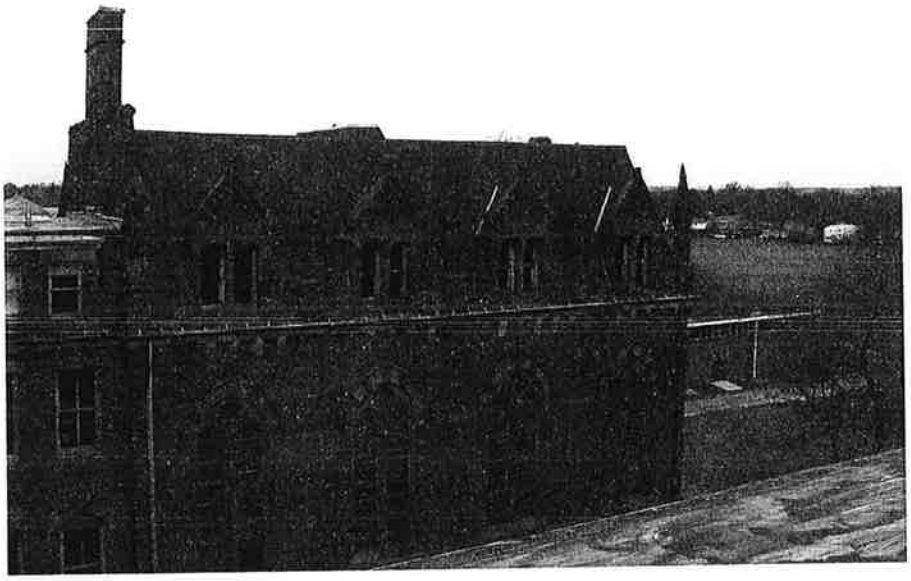
4. Chimney Stacks: Roof Area 8 Locations & Overview (Viewing Southeast)



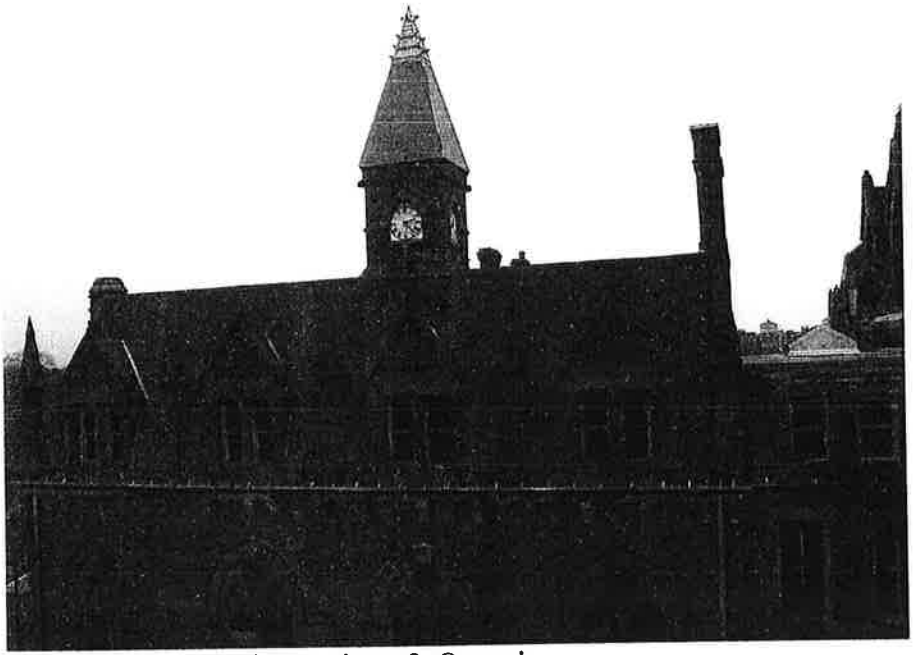
5. Chimney Stacks: Typical Cricket & Flashing Details



6. Chimney Stacks: Typical Brick & Coping Details

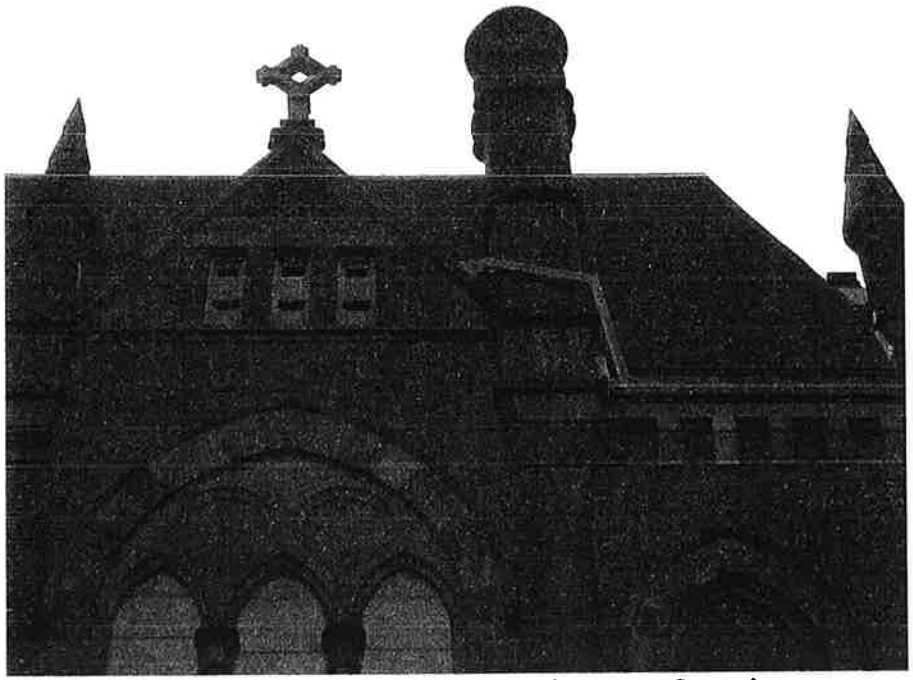


7. Spires: Typical Locations & Overview
(Roof Area 6 Viewing Northwest Shown)

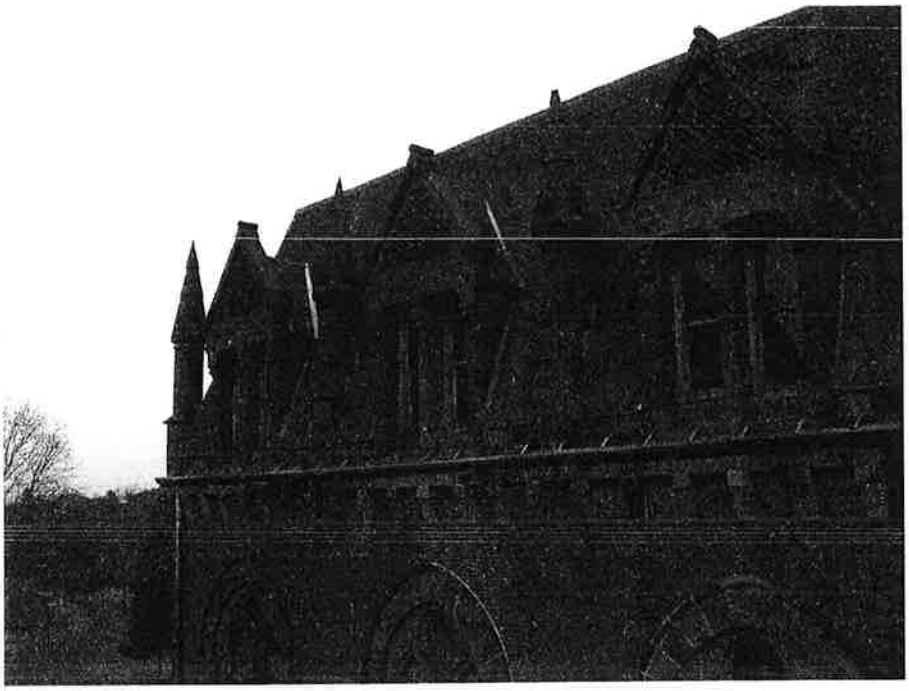


8. Spires: Typical Locations & Overview
(Roof Area 6 Viewing Northeast Shown)

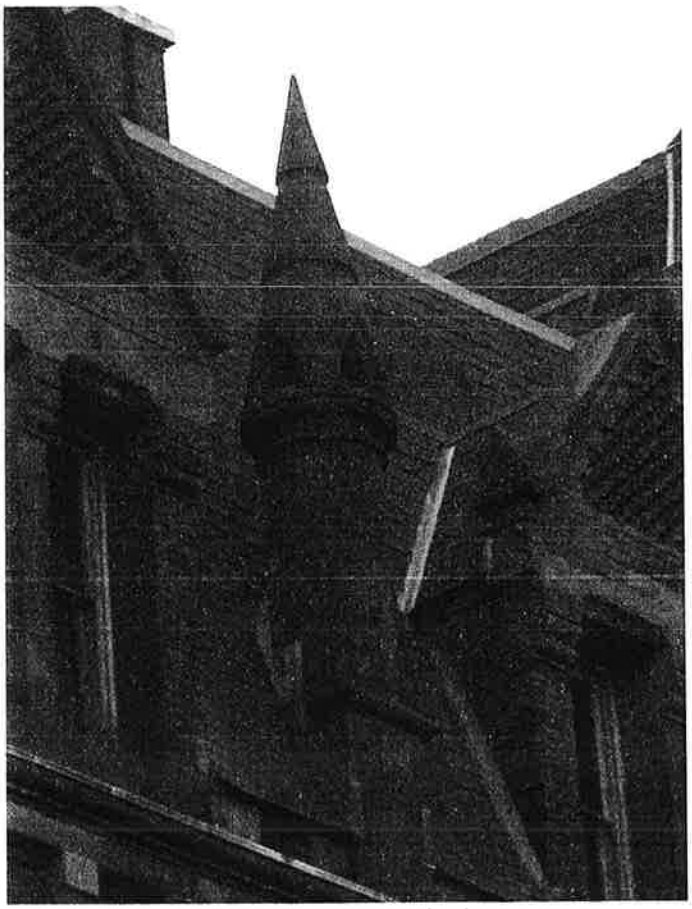
9. Spires: Typical Spires Overview & Details
(Building Complex Center Section Viewing North)



10. Spires: Typical North Building Complex Area Overview

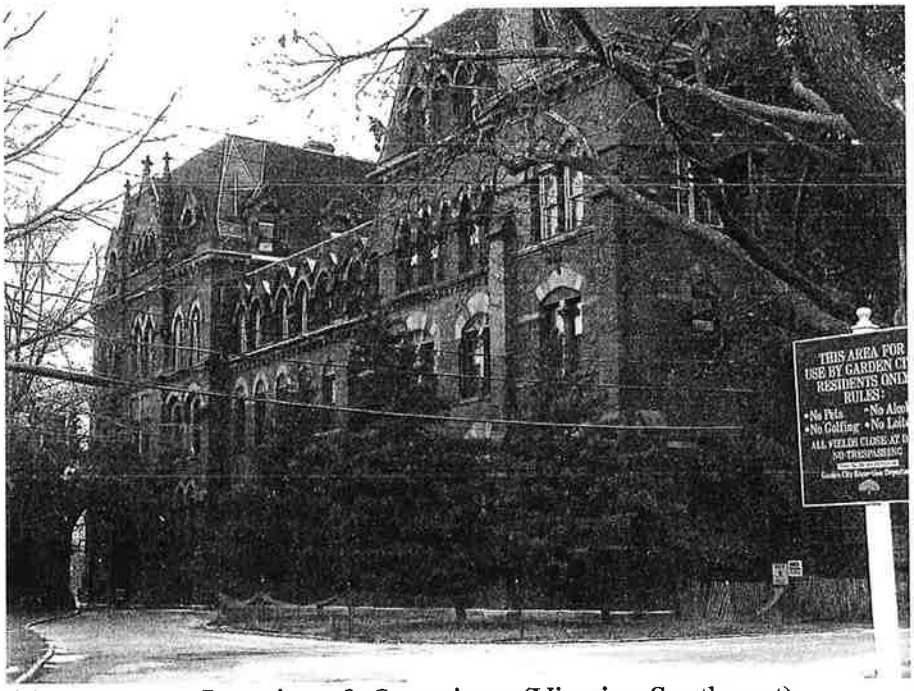


11. Spires: Mansard Level Spires Typical Cricket & Flashing Details

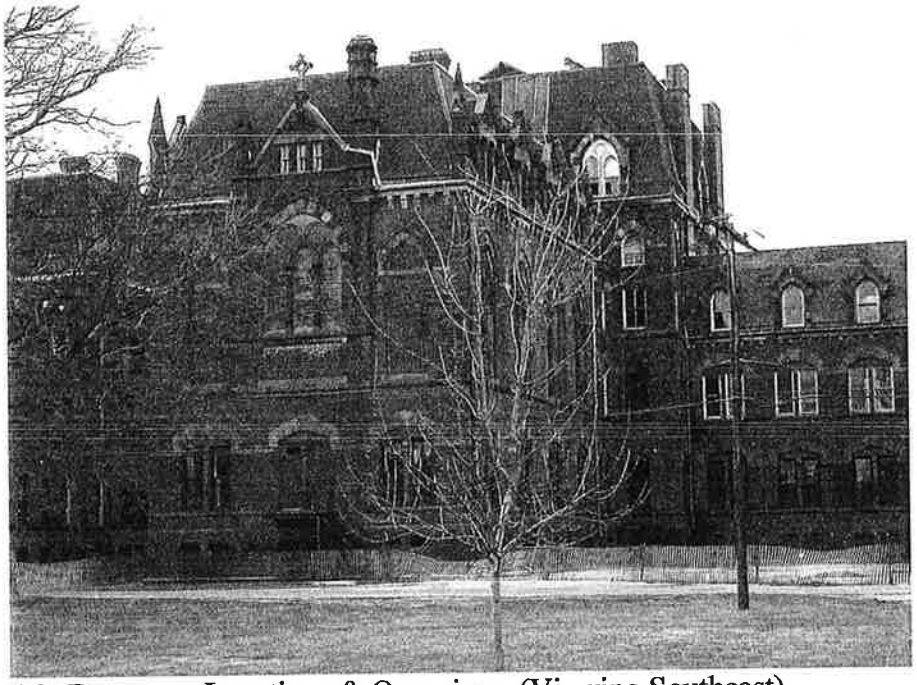


12. Spires: Mansard Level Typical Masonry Conditions & Details

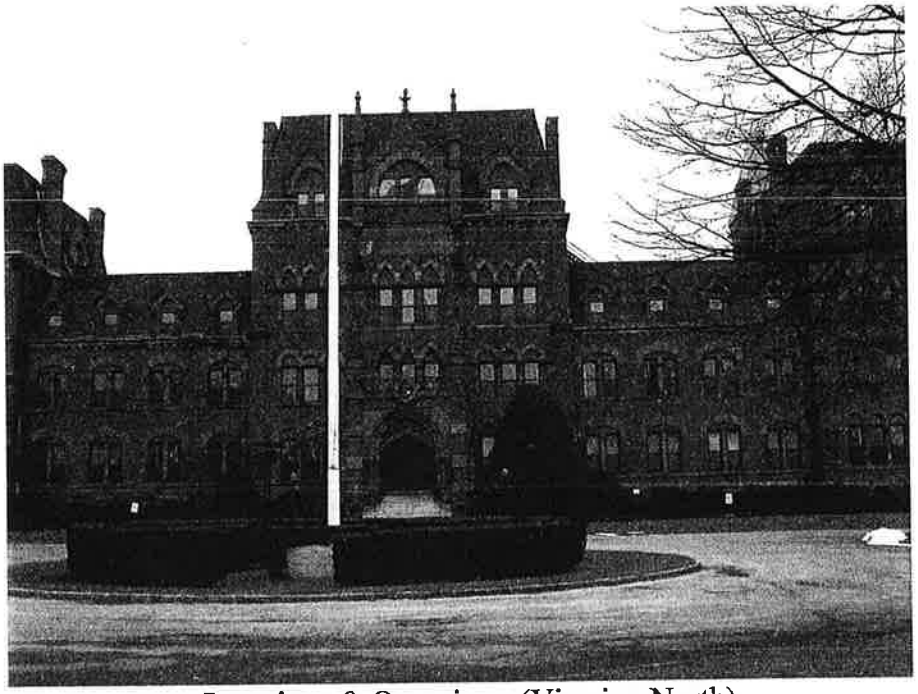
13. Dormers: Locations & Overviews (Viewing Northeast)



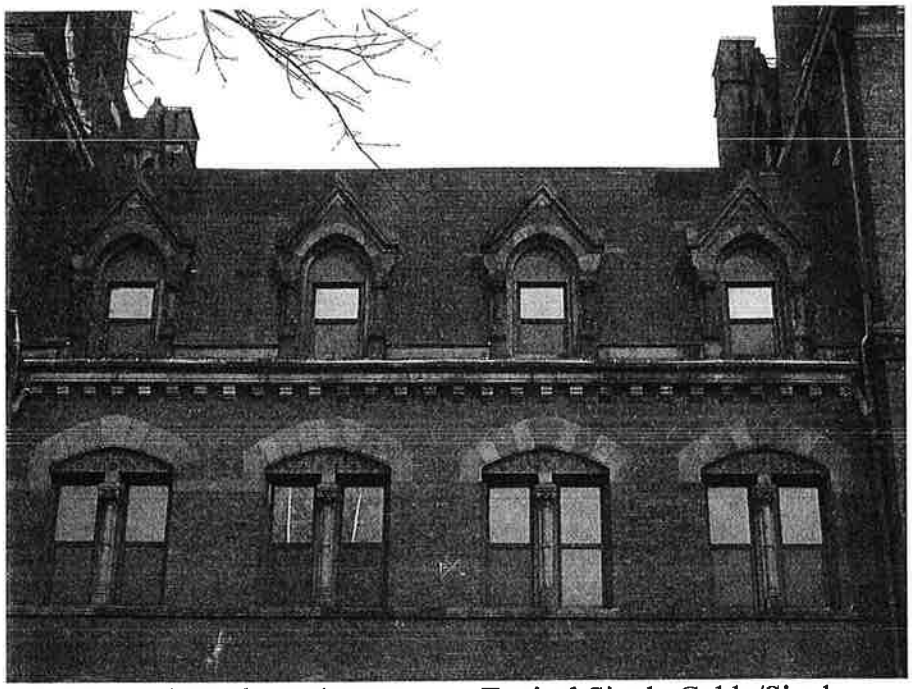
14. Dormers: Locations & Overviews (Viewing Southwest)



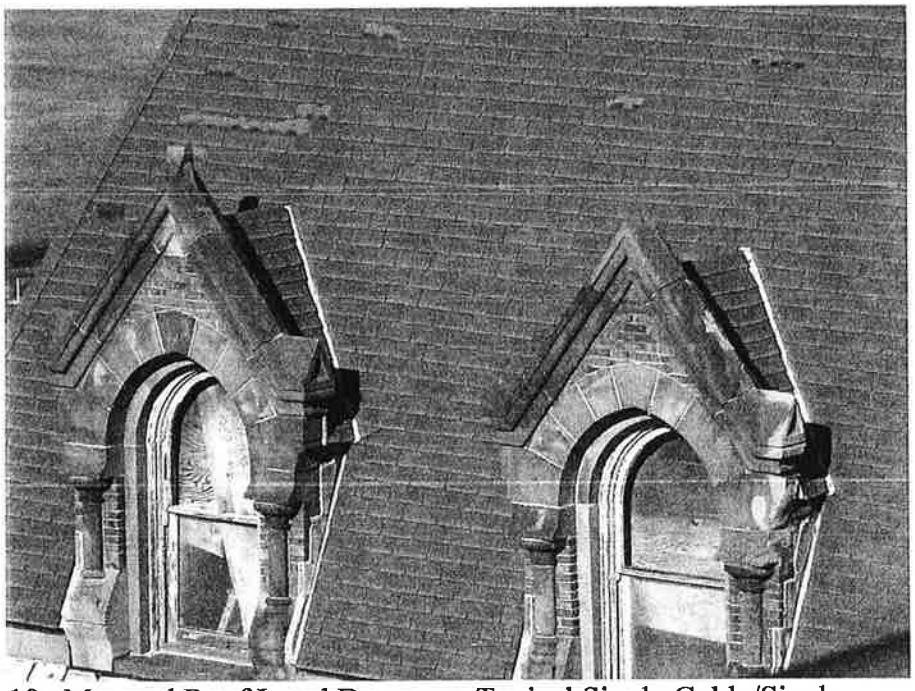
15. Dormers: Locations & Overviews (Viewing Southeast)



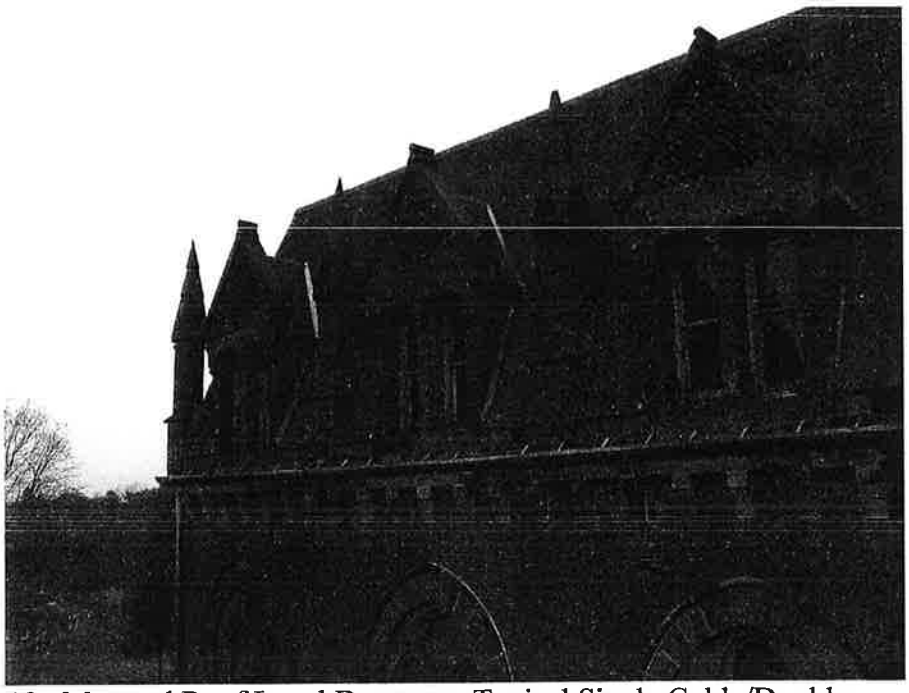
16. Dormers: Locations & Overviews (Viewing North)



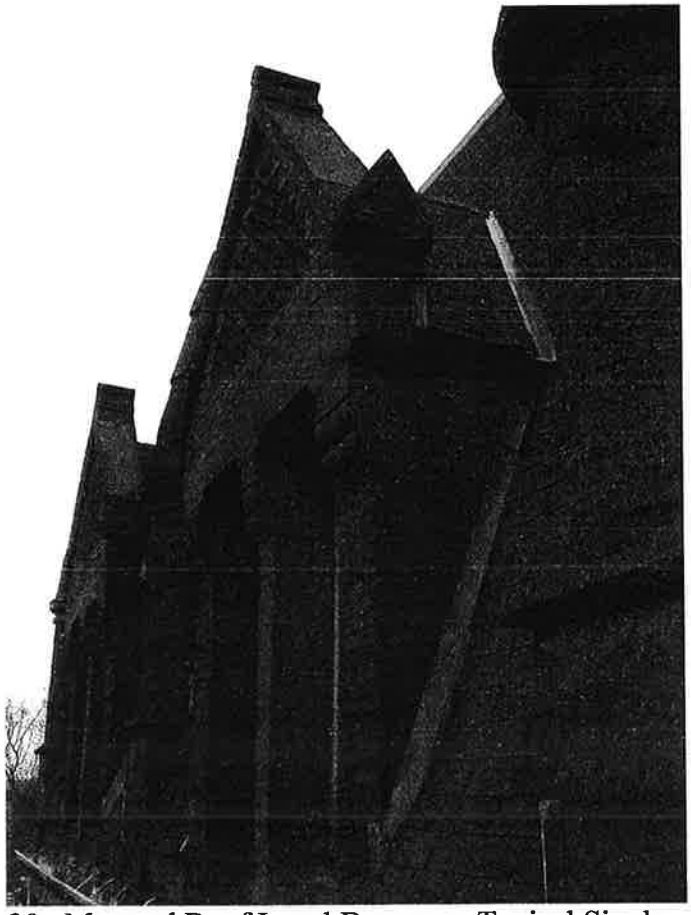
17. Mansard Roof Level Dormers: Typical Single Gable/Single Window Dormers Overview & Details



18. Mansard Roof Level Dormers: Typical Single Gable/Single Window Dormers Details & Conditions



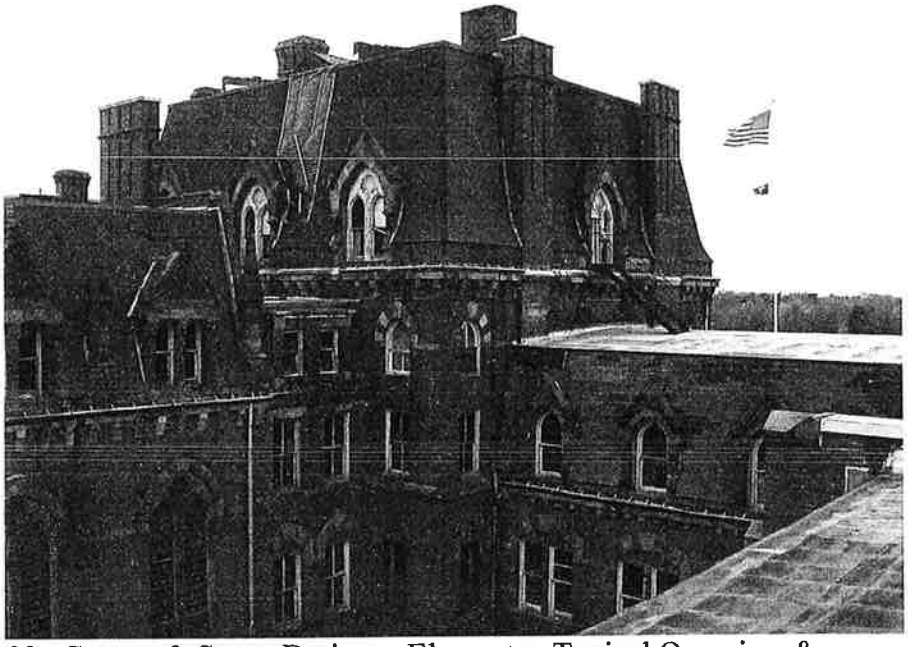
19. Mansard Roof Level Dormers: Typical Single Gable/Double Window Dormers Overview & Details



20. Mansard Roof Level Dormers: Typical Single Gable/Double Window Dormer Details

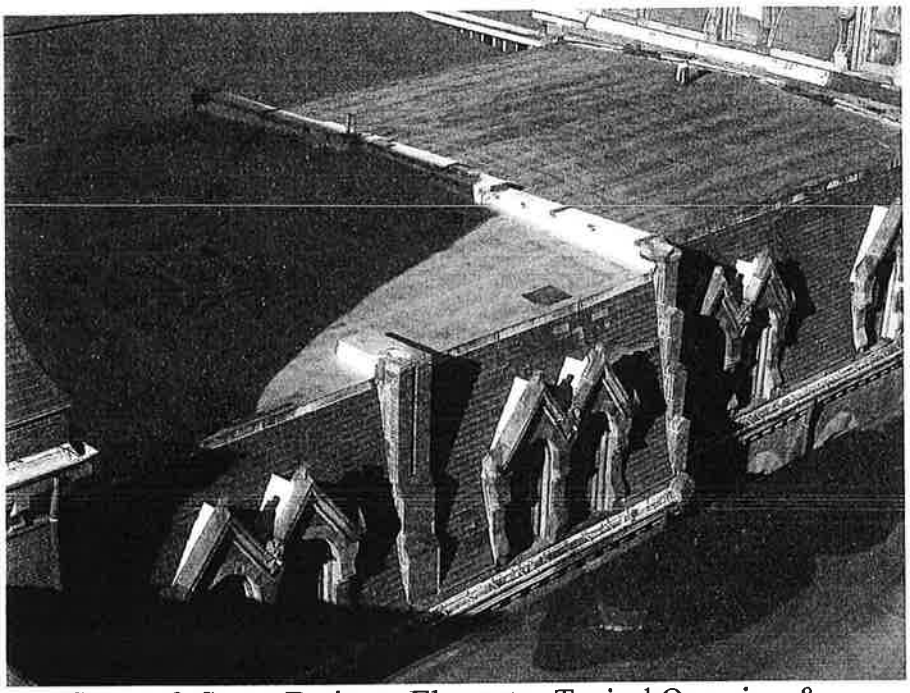
21. Mansard Roof Level Dormers: Typical Double Gable/Double Window Dormers Overview & Details

22. Mansard Roof Level Dormers: Typical Double Gable/Double Window Dormers Typical Details & Conditions



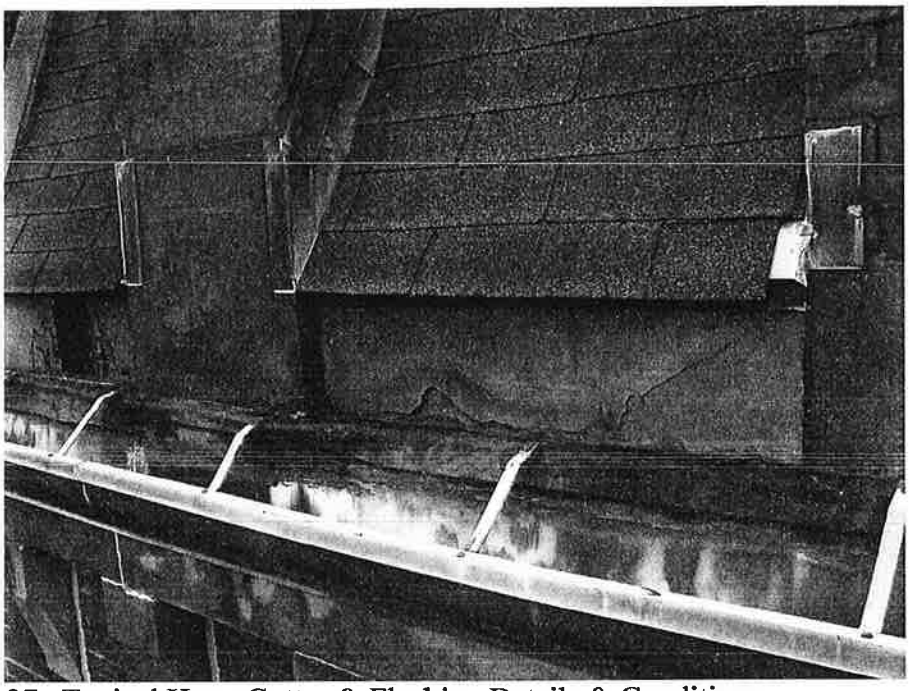
23. Gutters & Storm Drainage Elements: Typical Overview & Details (Building Complex Center Section Viewing Southeast)

24. Gutters & Storm Drainage Elements: Typical Overview & Details (Building Complex East Section Viewing Northeast)

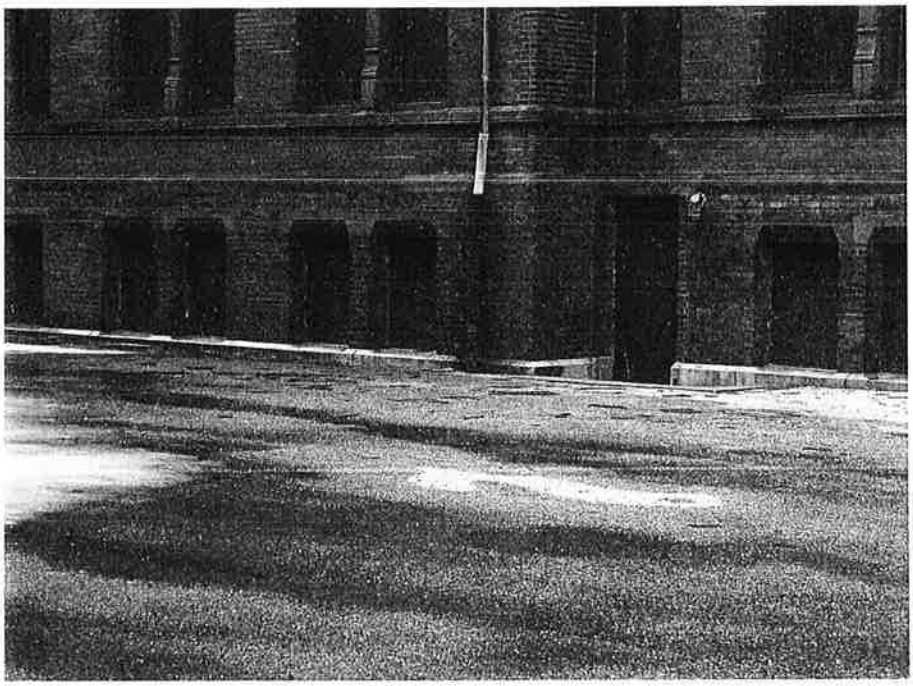


25. Gutters & Storm Drainage Elements: Typical Overview & Details (Building Complex West Section Viewing Northwest)

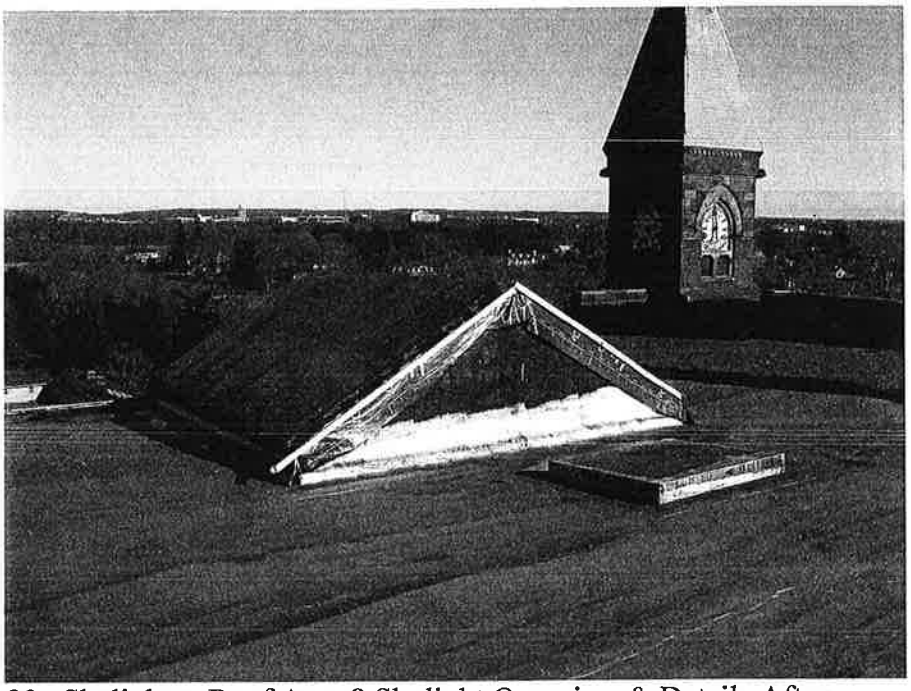
26. Gutters & Storm Drainage Elements: Typical Details & Conditions (Building Complex Center Section Viewing Southeast)



27. Typical Hung Gutter & Flashing Details & Conditions

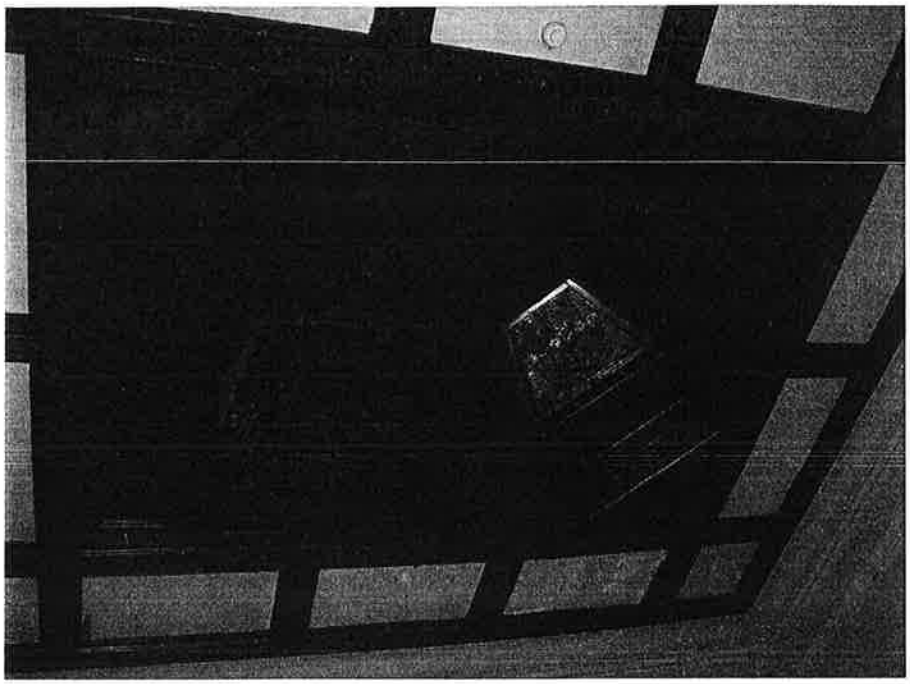


28. Typical Leader & Storm Drainage Connection To Site Details

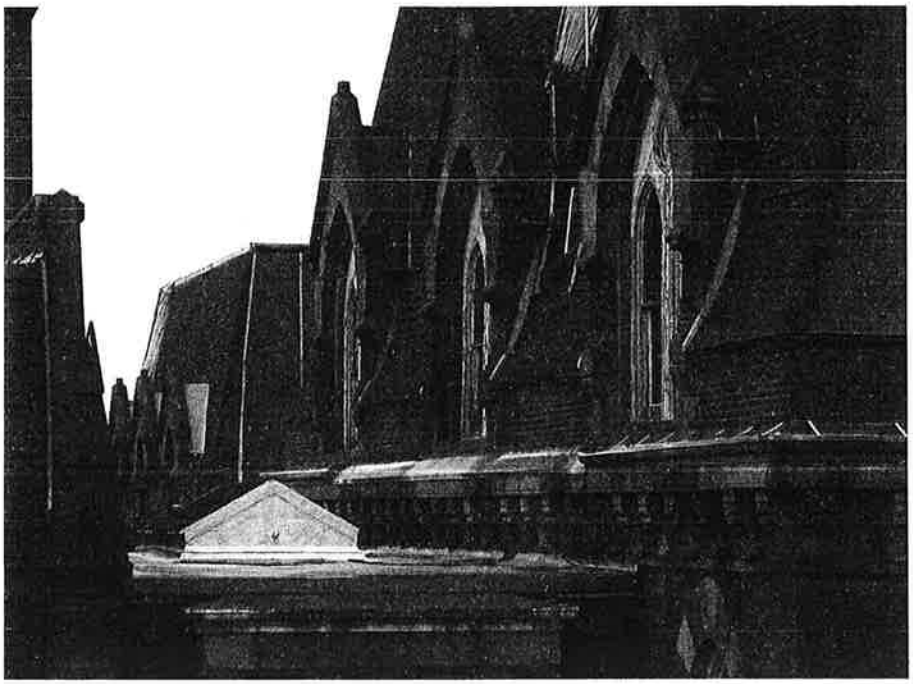


29. Skylights: Roof Area 8 Skylight Overview & Details After Temporary Protection (Viewing Northeast)

30. Skylights: Roof Area 8 Skylight Details & Conditions Before Temporary Protection

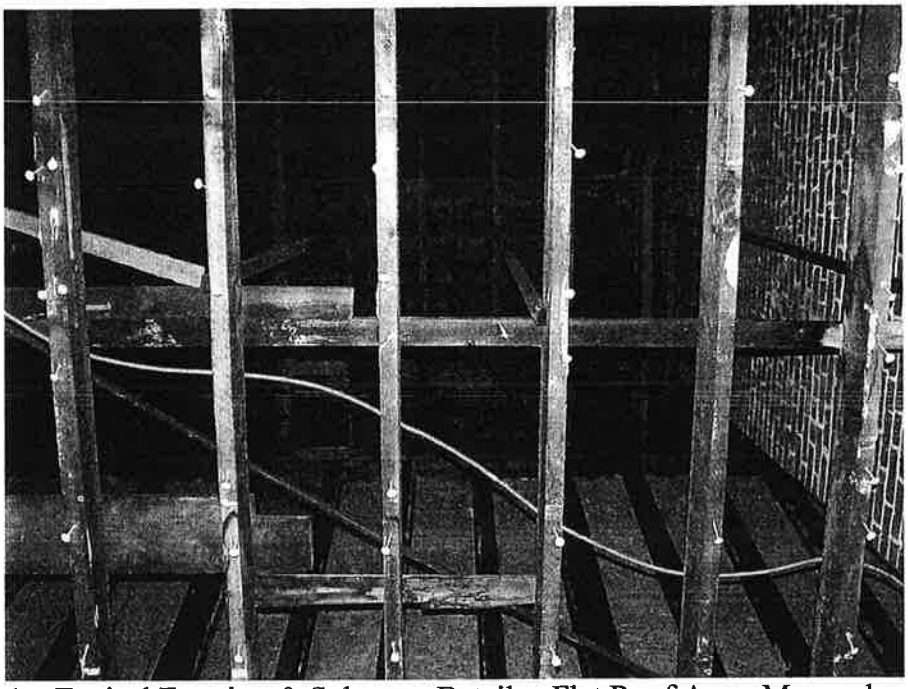


31. Skylights: Roof Area 8 Lay-Light Overview & Details

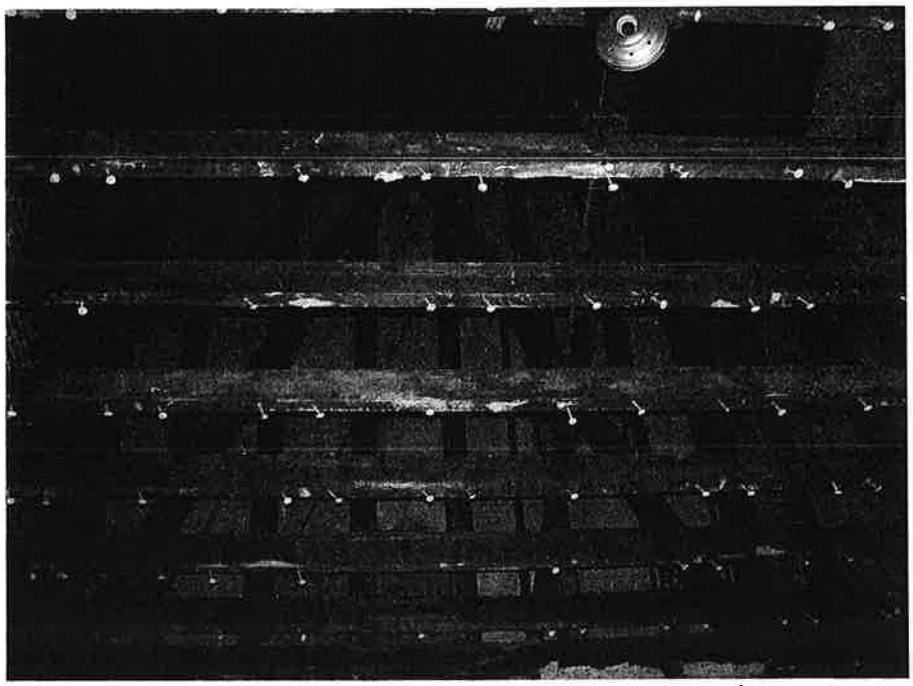


32. Skylights: Roof Area 7 Skylight Overview & Details (Viewing Southeast)

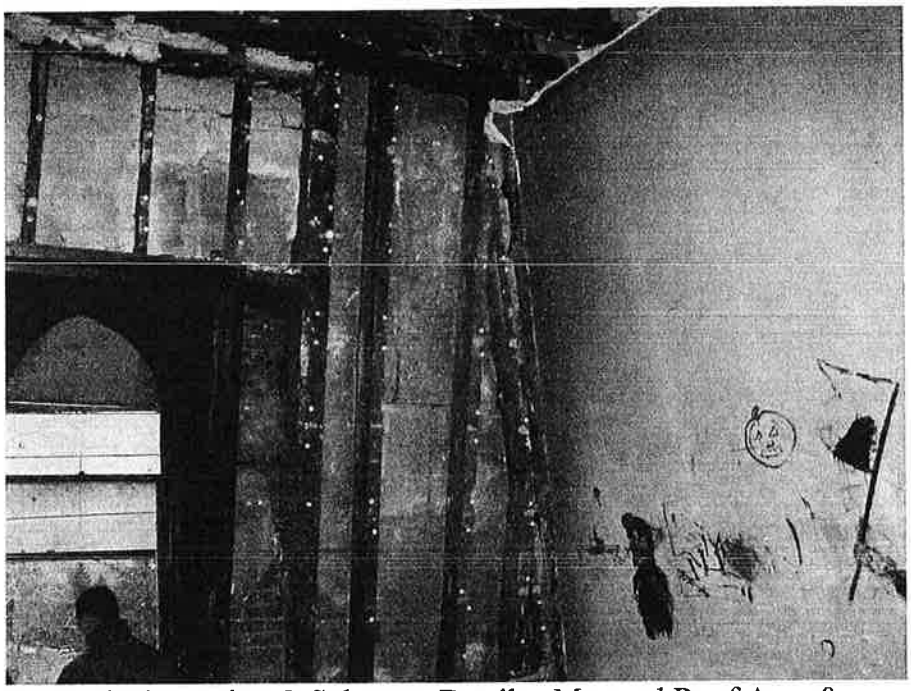
E. BUILDING ENVELOPE CONSTRUCTION TYPICAL DETAILS



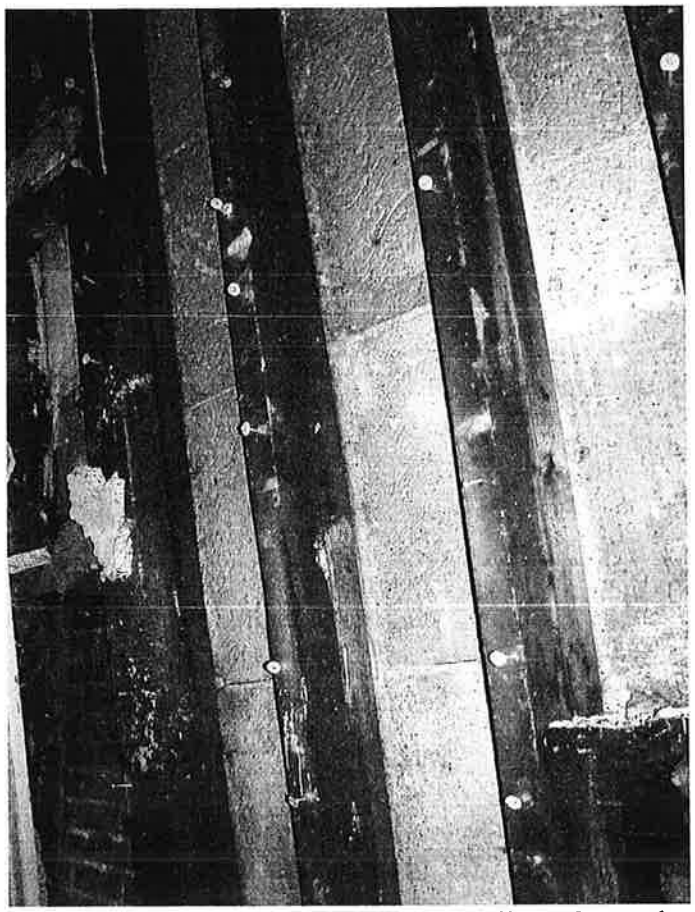
1. Typical Framing & Substrate Details: Flat Roof Area; Mansard Roof Area; & Ceiling Section



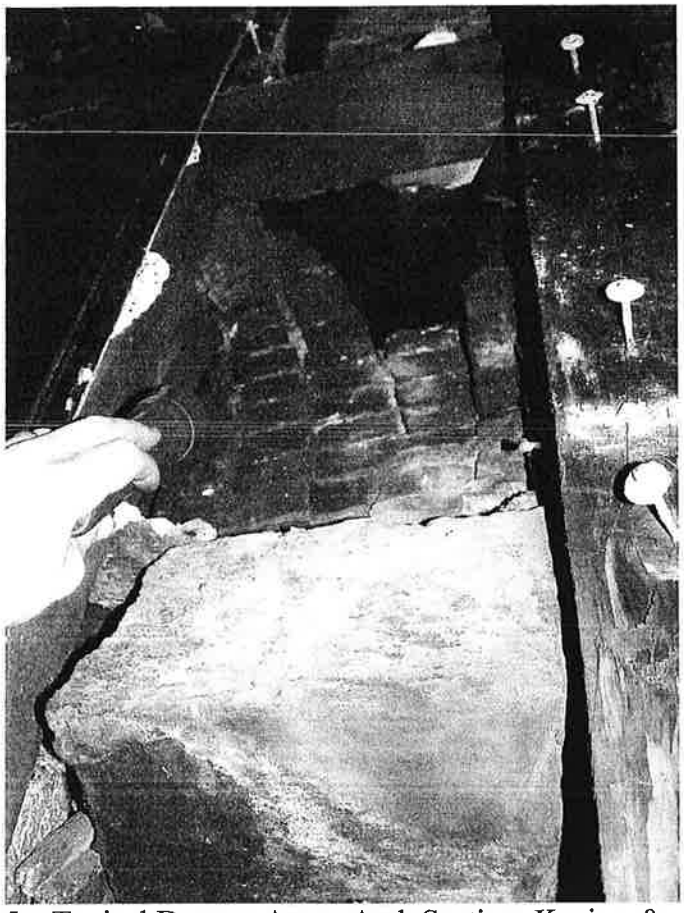
2. Typical Framing & Substrate Details: Mansard Roof Area & Ceiling Section



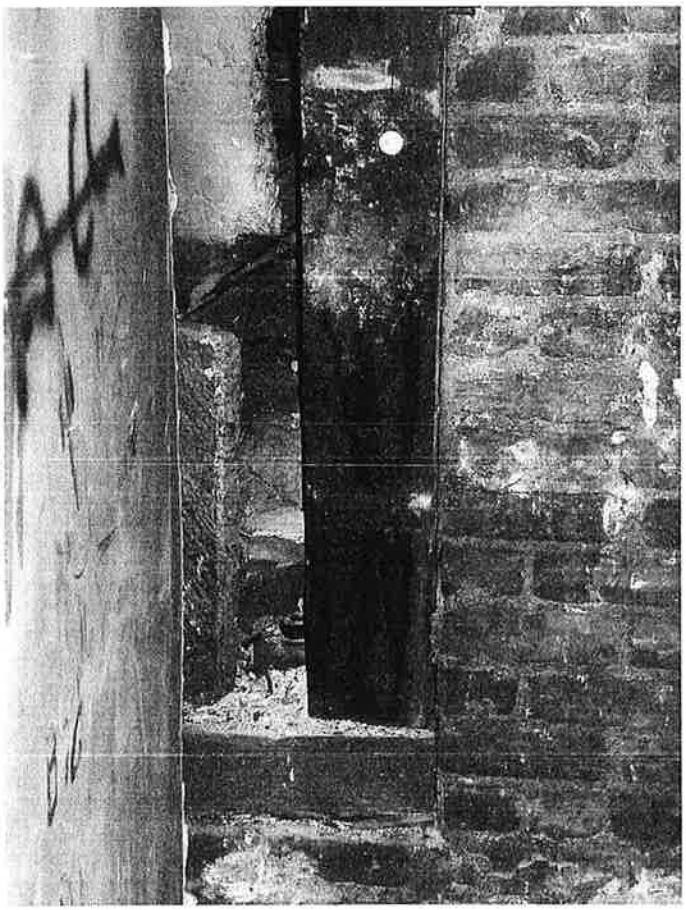
3. Typical Framing & Substrate Details: Mansard Roof Area & Dormer Section Details



4. Typical Framing & Substrate Details: Mansard Roof & Dormer Section Details

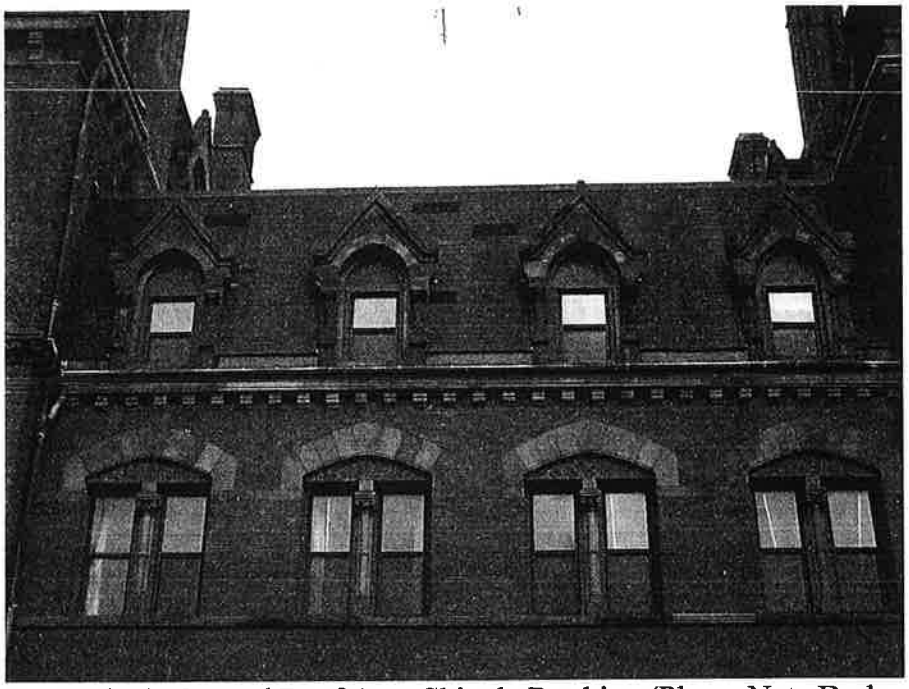


5. Typical Dormer Area: Arch Section; Keying & Framing Details



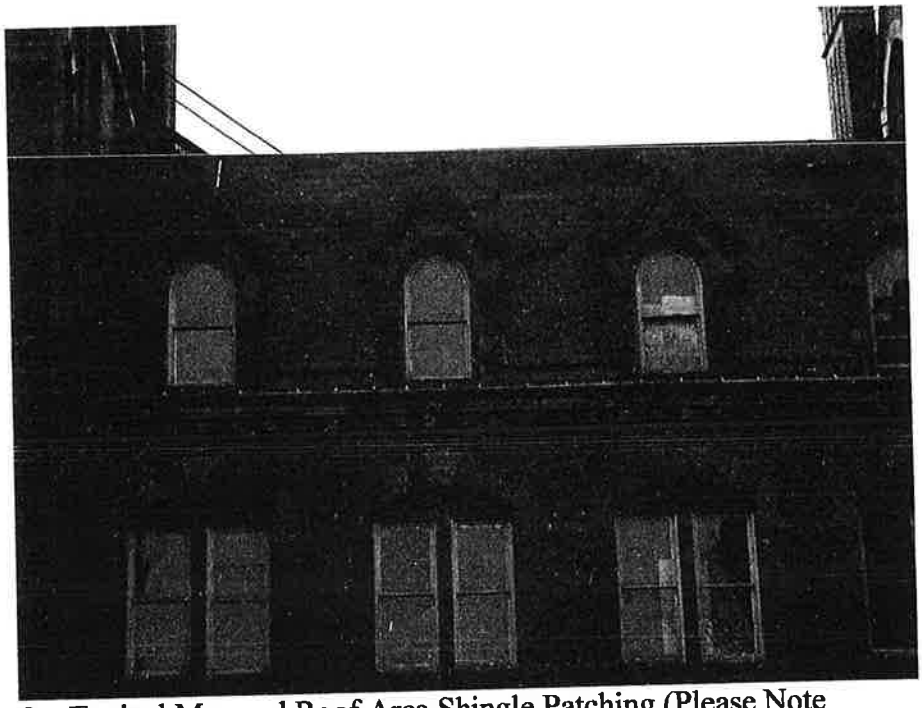
6. Typical Dormer Area: Base Section Framing & Connection Details

F. TYPICAL 2002/03 ROOF AREAS TEMPORARY REPAIRS

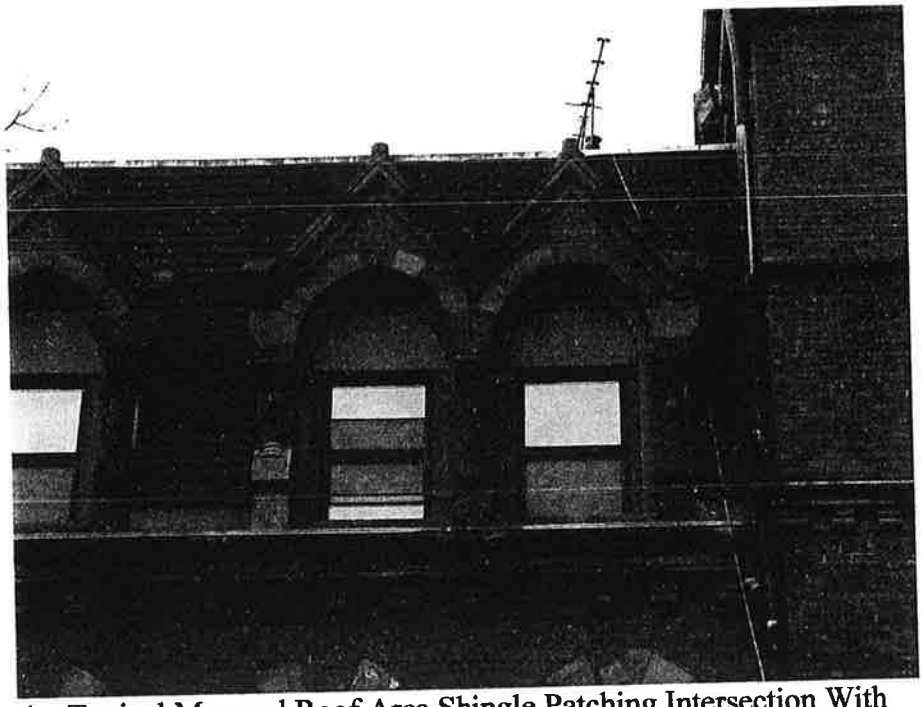


1. Typical Mansard Roof Area Shingle Patching (Please Note Dark Black Areas)

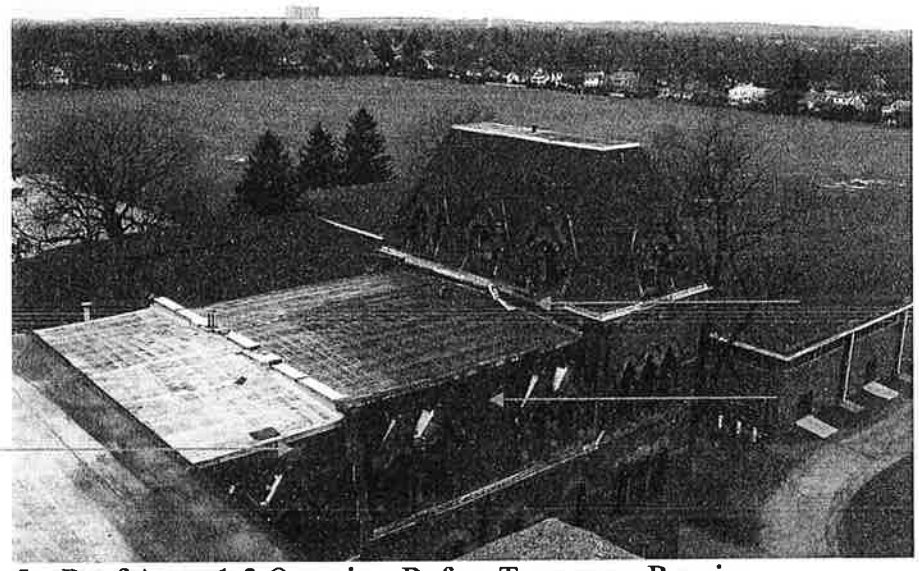
2. Typical Mansard Roof Area: Missing Shingle Patching & Caulking Of Step Flashing Reglets



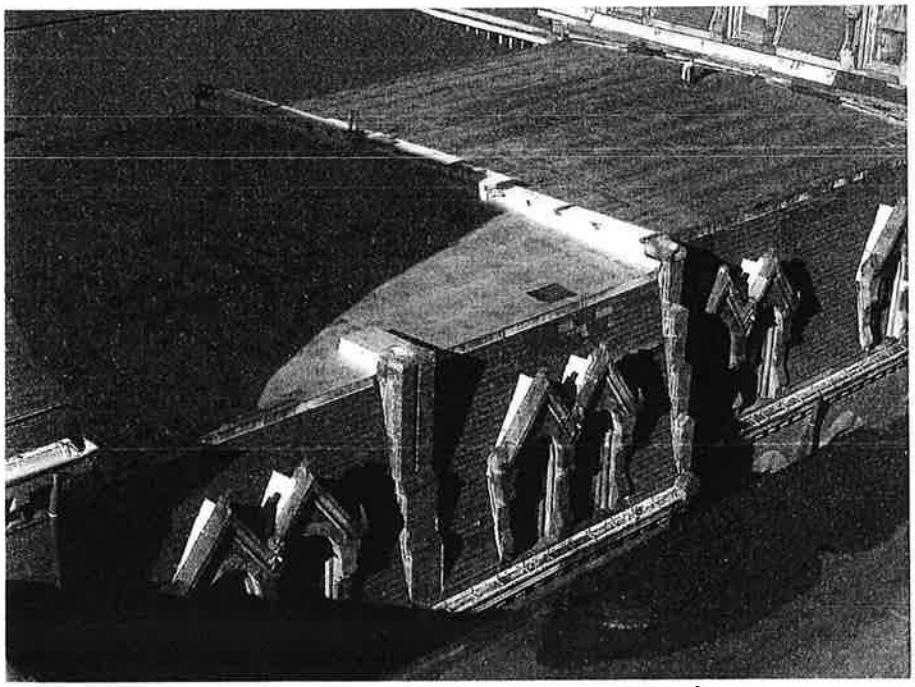
3. Typical Mansard Roof Area Shingle Patching (Please Note Dark Black Areas)



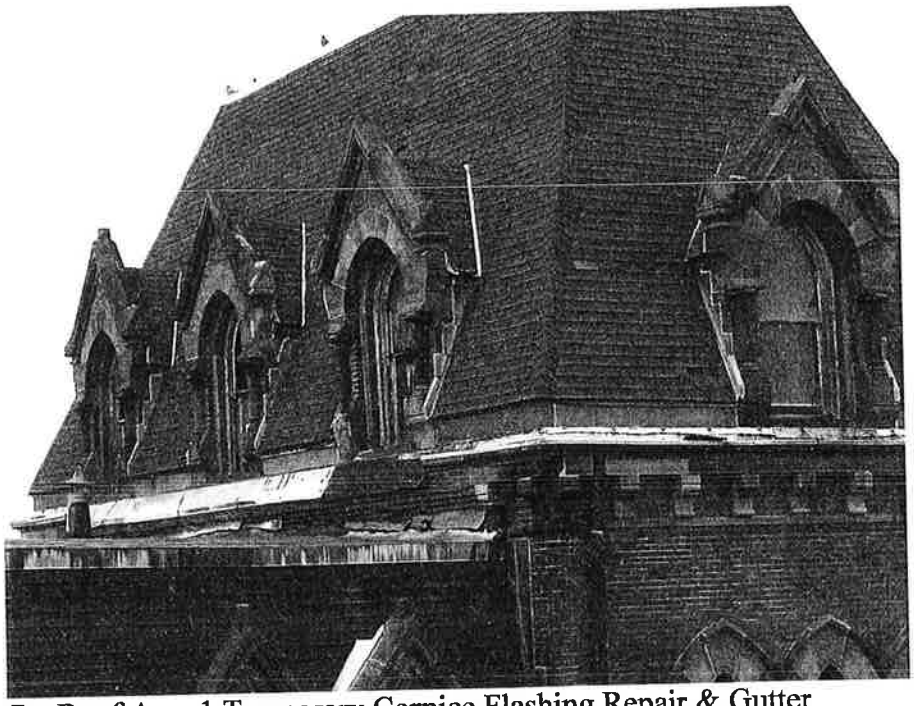
4. Typical Mansard Roof Area Shingle Patching Intersection With Flat Roof (Please Note Dark Black Area)



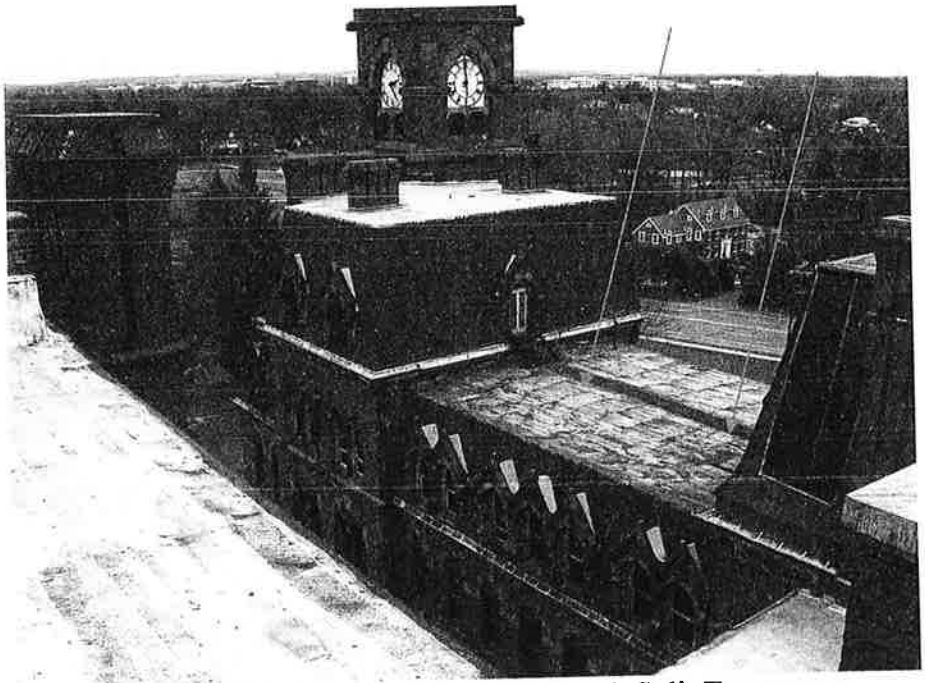
5. Roof Areas 1-3 Overview Before Temporary Repairs
(Please Note Areas With Arrows)



6. Roof Areas 1-3 Overview After Temporary Repairs

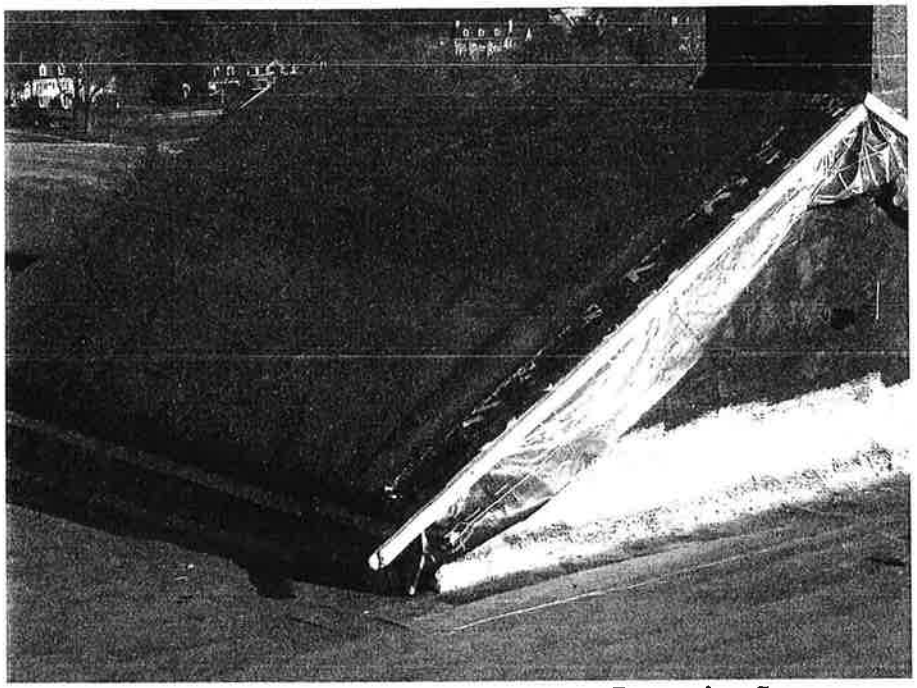


7. Roof Area 1 Temporary Cornice Flashing Repair & Gutter Caulking



8. Roof Area 11 Mid-Section North-To-South Split Temporary Repair

9. Roof Area 7: Typical East & West Dormer Roof Temporary Repair (West Dormer Shown)



10. Roof Area 8: Skylight Temporary Water Protection System

C O N D I T I O N S S U R V E Y

A N D P R O G R A M S T U D Y

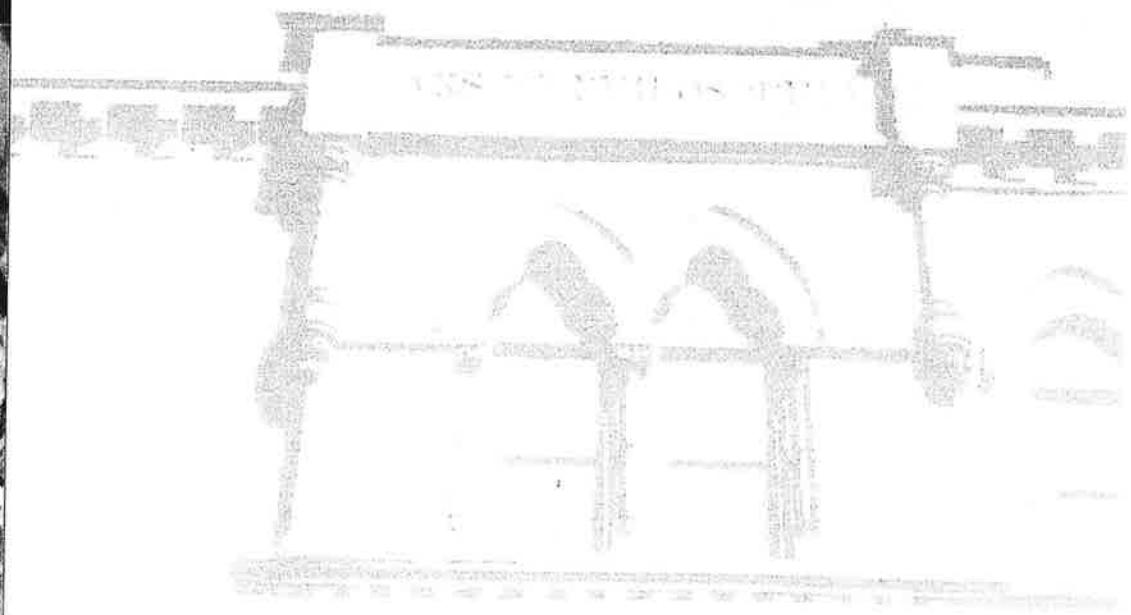
M A I N B U I L D I N G

February 1, 2002

ST. PAUL S ACADEMY

G A R D E N C I T Y , N E W Y O R K

APPENDIX VOLUME



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Architecture & Engineering, PC
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New York, New York 10016

SECTION 1 – Cost Estimate Back-Up
Appendix Volume

Conditions Survey and Program Study
Main Building at St. Paul's Academy

The attached conceptual cost estimate has a two page summary sheet followed by a break out of items in various categories of work.

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

		Threshold	Phase I	Phase II	Phase III	Future	Total
		15,000	16,877	71,296	22,856	15,423	141,452
0.	**EXTERIOR STABILIZATION and ROOF REPAIR**	**$ 3,209,696**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,209,696**
1.	**EXTERIOR RESTORATION** premium over Stabilization	**$ -**	**$ 709,032**	**$ 1,875,000**	**$ -**	**$ -**	**$ 2,584,032**
2.	**SITE IMPROVEMENTS & BUILDING DEMOLITION**	**$ 585,825**	**$ 60,000**	**$ 407,500**	**$ 170,000**	**$ -**	**$ 1,223,325**
	Demolition	$ 405,825	$ 10,000	$ 20,000	$ -	$ -	$ 435,825
	Roadways, Sidewalks and Paths	$ 75,000	$ -	$ 277,500	$ 150,000	$ -	$ 502,500
	Landscaping	$ 50,000	$ -	$ -	$ 20,000	$ -	$ 70,000
	Signage	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000
	ADA/Service Ramps	$ 50,000	$ -	$ 110,000	$ -	$ -	$ 160,000
	New entry courtyard	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000
3.	**INTERIOR ARCHITECTURAL & FINISHES**	**$ 660,000**	**$ 742,588**	**$ 3,137,024**	**$ 1,005,664**	**$ 678,612**	**$ 6,223,888**
	Demolition and Patching	$ 86,250	$ 97,043	$ 409,952	$ 131,422	$ 88,682	$ 813,349
	Partitions and Doors	$ 112,500	$ 126,578	$ 534,720	$ 171,420	$ 115,673	$ 1,060,890
	Finishes (Typical Wall, Floor, Ceiling Finishes)	$ 168,750	$ 189,866	$ 802,080	$ 257,130	$ 173,509	$ 1,591,335
	Finishes (Interior Restoration Work)	$ 225,000	$ 253,155	$ 1,069,440	$ 342,840	$ 231,345	$ 2,121,780
	Specialties and Millwork	$ 67,500	$ 75,947	$ 320,832	$ 102,852	$ 69,404	$ 636,534
4.	**MECHANICAL AND ELECTRICAL SYSTEMS**	**$ 1,469,883**	**$ 1,576,219**	**$ 4,023,664**	**$ 1,776,357**	**$ 320,190**	**$ 9,166,313**
4.1	Plumbing	$ 189,900	$ 213,927	$ 49,536	$ 49,536	$ -	$ 502,899
4.2	Fire Protection	$ 97,950	$ 88,604	$133,395	$66,712	$ -	$ 386,661
4.3	HVAC	$ 703,406	$ 791,426	$ 2,100,068	$ 1,177,244	$ -	$ 4,772,144
4.4	Electrical - Building	$ 428,626	$ 482,262	$ 1,536,183	$ 482,865	$ 320,190	$ 3,250,126
4.5	Electrical - Site	$ 50,000	$ -	$ 204,483	$ -	$ -	$ 254,483
5.	**BUILDING STRUCTURAL REPAIRS**	**$ 270,000**	**$ 25,000**	**$ -**	**$ -**	**$ -**	**$ 295,000**
6.	**NEW BUILDING CONSTRUCTION**	**$ -**	**$ -**	**$ 2,540,000**	**$ -**	**$ -**	**$ 2,540,000**
7.	**VERTICAL TRANSPORTATION IMPROVEMENTS**	**$ 25,000**	**$ 1,122,000**	**$ -**	**$ -**	**$ -**	**$ 1,147,000**
8.	**HAZARDOUS MATERIALS ABATEMENT**	**$ 303,289**	**$ 26,631**	**$ 112,502**	**$ 36,066**	**$ 24,337**	**$ 502,825**
	Ellis Hall	$ 264,600	$ -	$ -	$ -	$ -	$ 264,600
	Cottages	$ 15,020	$ -	$ -	$ -	$ -	$ 15,020
	Main Building	$ 23,669	$ 26,631	$ 112,502	$ 36,066	$ 24,337	$ 223,205
TOTAL TRADE COSTS		**$ 6,523,693**	**$ 4,261,470**	**$ 12,095,690**	**$ 2,988,087**	**$ 1,023,139**	**$ 26,892,079**
Contractor's General Requirements	10%	$ 652,369	$ 426,147	$ 1,209,569	$ 298,809	$ 102,314	$ 2,689,208
SUBTOTAL		**$ 7,176,062**	**$ 4,687,617**	**$ 13,305,259**	**$ 3,286,895**	**$ 1,125,453**	**$ 29,581,286**
Contractor's OH&P	10%	$ 717,606	$ 468,762	$ 1,330,526	$ 328,690	$ 112,545	$ 2,958,129
SUBTOTAL		**$ 7,893,668**	**$ 5,156,379**	**$ 14,635,785**	**$ 3,615,585**	**$ 1,237,998**	**$ 32,539,415**
Design/Construction Contingency	15%	$ 1,184,050	$ 773,457	$ 2,195,368	$ 542,338	$ 185,700	$ 4,880,912
TOTAL		**$ 9,077,718**	**$ 5,929,836**	**$ 16,831,153**	**$ 4,157,922**	**$ 1,423,698**	**$ 37,420,327**

Note: There may be minor discrepancies due to rounding.

Exclusions:

Costs are in November 2001 dollars, no price escalation has been included

The estimate assumes exterior work will be accomplished via hanging scaffolds or lifts, not scaffolding of the entire building

Alternate:	
Demolish existing Building and foundations	**$ 2,652,225**
Alternate:	
Use fan coil HVAC system in lieu of ducted w/VAV's (deduct)	**$ (1,091,207)**
Alternate:	
Partial replacement of windows in lieu of full replacement (deduct)	**$ (950,000)**
Alternate:	
Bid exterior work as a stand-alone project instead of w/in an overall general contract (deduct - avoids GC Over	**$ (745,557)**
Alternate	
Demolish Center Wing (deduct) and renovate remainder of building	**$ (4,156,650)**
Alternate	
Demolish Center and West Wings and renovate approx 60,000 SF for Village Hall functions	**$(12,909,080)**
Alternate:	
Eliminate from full exterior restoration scope of work cleaning of severely stained masonry (deduct)	**$ (526,008)**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
EXTERIOR STABILIZATION/RESTORATION SUMMARY
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

		Stabilization $ for Threshold Occupancy	Premium $ Over Stabilization for Full Restoration	Total $ for Stabilization and Restoration
1. MASONRY & STONE REHABILITATION		$ 1,402,876	$ 819,032	$ 2,221,908
2. ROOFING REPAIR / REPLACEMENT		$ 1,330,320	-	$ 1,330,320
3. ROOF STRUCTURAL REPAIRS		$ 200,000	$ -	$ 200,000
4. WINDOWS & DOORS		$ 170,000	$ 1,765,000	$ 1,935,000
5. FLASHINGS AND SHEET METALS		$ 105,000	-	$ 105,000
6. SITE DEMOLITION		$ 1,500	-	$ 1,500
TOTAL TRADE COSTS		**$ 3,209,696**	**$ 2,584,032**	**$ 5,793,728**
Contractor's General Requirements	10%	$ 320,970	$ 258,403	$ 579,373
SUBTOTAL		**$ 3,530,666**	**$ 2,842,435**	**$ 6,373,101**
Contractor's OH&P	10%	$ 353,067	$ 284,244	$ 637,310
SUBTOTAL		**$ 3,883,732**	**$ 3,126,679**	**$ 7,010,411**
Construction Contingency	15%	$ 582,560	$ 469,002	$ 1,051,562
TOTAL		**$ 4,466,292**	**$ 3,595,681**	**$ 8,061,973**

Exclusions:

Hazardous materials abatement (asbestos, lead)

Extensive scaffolding and netting of building

ALTERNATE:

Bid exterior work as a stand-alone project instead of within an overall general contract (deduct - avoids GC Overhead & Profit Mark-Ups)

Trade Cost for Exterior Restoration/Stabilization	**$ 5,783,728**
Contractor's General Requirements - 10%	$ 578,373
Subtotal	**$ 6,362,101**
Construction Contingency - 15%	$ 954,315
Total Restoration Package as Stand-Alone	**$ 7,316,416**
Therefore ...	$ (8,061,973)
	$ 7,316,416
TOTAL SAVINGS	**$ (745,557)**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
EXTERIOR STABILIZATION FOR THRESHOLD OCCUPANCY
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

Description	Qty	Unit	Unit Cost	Subtotal	Total
1. MASONRY & STONE REHABILITATION					
Masonry repointing - 60% of building	75,603	sf	5.00	378,015	
Masonry cleaning - omit for Threshold Occupancy	0	sf	1.50	0	
Premiums for:					
Heavy staining (poulticing process) - omit	0	sf	4.50	0	
Staining - omit	0	sf	2.50	0	
Biological growth	50,402	sf	0.25	12,601	
Efflorescence	12,601	sf	2.50	31,501	
Repair spalling brick, brownstone and sandstone	18,901	sf	12.00	226,809	
Replace severely damaged stone	2,835	sf	80.00	226,809	
Replace exfoliating/delaminating masonry	6,300	sf	50.00	315,013	
Repair stone window sills	2,705	lf	25.00	67,625	
Repair cracks in masonry	6,300	lf	15.00	94,504	
Repair cracking at brick buttresses	1	ls	50,000.00	50,000	
TOTAL					**1,402,876**
2. ROOFING REPAIR / REPLACEMENT					
Replace roof tiles with slate	30,000	sf	30.00	900,000	
Replace flat roof	35,860	sf	12.00	430,320	
TOTAL					**1,330,320**
3. ROOF STRUCTURAL REPAIRS					
Repair/replace wood sheathing	5,000	sf	5.00	25,000	
Repair/replace wood framing members	1	ls	50,000.00	50,000	
Repair/replace chapel trusses	3	ea	30,000.00	90,000	
Repair chimney masonry	1	ls	25,000.00	25,000	
Miscellaneous repairs	1	ls	10,000.00	10,000	
TOTAL					**200,000**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
EXTERIOR STABILIZATION FOR THRESHOLD OCCUPANCY
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

Description	Qty	Unit	Unit Cost	Subtotal	Total
4. WINDOWS & DOORS					
Replace windows	2,000	sf	75.00	150,000	
Miscellaneous window/door repairs	1	ls	10,000.00	10,000	
Replace frame and retrofit door to change door swing at 2 exterior entry doors	2	ea	5,000.00	10,000	
TOTAL					**170,000**
5. FLASHINGS AND SHEET METALS					
Replace severely deteriorated/missing flashings	2000	lf	15.00	30,000	
Replace gutter/drainage system	750	lf	100.00	75,000	
TOTAL					**105,000**
6. SITE DEMOLITION					
Remove sidewalks	500	sf	3.00	1,500	
TOTAL					**1,500**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
COMPLETE EXTERIOR RESTORATION
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

Description	Qty	Unit	Unit Cost	Subtotal	Total
1. MASONRY & STONE REHABILITATION					
Masonry repointing - 100% of building	126,005	sf	5.00	630,025	
Masonry cleaning - 100% of building	126,005	sf	1.50	189,008	
Premiums for:					
Heavy staining (poulticing process)	31,501	sf	4.50	141,755	
Staining	94,504	sf	2.50	236,260	
Biological growth	50,402	sf	0.25	12,601	
Efflorescence	12,601	sf	2.50	31,501	
Repair spalling brick, brownstone and sandstone	18,901	sf	12.00	226,809	
Replace severely damaged stone	2,835	sf	80.00	226,809	
Replace exfoliating/delaminating masonry	6,300	sf	50.00	315,013	
Repair stone window sills	2,705	lf	25.00	67,625	
Repair non-structural cracks in masonry	6,300	lf	15.00	94,504	
Repair cracking at brick buttresses	1	ls	50,000.00	50,000	
TOTAL					**2,221,908**
2. ROOFING REPAIR / REPLACEMENT					
Replace roof tiles with slate	30,000	sf	30.00	900,000	
Replace flat roof	35,860	sf	12.00	430,320	
TOTAL					**1,330,320**
3. ROOF STRUCTURAL REPAIRS					
Repair/replace wood sheathing	5,000	sf	5.00	25,000	
Repair/replace wood framing members	1	ls	50,000.00	50,000	
Repair/replace chapel trusses	3	ea	30,000.00	90,000	
Repair chimney masonry	1	ls	25,000.00	25,000	
Miscellaneous repairs	1	ls	10,000.00	10,000	
TOTAL					**200,000**
4. WINDOWS & DOORS					
Replace windows (deferred to Ph. II in Summary)	25,000	sf	75.00	1,875,000	
Replace frame and retrofit door to change door swing at 2 exterior entry doors	2	ea	5,000.00	10,000	
Restore existing port cochere and main entry doors	2	ea	20,000.00	40,000	
Miscellaneous entryway improvements	1	ls	10,000.00	10,000	
TOTAL					**1,935,000**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
COMPLETE EXTERIOR RESTORATION
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

Description	Qty	Unit	Unit Cost	Subtotal	Total
5. FLASHINGS AND SHEET METALS					
Replace severely deteriorated/missing flashings	2000	lf	15.00	30,000	
Replace gutter/drainage system	750	lf	100.00	75,000	
TOTAL					**105,000**
6. SITE DEMOLITION					
Remove sidewalks	500	sf	3.00	1,500	
TOTAL					**1,500**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
SITE IMPROVEMENTS
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

Description	Qty	Unit	Unit Cost	Subtotal	Total
0. THRESHOLD					
Roadways, Landscape and Paths	1	ls	75,000	75,000	
Landscaping	1	ls	50,000	50,000	
Signage	1	ls	5,000	5,000	
ADA ramp	1	ea	50,000.00	50,000	
Demolish Ellis Hall	1	ls	262,650	262,650	
Demolish Cottages	1	ls	143,175	143,175	
TOTAL					**585,825**
1. PHASE I					
Remove exterior fire escape	1	ea	10,000	10,000	10,000
New entry courtyard	1	ls	50,000	50,000	50,000
TOTAL					**60,000**
2. PHASE II					
New parking lots	6,000	sy	25.00	150,000	
New paved roadways	3,000	sy	30.00	90,000	
Sidewalks	5,000	sf	7.50	37,500	277,500
Remove exterior fire escapes	2	ea	10,000	20,000	20,000
ADA ramp	1	ea	50,000.00	50,000	
Service ramps	2	ea	30,000.00	60,000	110,000
TOTAL					**407,500**
3. PHASE III					
New parking lots	6,000	sy	25.00	150,000	
Landscaping allowance	1	ls	20,000.00	20,000	
TOTAL					**170,000**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
MECHANICAL WORK
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

DESCRIPTION	Qty	Unit	Unit $	Sub-Total
PLUMBING				
THRESHOLD				
SANITARY UNDERGROUND				65,400
SANITARY WASTE AND VENTS ABOVE GROUND				21,900
RAIN LEADERS				0
DOMESTIC WATER PIPING				19,050
NATURAL GAS PIPING				7,350
PLUMBING FIXTURES AND EQUIPMENT				62,550
MISCELLANEOUS				13,650
	TOTAL:			**189,900**
PHASE 1				
SANITARY UNDERGROUND				73,647
SANITARY WASTE AND VENTS ABOVE GROUND				24,714
RAIN LEADERS				0
DOMESTIC WATER PIPING				21,479
NATURAL GAS PIPING				8,292
PLUMBING FIXTURES AND EQUIPMENT				70,442
MISCELLANEOUS				15,354
	TOTAL:			**213,927**
PHASE 2				
SANITARY UNDERGROUND				0
SANITARY WASTE AND VENTS ABOVE GROUND				0
RAIN LEADERS				0
DOMESTIC WATER PIPING				0
NATURAL GAS PIPING				7,236
PLUMBING FIXTURES AND EQUIPMENT				25,200
MISCELLANEOUS				17,100
	TOTAL:			**49,536**
PHASE 3				
SANITARY UNDERGROUND				0
SANITARY WASTE AND VENTS ABOVE GROUND				0
RAIN LEADERS				0
DOMESTIC WATER PIPING				0
NATURAL GAS PIPING				7,236
PLUMBING FIXTURES AND EQUIPMENT				25,200
MISCELLANEOUS				17,100
	TOTAL:			**49,536**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
MECHANICAL WORK
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

DESCRIPTION	Qty	Unit	Unit $	Sub-Total
FIRE PROTECTION				
THRESHOLD				
SERVICE FROM SITE				45,000
BULK MAINS AND RISERS				7,950
SPRINKLER DISTRIBUTION PIPING AND HEADS				30,000
MISCELLANEOUS				15,000
	TOTAL:			**97,950**
PHASE 1				
SERVICE FROM SITE				25,316
BULK MAINS AND RISERS				12,658
SPRINKLER DISTRIBUTION PIPING AND HEADS				33,754
MISCELLANEOUS				16,877
	TOTAL:			**88,604**
PHASE 2				
SPRINKLER DISTRIBUTION PIPING AND HEADS				$106,920
MISCELLANEOUS				$26,475
	TOTAL:			**$133,395**
PHASE 3				
SPRINKLER DISTRIBUTION PIPING AND HEADS				$57,255
MISCELLANEOUS				$9,457
	TOTAL:			**$66,712**
HVAC				
THRESHOLD				
SHEETMETAL				121,807
SHEETMETAL ACCESSORIES				38,353
INSULATION				36,207
HOT WATER SUPPLY AND RETURN PIPING				65,712
CHILLED WATER SUPPLY AND RETURN				31,635
CONDENSER WATER SUPPLY AND RETURN				15,987
EQUIPMENT				221,426
AUTOMATIC TEMPERATURE CONTROLS				130,933
MISCELLANEOUS				41,346
	TOTAL:			**703,406**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
MECHANICAL WORK
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

DESCRIPTION	Qty	Unit	Unit $	Sub-Total
PHASE 1				
SHEETMETAL				137,049
SHEETMETAL ACCESSORIES				43,152
INSULATION				40,738
HOT WATER SUPPLY AND RETURN PIPING				73,934
CHILLED WATER SUPPLY AND RETURN				35,594
CONDENSER WATER SUPPLY AND RETURN				17,988
EQUIPMENT				249,134
AUTOMATIC TEMPERATURE CONTROLS				147,317
MISCELLANEOUS				46,520
	TOTAL:			**791,426**
PHASE 2				
SHEETMETAL				427,079
SHEETMETAL ACCESSORIES				98,037
INSULATION				134,604
HOT WATER SUPPLY AND RETURN PIPING				139,646
CHILLED WATER SUPPLY AND RETURN				80,029
CONDENSER WATER SUPPLY AND RETURN				34,733
EQUIPMENT				799,410
AUTOMATIC TEMPERATURE CONTROLS				273,750
MISCELLANEOUS				112,780
	TOTAL:			**2,100,068**
PHASE 3				
SHEETMETAL				233,932
SHEETMETAL ACCESSORIES				51,459
INSULATION				69,580
HOT WATER SUPPLY AND RETURN PIPING				100,403
CHILLED WATER SUPPLY AND RETURN				54,697
CONDENSER WATER SUPPLY AND RETURN				33,975
EQUIPMENT				416,640
AUTOMATIC TEMPERATURE CONTROLS				161,250
MISCELLANEOUS				55,310
	TOTAL:			**1,177,244**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
ELECTRICAL WORK
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

Description	Qty	Unit	Unit Cost	Subtotal	Total
THRESHOLD	**15,000**	**SF**			
Lighting Fixtures				**65,622**	
Lighting Circuitry				**84,879**	
Power Circuitry				**90,048**	
Power Equipment				**102,594**	
Special Systems:				**85,484**	
Fire Alarm					
Telecomm System (No Eqpt or Wiring Included, Rough-in Only)					
Security System (No Eqpt or Wiring Included, Rough-in Only)					
Miscellaneous					
TOTAL THRESHOLD					**428,626**
Site Electrical Required for Threshold Work	**1**	**LS**	**50,000**	**50,000**	**50,000**
Building Service					
PHASE 1	**16,877**	**SF**			
Lighting Fixtures				**73,834**	
Lighting Circuitry				**95,501**	
Power Circuitry				**101,315**	
Power Equipment				**115,431**	
Special Systems:				**96,180**	
Fire Alarm					
Telecomm System (No Eqpt or Wiring Included, Rough-in Only)					
Security System (No Eqpt or Wiring Included, Rough-in Only)					
Miscellaneous					
TOTAL COST PHASE I					**482,262**
PHASE II	**71,296**	**SF**			
Lighting Fixtures				**309,971**	
Lighting Circuitry				**400,039**	
Power Circuitry				**202,441**	
Power Equipment				**240,853**	
Special Systems:				**382,879**	
Fire Alarm					
Telecomm System (No Eqpt or Wiring Included, Rough-in Only)					
Security System (No Eqpt or Wiring Included, Rough-in Only)					
Miscellaneous					
TOTAL COST PHASE II					**1,536,183**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
ELECTRICAL WORK
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

Description	Qty	Unit	Unit Cost	Subtotal	Total
PHASE III	**22,856**	**SF**			
Lighting Fixtures				**99,687**	
Lighting Circuitry				**128,218**	
Power Circuitry				**74,019**	
Power Equipment				**44,039**	
Special Systems:				**136,902**	
Fire Alarm					
Telecomm System (No Eqpt or Wiring Included, Rough-in Only)					
Security System (No Eqpt or Wiring Included, Rough-in Only)					
Miscellaneous					
TOTAL COST PHASE III					**482,865**
FUTURE	**15,423**	**SF**			
Lighting Fixtures				**67,766**	
Lighting Circuitry				**91,534**	
Power Circuitry				**40,835**	
Power Equipment				**32,924**	
Special Systems:				**87,131**	
Fire Alarm					
Telecomm System (No Eqpt or Wiring Included, Rough-in Only)					
Security System (No Eqpt or Wiring Included, Rough-in Only)					
Miscellaneous					
TOTAL COST FUTURE					**320,190**
SITE ELECTRICAL					
Lighting Fixtures				**104,980**	
Lighting Circuitry				**88,950**	
Power Circuitry				**3,828**	
Power Equipment				**6,725**	
TOTAL COST SITE ELECTRICAL					**204,483**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
BUILDING STRUCTURAL REPAIRS
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

Description	Qty	Unit	Unit Cost	Subtotal	Total
1. BUILDING STRUCTURAL REPAIRS					
Kitchen floor repairs	1	ls	25,000.00	25,000	
Repair water-damaged 1st, 2nd and 3rd floor framit	6,000	sf	25.00	150,000	
Repair 4th floor framing at SW, SE and Center towers	3	loc	40,000.00	120,000	
TOTAL					**295,000**

Note: Structural roof repairs included in roof work.

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
NEW BUILDINGS
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

Description	Qty	Unit	Unit Cost	Subtotal	Total
1. NEW BUILDINGS					
Fire Department apparatus room	6,700	sf	245.00	1,641,500	
Police Department garage	1,500	sf	150.00	225,000	
New entrance construction	1	ls	673,500.00	673,500	
TOTAL					**2,540,000**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
VERTICAL TRANSPORTATION IMPROVEMENTS
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

Description	Qty	Unit	Unit Cost	Subtotal	Total
THRESHOLD					
New wheelchair lift	1	ls	25,000.00	25,000	
TOTAL					**25,000**
PHASE II - VERTICAL TRANSPORTATION IMPROVEMENTS					
Demolish existing stair tower and provide new					
Demolition - cut openings in existing structure	1	ls	25,000.00	25,000	
Tower structure	1	ls	25,000.00	25,000	
Fire-rated enclosure	900	sf	75.00	67,500	
New stair	1	ls	50,000.00	50,000	
Tower roof deck and roofing	300	sf	15.00	4,500	
New elevators incl demo and structure (4 stop)	2	ea	225,000.00	450,000	
Ditto; 2 stop	2	ea	150,000.00	300,000	
New interior stairs, including demo and structure	4	flts	50,000.00	200,000	
TOTAL					**1,122,000**

ST. PAUL'S ACADEMY, GARDEN CITY, NEW YORK
DEDUCT ALTERNATE FOR CENTER WING DEMOLITION
CONCEPTUAL CONSTRUCTION COST ESTIMATE
1-Feb-02

	Description	Qty	Unit	Unit Cost	Subtotal	Total
1.	**Delete cost of renovation of approximately 18,600 gsf and associated exterior restoration work for portion to be demolished**	18,600	sf	264.00	(4,910,400)	
2.	**Add cost of building demolition - 16,000 gsf x 15' high x $1.25 per Cubic Foot of Building**	1	ls	348,750.00	348,750	
3.	**Add cost of new façade at removed center wing (approx. 44' x 75' x $100/sf)**	1	ls	330,000.00	330,000	
4.	**Allowance for modifications to structure at new façade**	1	ls	50,000.00	50,000	
5.	**Sitework allowance**	1	ls	50,000.00	25,000	
	TOTAL DEDUCT ALTERNATE					**(4,156,650)**

CONCEPTUAL CONSTRUCTION COST ESTIMATE
DEDUCT ALTERNATE FOR CENTER AND WEST WING DEMOLITION
CONCEPTUAL CONSTRUCTION COST ESTIMATE

31-Jan-02

	Description	Qty	Unit	Unit Cost	Subtotal	Total
1.	Deduct cost of renovation of approximately 41,600 gsf and associated exterior restoration work	41,600	sf	264.00	(10,982,400)	
2.	Add cost of building demolition - 41,600 gsf x 15' high x $1.25 per Cubic Foot of Building	1	ls	780,000.00	780,000	
3.	Add cost of new façade at removed center & west wir (approx. 96'w x 75'h x $100/sf)	1	ls	720,000.00	720,000	
4.	Allowance for modifications to structure at new façad	1	ls	100,000.00	100,000	
5.	Sitework allowance	1	ls	50,000.00	50,000	
6.	Deduct cost for renovation of unoccupied space 39,852 GSF @ $90/SF including mark-ups	39,852	sf	90.00	(3,586,680)	
	TOTAL DEDUCT ALTERNATE					(12,919,080)

NOTE

a. Total area to be demolished (Center + West Wings): 41,600 GSF
b. Remaining total proposed building area including additions after removal of Center & West Wings: 141,452 - 41600 = 99,852 GSF
c. Area required for Village Hall functions approximately 60,000 GSF
d. Approximate cost of demolition of center & West Wing and renovation for 60,000 GSF for Village Hall Functions. Includes approximately 10,000 SF of new additions.
e. Area to be unoccupied: 99,852 - 60,000 = 39,852 GSF

The architectural scope of work is described in the Executive Summary under Building Exterior and Interior Recommendations.

In order to assess the variety of work required and the approximate quantities, EYP's architects and engineers visually surveyed the building using binoculars and limited hands-on assessment. The conditions of the building exterior were recorded on elevation drawings that were then used by the cost estimator. We have included reduced copies of the field conditions as noted on elevation drawings in this section of the Appendix Volume. These drawings can be used as a baseline for more detailed construction documents during the next phase of the project.

A.P - ALUMINUM PANEL
R = REPLACEMENT WINDOW UNIT
BR = BRICK REPOINTG
HS = HEAVY STAINING
S = STAINING
GD = GOOD CONDITION
SP = SPALLING
⊛ = SEVERELY DETERIORATED STONE, GHOSTLIKE REMNANT OF ORNAMENT.

EX. [illegible]
MT = Missing Roof Tiles
ST. = Shifting Tiles
CR. = CRACKING
[redacted] = severely deteriorated sheet metal & fabric flashing. No termination for asphalt roof.
M = missing
F = Deteriorated flashing

E = [illegible]

CHIMNEY, REPOINTG NEEDED & STRAP ANCHOR ATTACHMENT LOOKED AT

SHEET METAL COPING BASE

50% MT 50% shifting tiles

ALTERNATING SANDSTONE & BRN STONE ARCH STONES. (TYP OVER ALL WINDOWS)

ALUM. REPLACEMT. PANELS W/ DBL. HUNG WINDOW UNITS

MISSING TILE

BRICK

COPPER GUTTER

RETURN OF WALL NEEDS 100% REPOINTG

COPPER LEADER ALONG SIDE ELEV.

sheet metal coping edge.

MATCH LINE

michelle liz

1 KEY PLAN

BRICK CORBELS

APERS IN NEED OF REPOINTG

3rd Flor Lintel insert is an alum. replace. panel TYP. FRONT ELEV.

50% MT 50% ST

COPPER GUTTER

ARVED STONE INSET (ORIG.) IN GOOD SHAPE TYP.

SHELLS GOOD COND. STAIN'G

ORIG. STONE (CARVED) LINTEL PIECE TYP. ALL LEVEL 1 & 2 WINDOWS TYP. FRONT ELEV.

RECESSED A BIT, PROTECTED NOT IN BAD CONDITION

ORIG. STONE = GD.

BOARDED UP

BOARDED UP GRANITE SILL?

granite watercourse

AREA OF VINE GROWTH ON BLDG

PROGRESS ISSUE 6/14/00

DATE 6/00	JOB No. 1320
DRAWN BY RSB	SCALE 1/4" = 1'-0"

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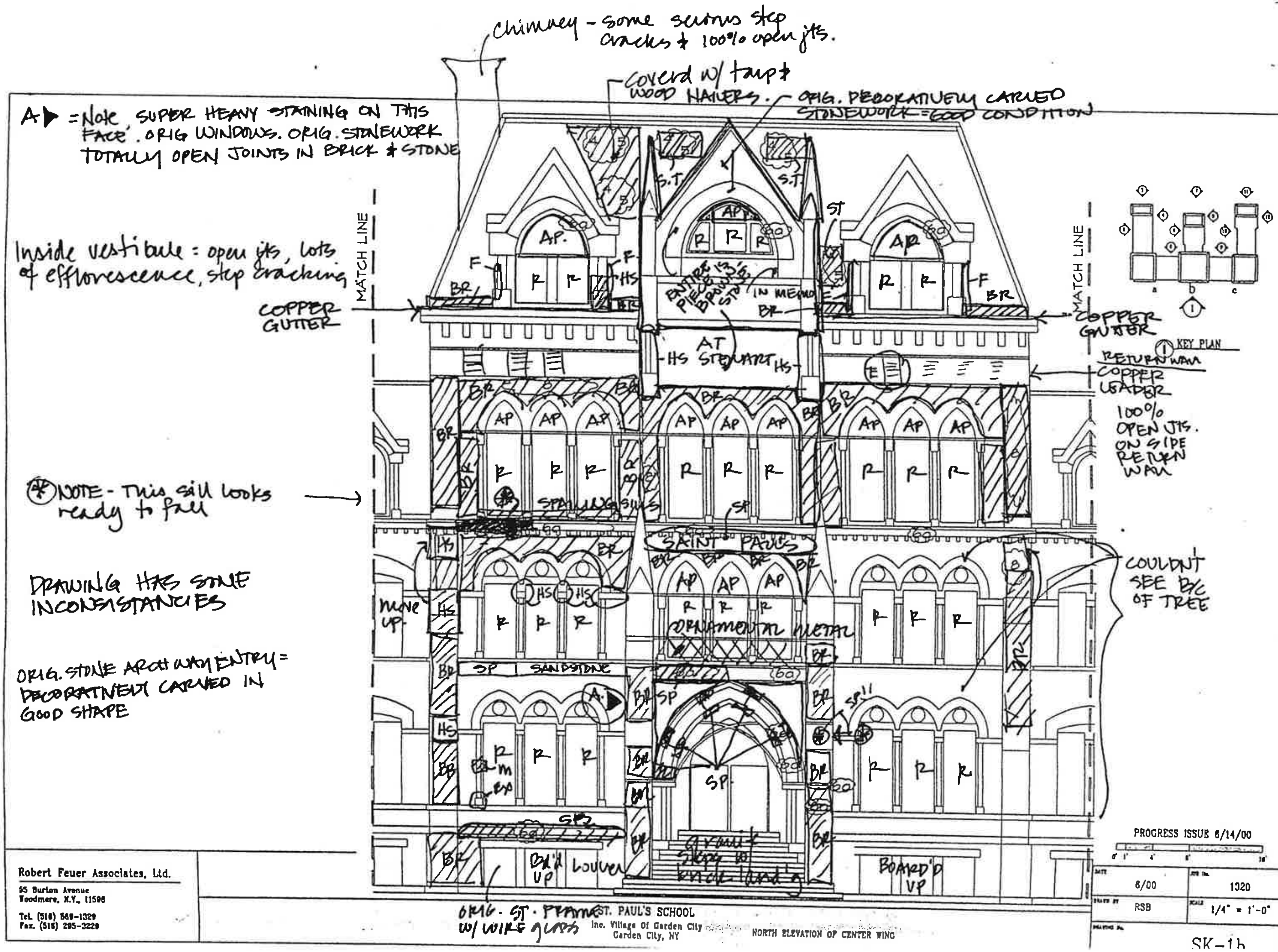
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY

NORTH ELEVATION OF EAST WING


Chimney - some serious step cracks & 100% open jts.
Covered w/ tarp & wood nailers.
Orig. decoratively carved stonework = good condition
A▶ = Note, super heavy staining on this face. Orig windows. Orig. stonework totally open joints in brick & stone
Inside vestibule = open jts, lots of efflorescence, step cracking
COPPER GUTTER
MATCH LINE
Entire piece is brownstone
IN MEMO
AT STEWART
Spalling sills
SAINT PAULS
ORNAMENTAL METAL
SANDSTONE
Louver
Granite steps to brick landing
BOARD'D UP
KEY PLAN
RETURN WALL
COPPER LEADER
100% OPEN JTS. ON SIDE RETURN WALL
COULDN'T SEE B/C OF TREE
✻ NOTE - This sill looks ready to fall
DRAWING HAS SOME INCONSISTANCIES
ORIG. STONE ARCHWAY ENTRY = DECORATIVELY CARVED IN GOOD SHAPE
ORIG. ST. FRAME W/ WIRE GLASS
Robert Feuer Associates, Ltd.
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Woodmere, N.Y., 11598
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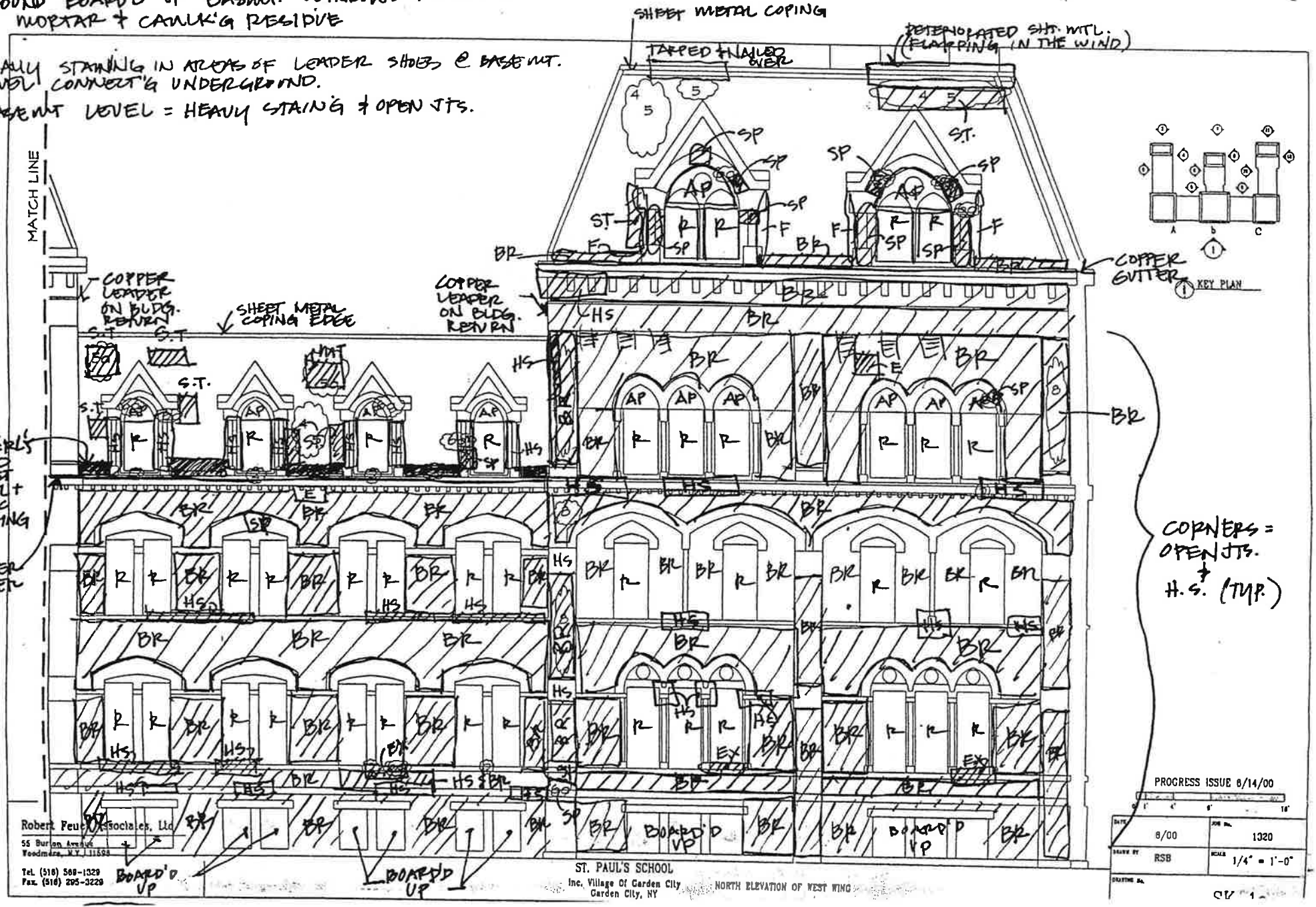
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY
NORTH ELEVATION OF CENTER WING
PROGRESS ISSUE 6/14/00
6/00
1320
RSB
1/4" = 1'-0"
SK-1b

- TYPICALLY THE SANDSTONE (LIGHT COLOR) TURN GREEN FROM MOISTURE / STAIN'G, ETC. THE BROWNSTONE HAS NOT STAINED THE SAME WAY.
- AROUND BOARD'D UP BASMT. WINDOWS THERE IS A LOT OF MORTAR + CAULK'G RESIDUE
- HEAVY STAINING IN AREAS OF LEADER SHOES @ BASEMT. LEVEL CONNECT'G UNDERGROUND.
- BASEMENT LEVEL = HEAVY STAIN'G + OPEN JTS.



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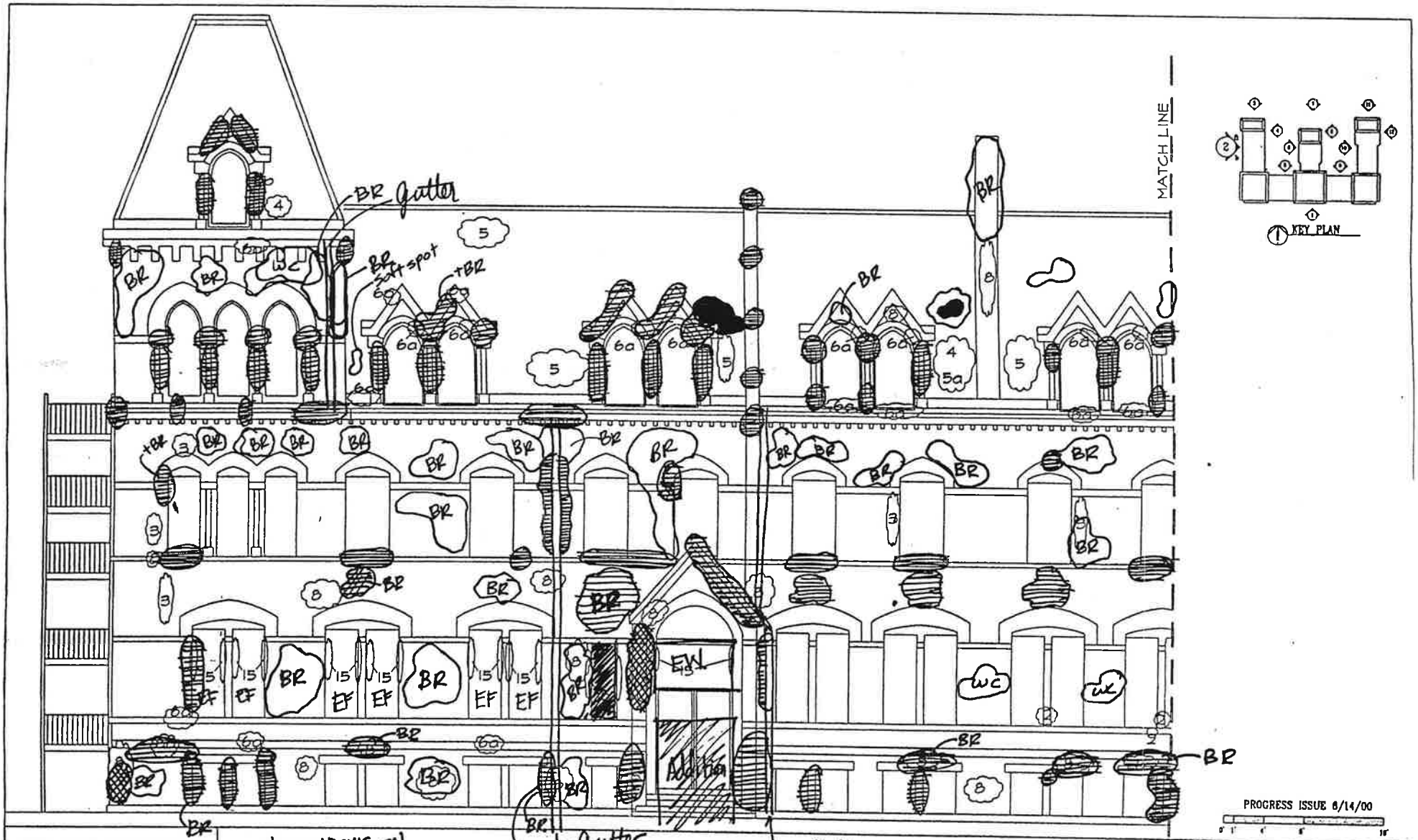
NORTH ELEVATION OF WEST WING

PROGRESS ISSUE 6/14/00

DATE 6/00	JOB No. 1320
DRAWN BY RSB	SCALE 1/4" = 1'-0"
DRAWING No.	SK 1

BR - BRICK REPOINTING
WC - WHITE COMPOSITE
EW - EXISTING WINDOWS & FRAMES.
EF - EXISTING FRAMES ONLY.

- Stained / trapped moisture
- Cracked
- Missing
O - Soft spot on roof



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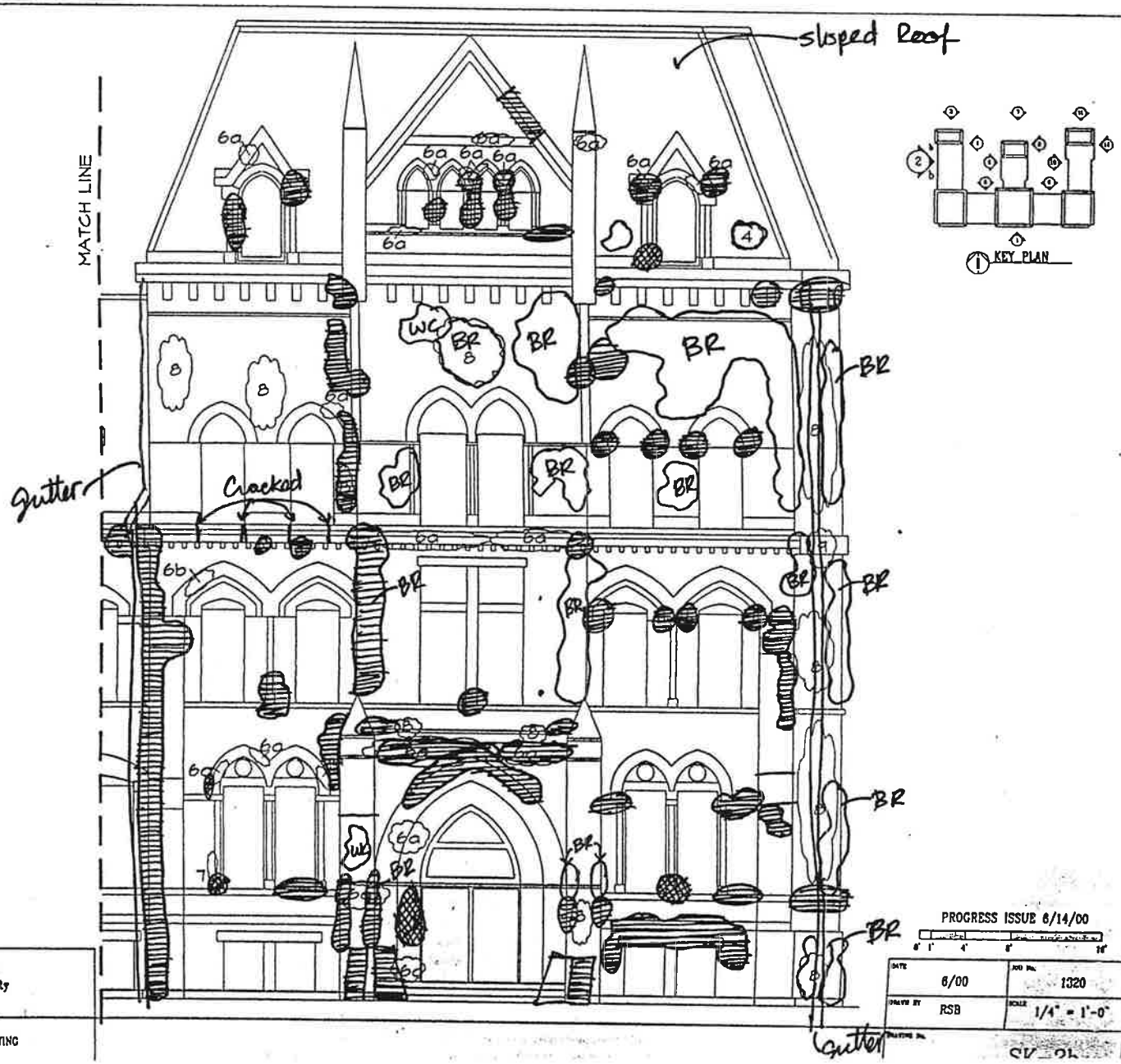
Garden City, NY

WEST ELEVATION OF WEST WING

DATE 6/00	JOB NO. 1320
DRAWN BY RSB	SCALE 1/4" = 1'-0"
DRAWING NO.	SHT. 2

BR - BRICK REPOINTING
WC - WHITE COMPOSITE
EW - EXISTING WINDOWS & FRAMES
EF - EXISTING FRAMES ONLY

- ● - stained / trapped moisture
- ● - Cracked
- ● - Missing
- ○ - Soft spot on Roof.



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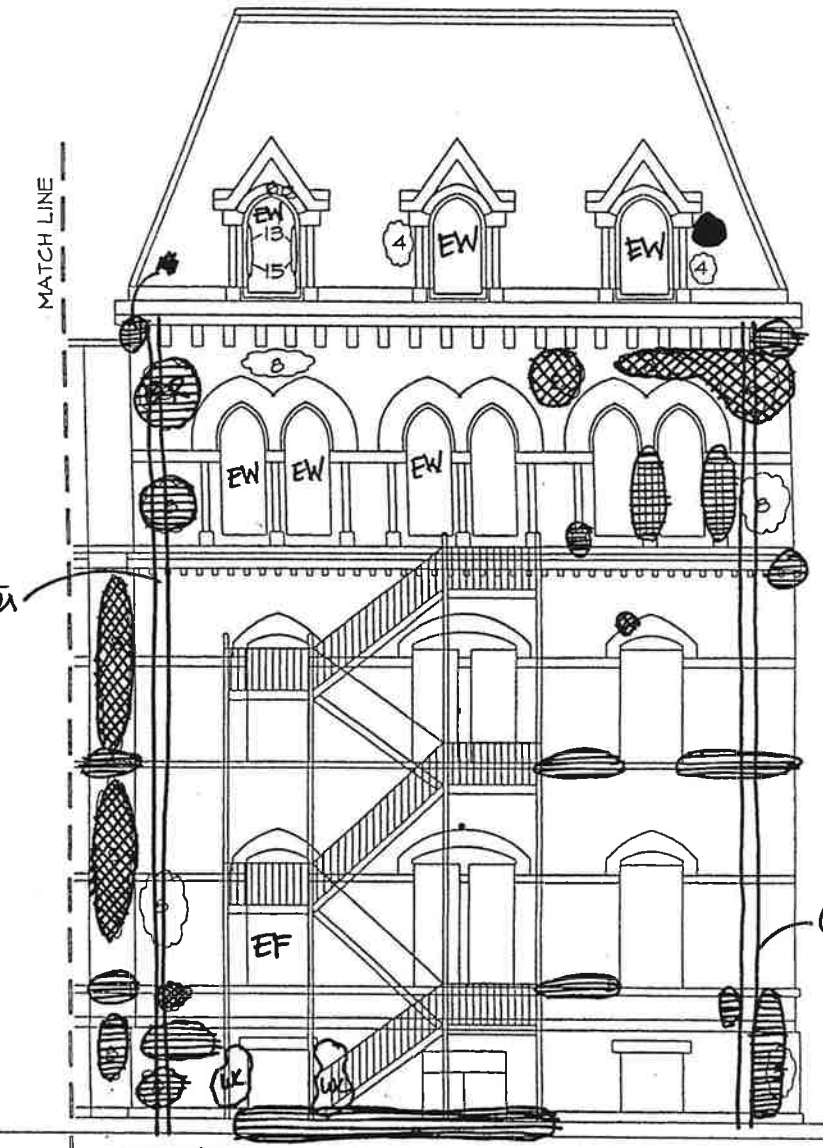
WEST ELEVATION OF WEST WING

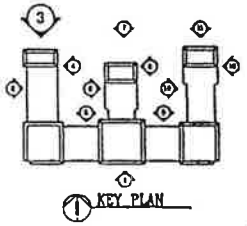
DATE	JOB No.
6/00	1320
DRAWN BY	SCALE
RSB	1/4" = 1'-0"

SK-21

BR - BRICK RETAINING
WC - WHITE COMPOSITE
EW - EXISTING WIND. & FR.
EF - EXISTING FRAMES ONLY

- STAINED / TRAPPED MOISTURE
- CRACKED
- MISSING
- SOFT SPOT ON ROOF





PROGRESS ISSUE 6/14/00

0' 1' 4' 8' 16'

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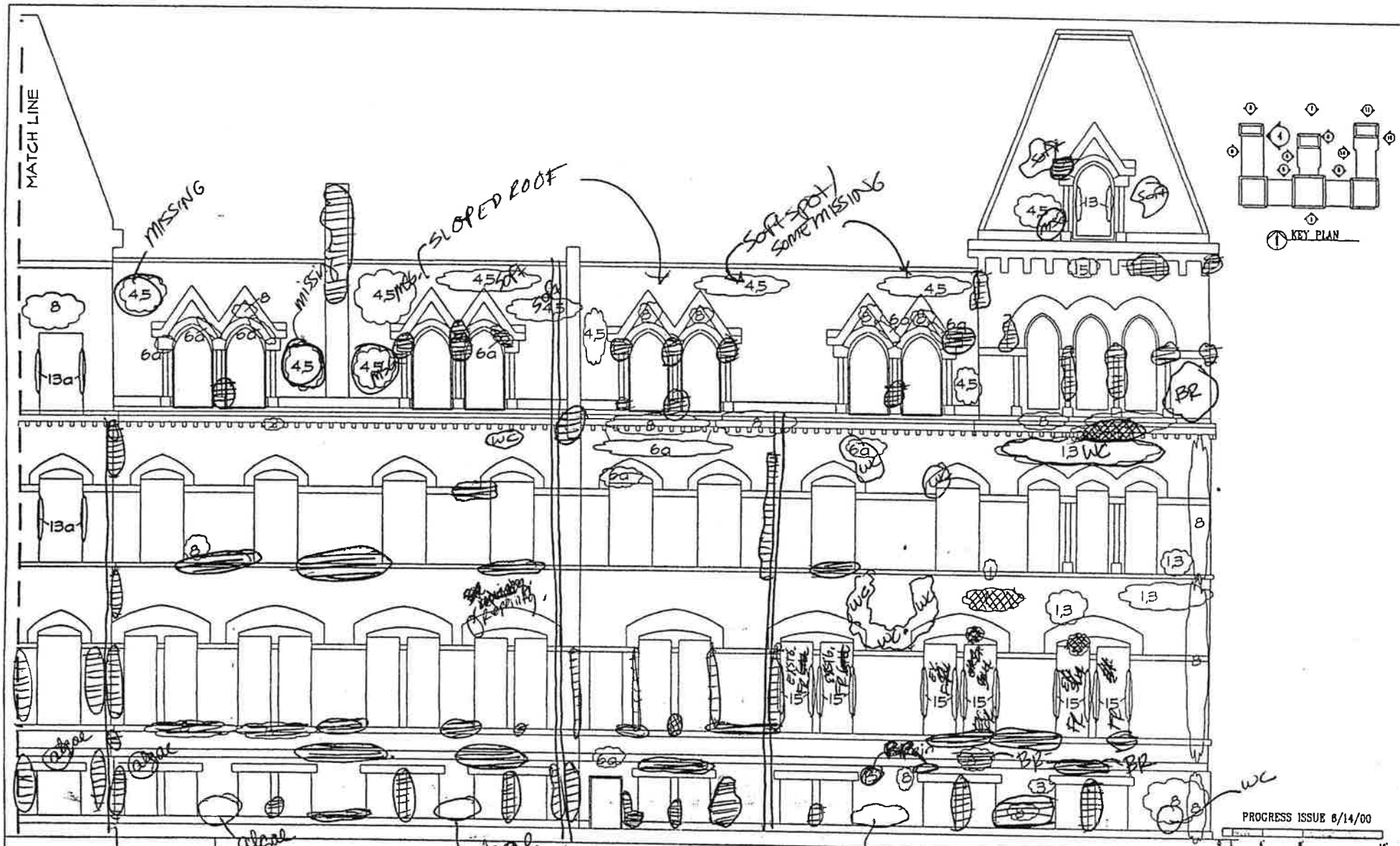
NORTH ELEVATION OF WEST WING

DATE 6/00	JOB No. 1320
DRAWN BY RSB	SCALE 1/4" = 1'-0"
DRAWING No.	SK-3

WHITE comp. = WC



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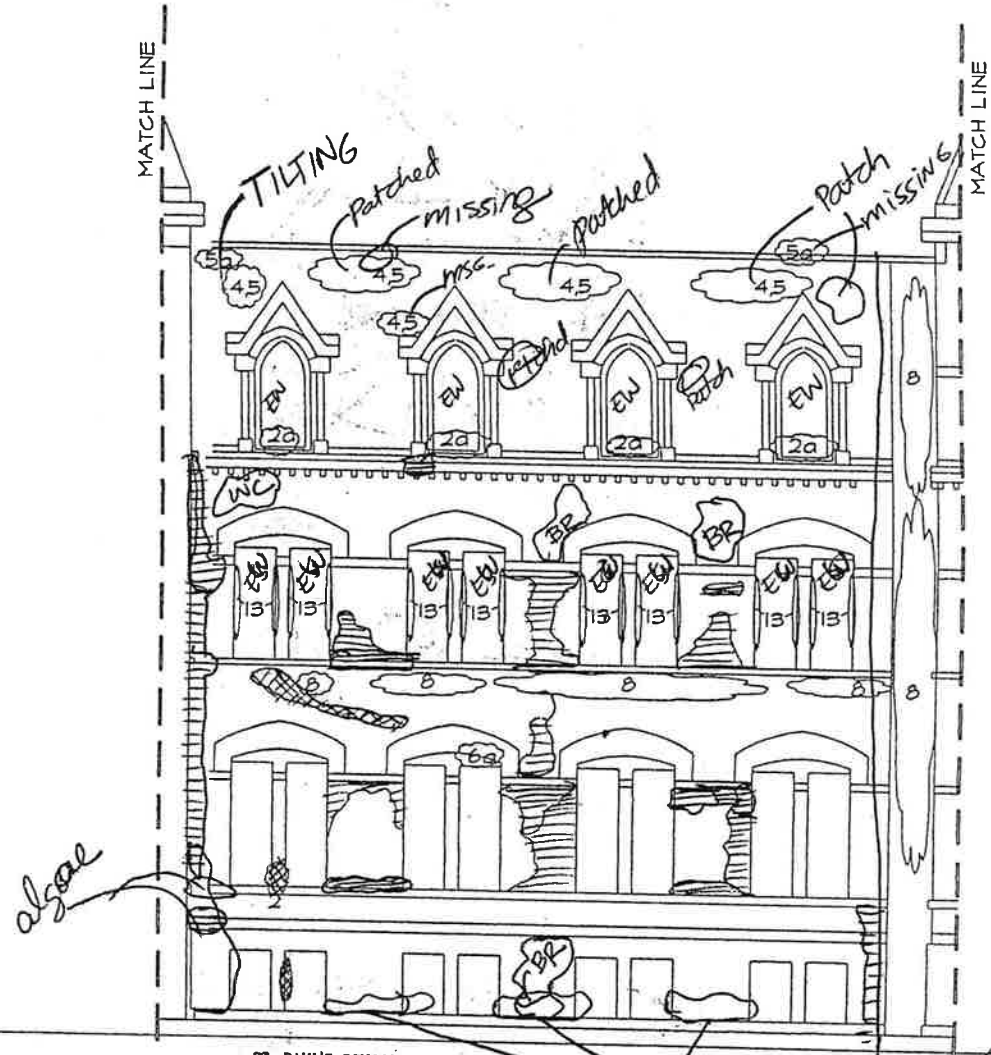
EAST ELEVATION OF WEST WING

DATE	JOB No.
6/00	1320
DRAWN BY	SCALE
RSB	1/4" = 1'-0"

SK-4

E.S. — Exsty. Sill



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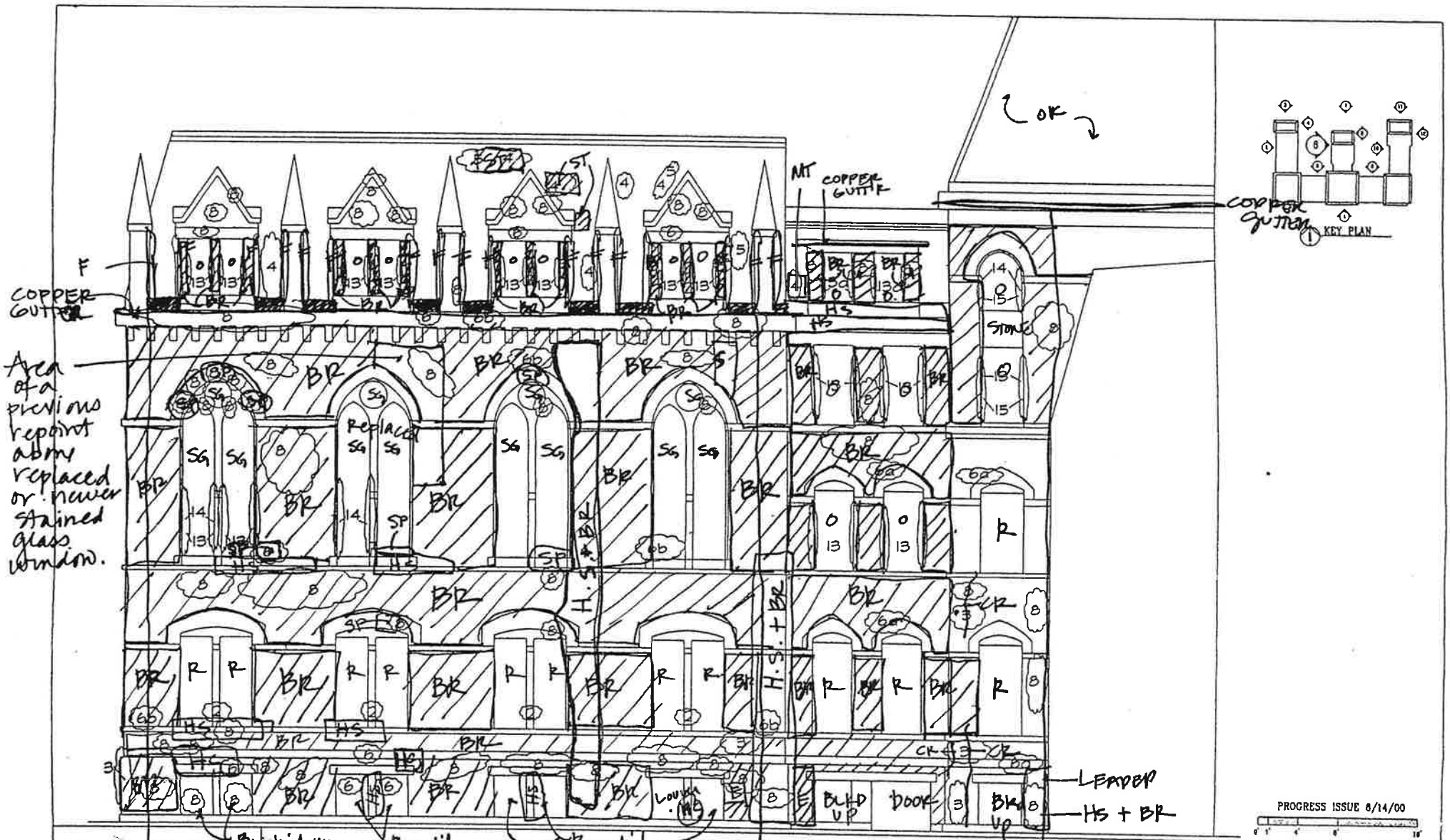
NORTH ELEVATION BETWEEN WEST & CENTER WING

DATE 6/00	JOB No. 1320
DRAWN BY RSB	SCALE 1/4" = 1'-0"
DRAWING No.	SK-5



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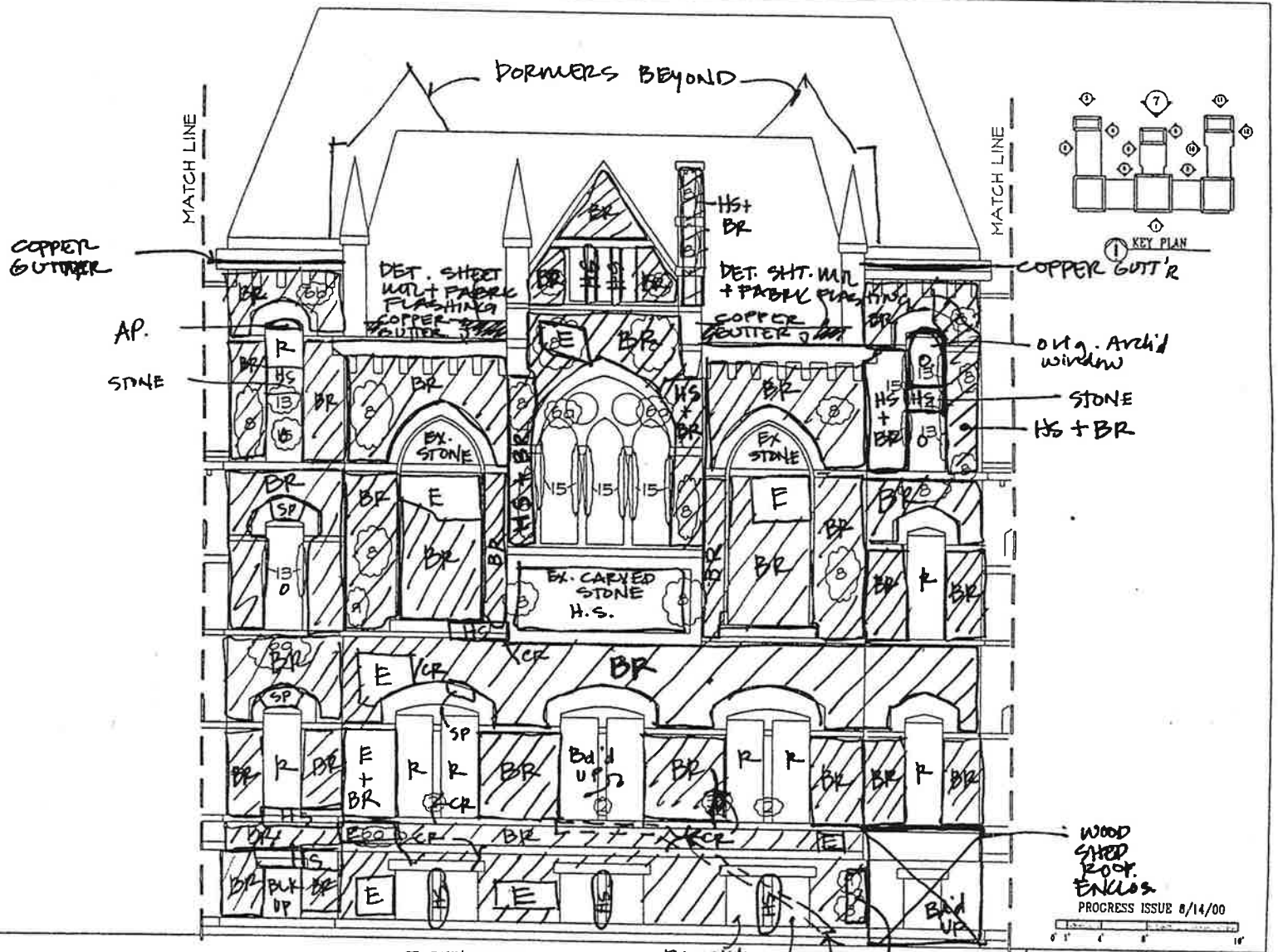
WEST ELEVATION OF CENTER WING

DATE 6/00	JOB No. 1320
DRAWN BY RSB	SCALE 1/4" = 1'-0"
DRAWING No.	SK-6



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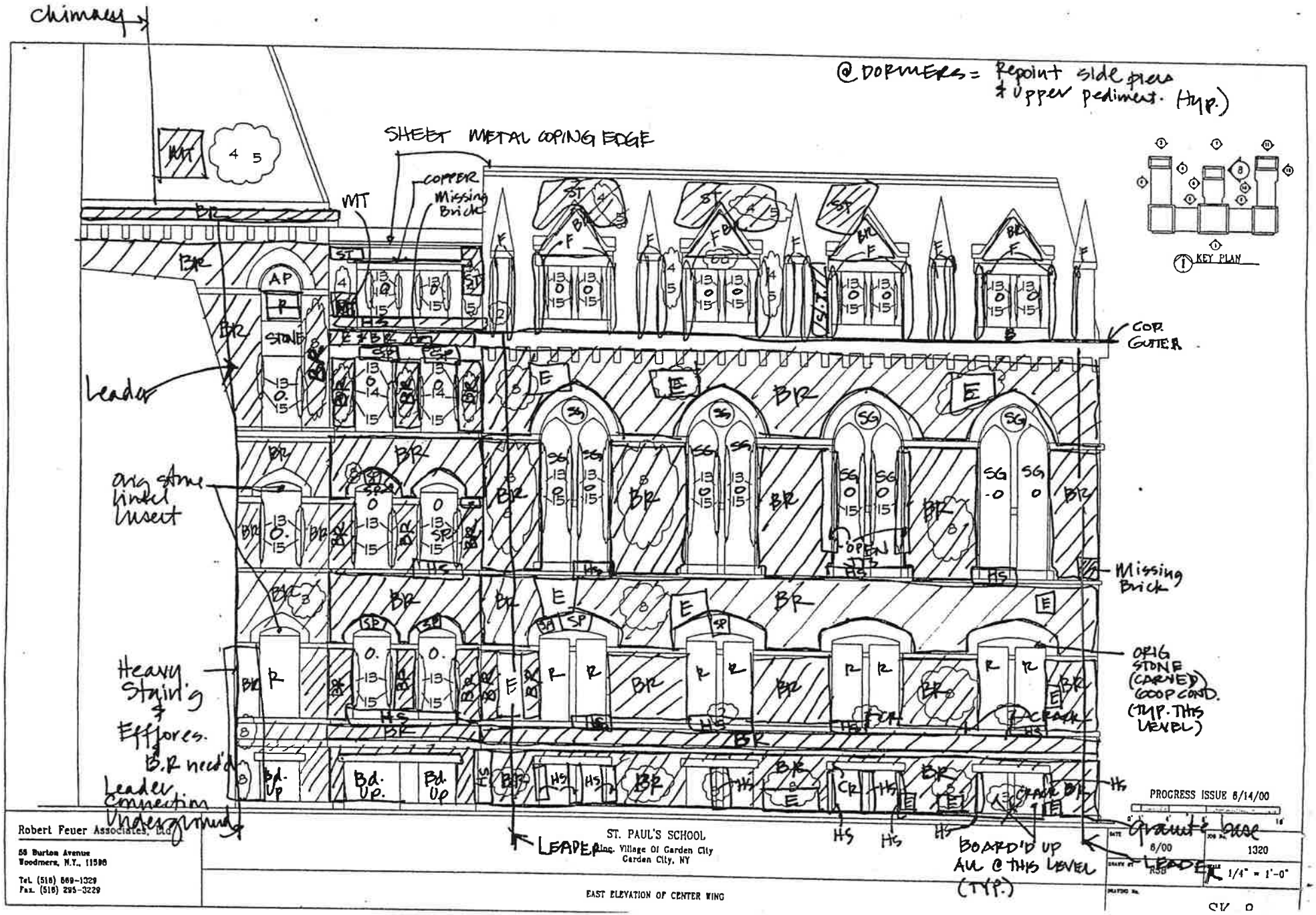
NORTH ELEVATION OF CENTER WING

DATE 8/00	JOB NO. 1320
DRAWN BY RSB	SCALE 1/4" = 1'-0"
DRAWING NO.	SK-7

= ...ing glass
O = original window unit



Roof - flat/sloped/material/condition/flashing
- slate asphalt

Parapets: material condition
copings material
tilting cracking

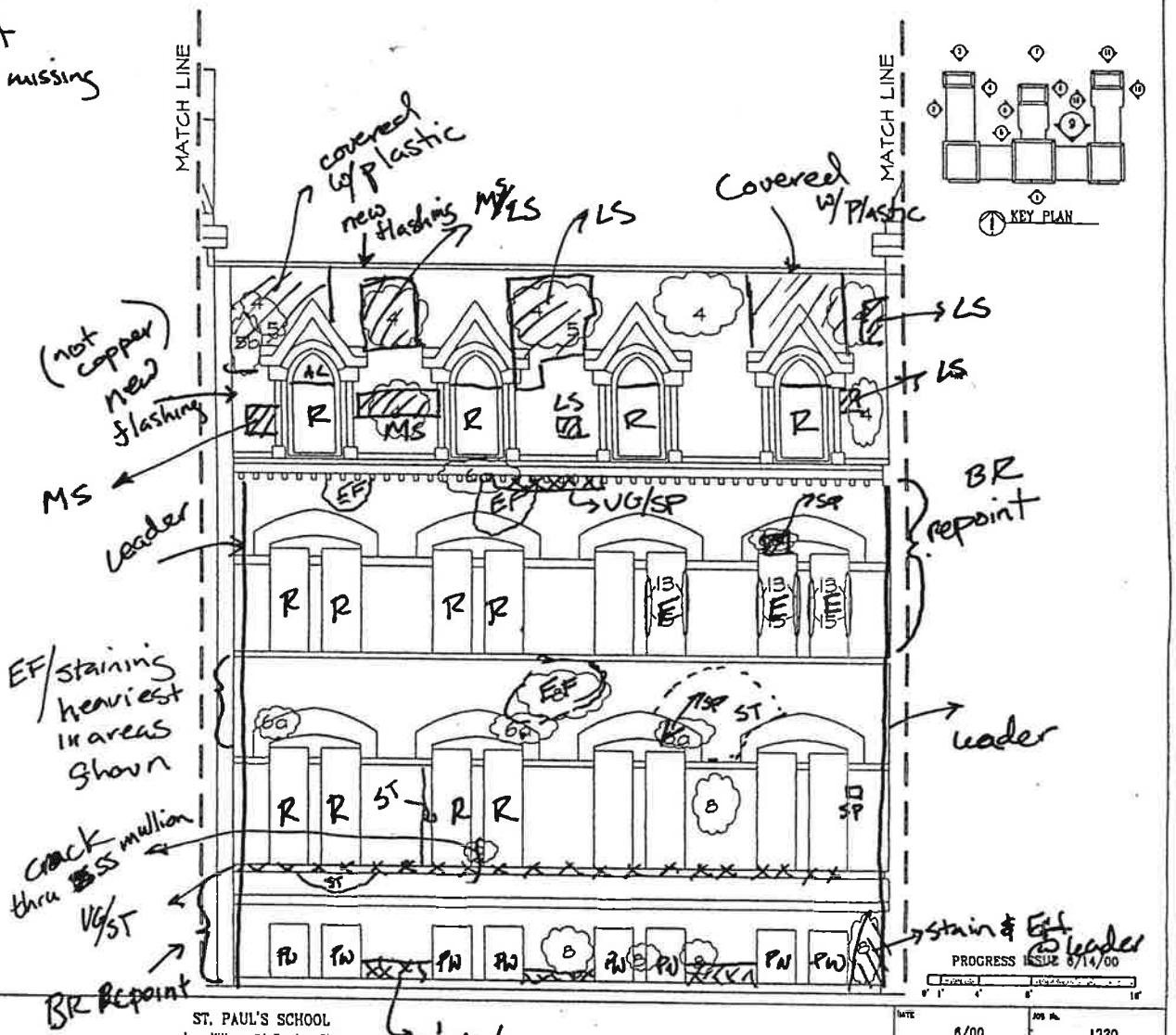
Masonry walls document - floor/material condition

WINDOWS & door:
replacement/E - for existing
Lintels
stained glass window

WINDOWS - Existing peeling paint
Replaced - paint
on aluminum - missing

Gutter - staining @ gutter seams

BR - Brick
CR - CRACK
BS - Brownstone
SS - sandstone
AL - Aluminum panel
PW - Plywood enclosed
R - replacement window
E - original Window
LS - Loose shingle
MS - missing shingle
SP - spall
VG - Vegetation
ST - stain
EF - efflorescence



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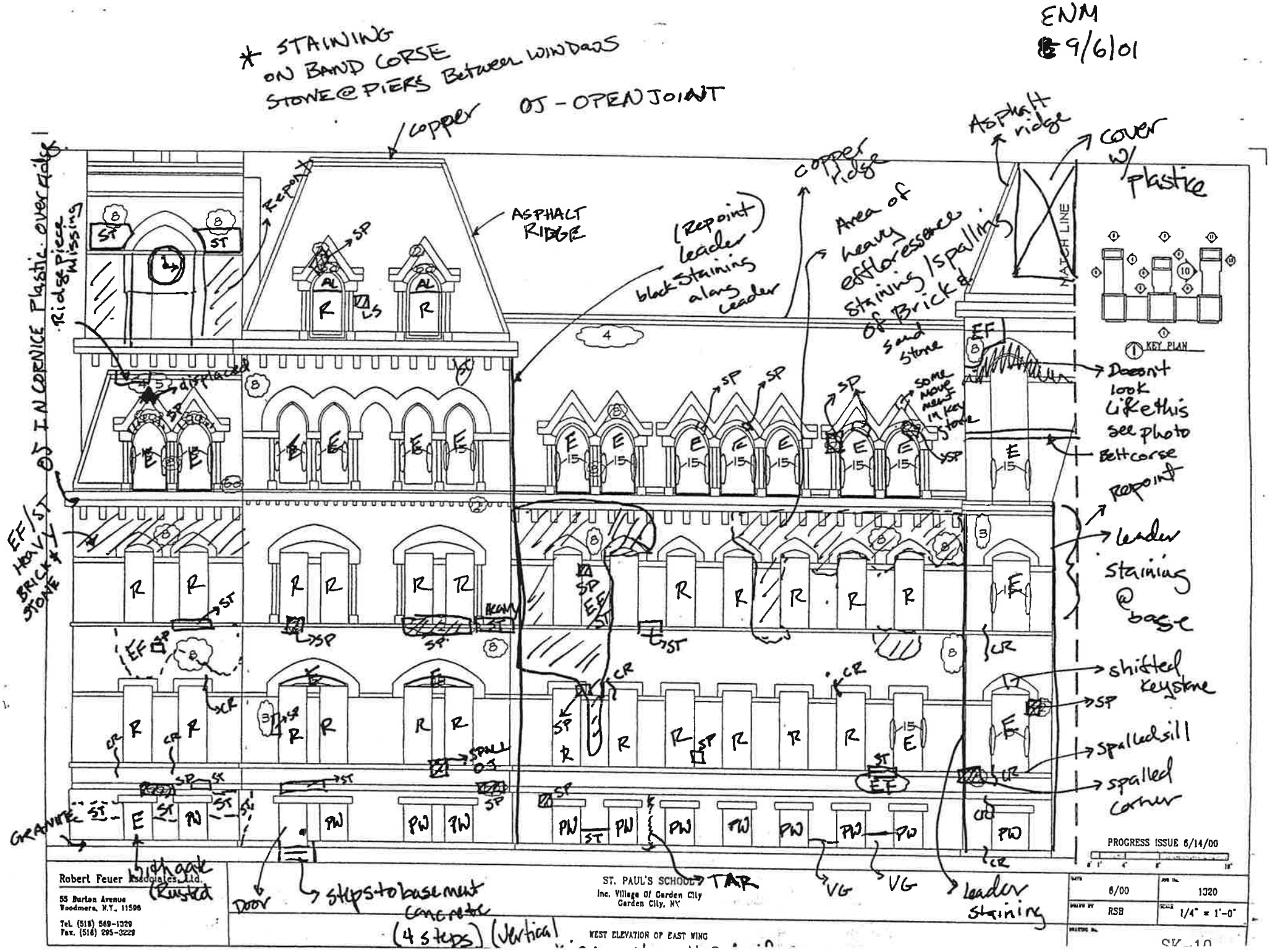
NORTH ELEVATION BETWEEN CENTER WING & EAST WING

DATE 6/00	JOB No. 1320
DRAWN BY RSB	SCALE 1/4" = 1'-0"
DRAWING No.	SK-9


* STAINING ON BAND CORSE STONE @ PIERS Between WINDOWS
ENM 9/6/01
OJ - OPEN JOINT
copper
Asphalt ridge
cover w/ plastic
copper ridge
ASPHALT RIDGE
Repoint
Ridge piece missing
(Repoint leader) black staining along leader
Area of heavy efflorescence staining / spalling of Brick & sand stone
MATCH LINE
KEY PLAN
Doesn't look like this see photo
Some movement in key stone
Beltcorse Repoint
leader staining @ base
shifted keystone
spalled sill
spalled corner
OJ IN CORNICE Plastic over ridge
displaced
EF/SP HEAVY BRICK & STONE
GRANITE
birdgate (Rusted
Door
steps to basement concrete (4 steps) (Vertical
TAR
VG
VG
leader staining
PROGRESS ISSUE 6/14/00
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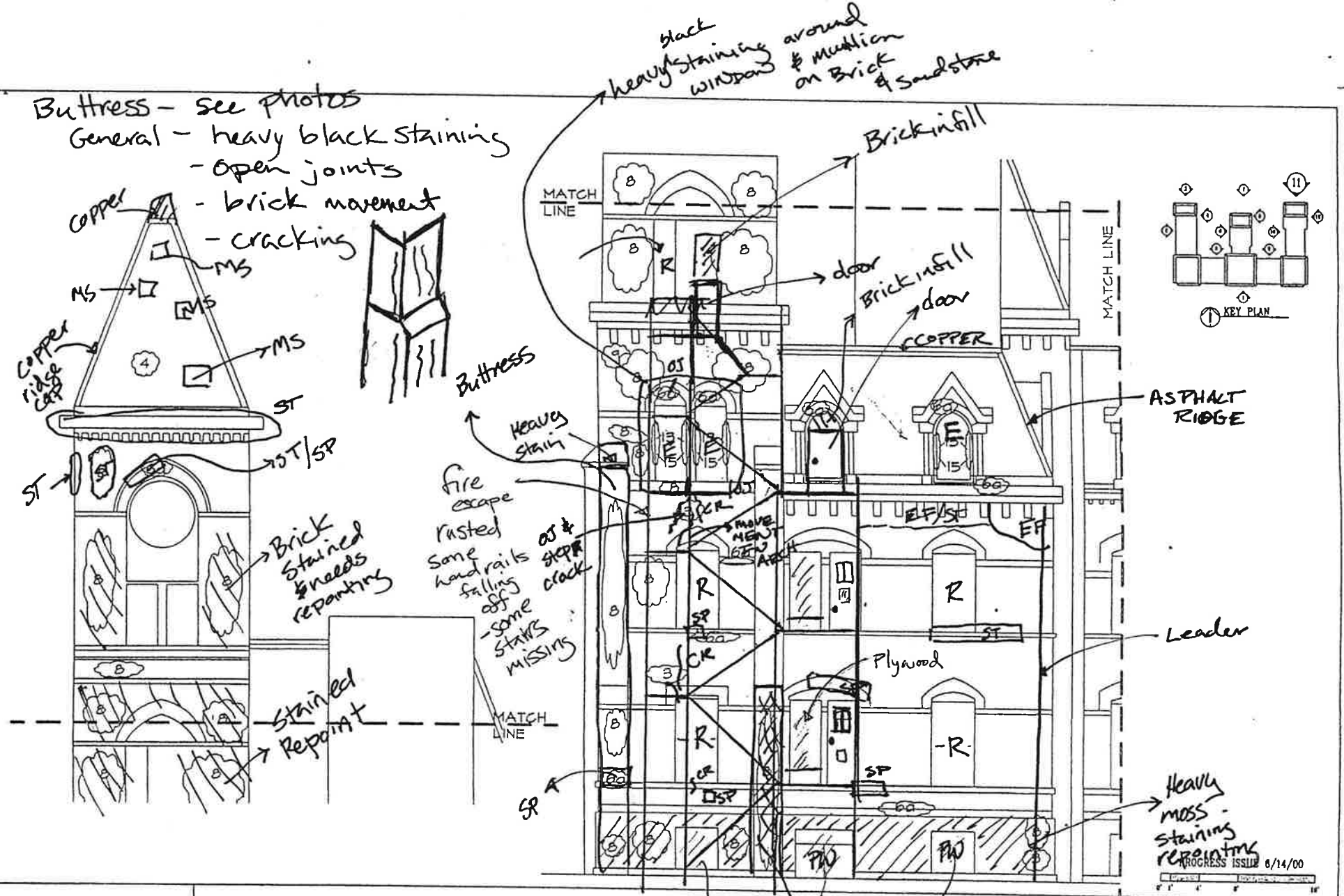
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY
WEST ELEVATION OF EAST WING
6/00
1320
RSB
1/4" = 1'-0"
SK-10



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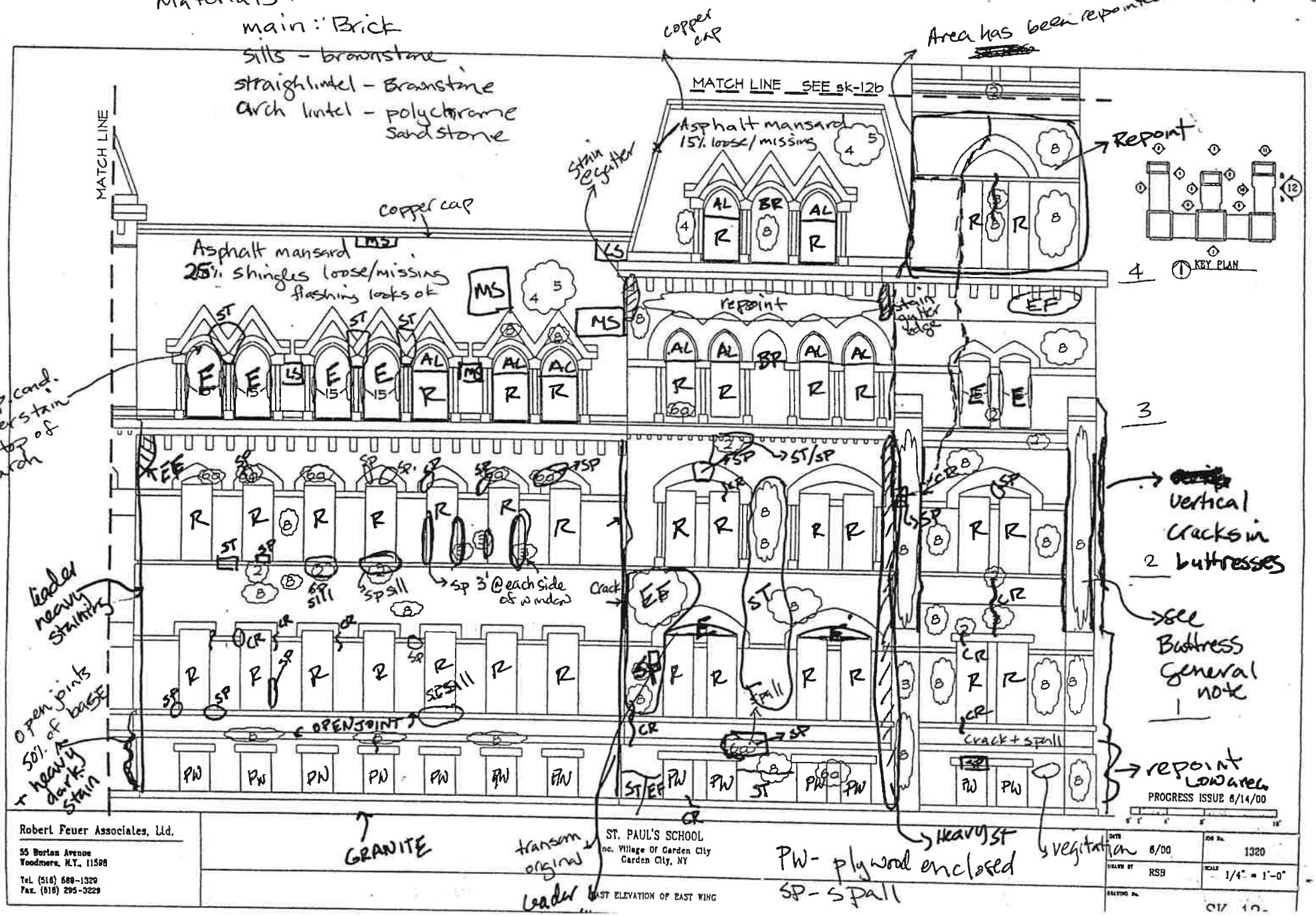
DATE 6/00	JOB No. 1320
DRAWN BY RSB	SCALE 1/4" = 1'-0"

SK-11

Notes:
1) Buttress have vertical cracks
- 5% spalled bricks
2) upper tower above 4th story needs repointing

Materials:
main: Brick
sills - brownstone
straight lintel - Brownstone
arch lintel - polychrome sandstone



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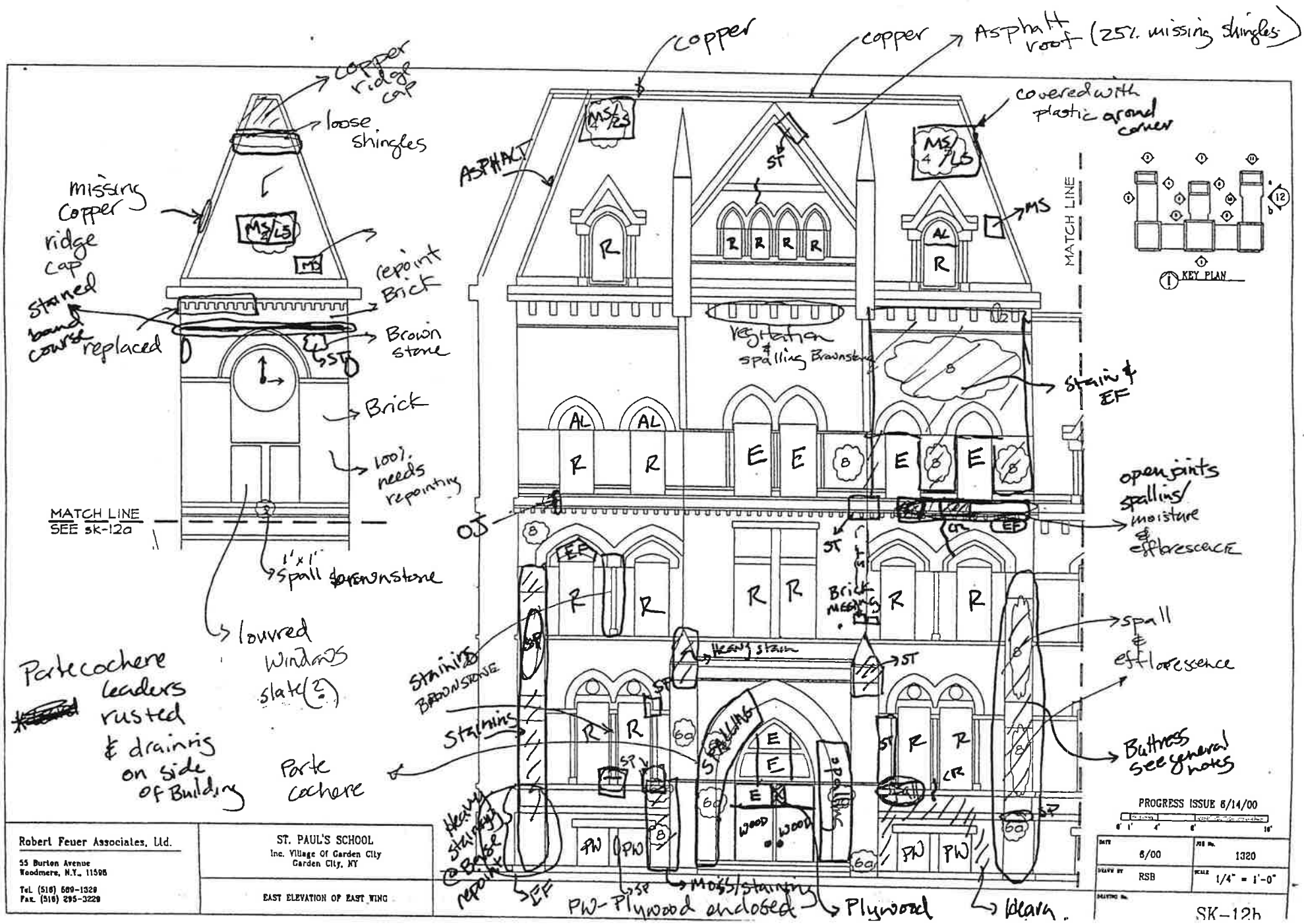
EAST ELEVATION OF EAST WING

DATE 6/00
JOB No. 1320
DRAWN BY RSB
SCALE 1/4" = 1'-0"
DRAWING No. SK-12-


copper ridge cap
loose shingles
missing Copper ridge cap
stained band course replaced
repoint Brick
Brown stone
Brick
1001. needs repointing
MATCH LINE SEE sk-12a
1'x1' spall brownstone
louvred Windows slate(2)
Porte cochere leaders rusted & drainig on side of Building
Porte cochere
copper
copper
Asphalt roof (25% missing shingles)
covered with plastic around corner
ASPHALT
MATCH LINE
KEY PLAN
OJ
open joints spalling/ moisture & efflorescence
Staining BROWNSTONE
Staining
spall & efflorescence
Buttress see general notes
heavy staining @ Brick repoint
SEF
PW-Plywood enclosed
Plywood
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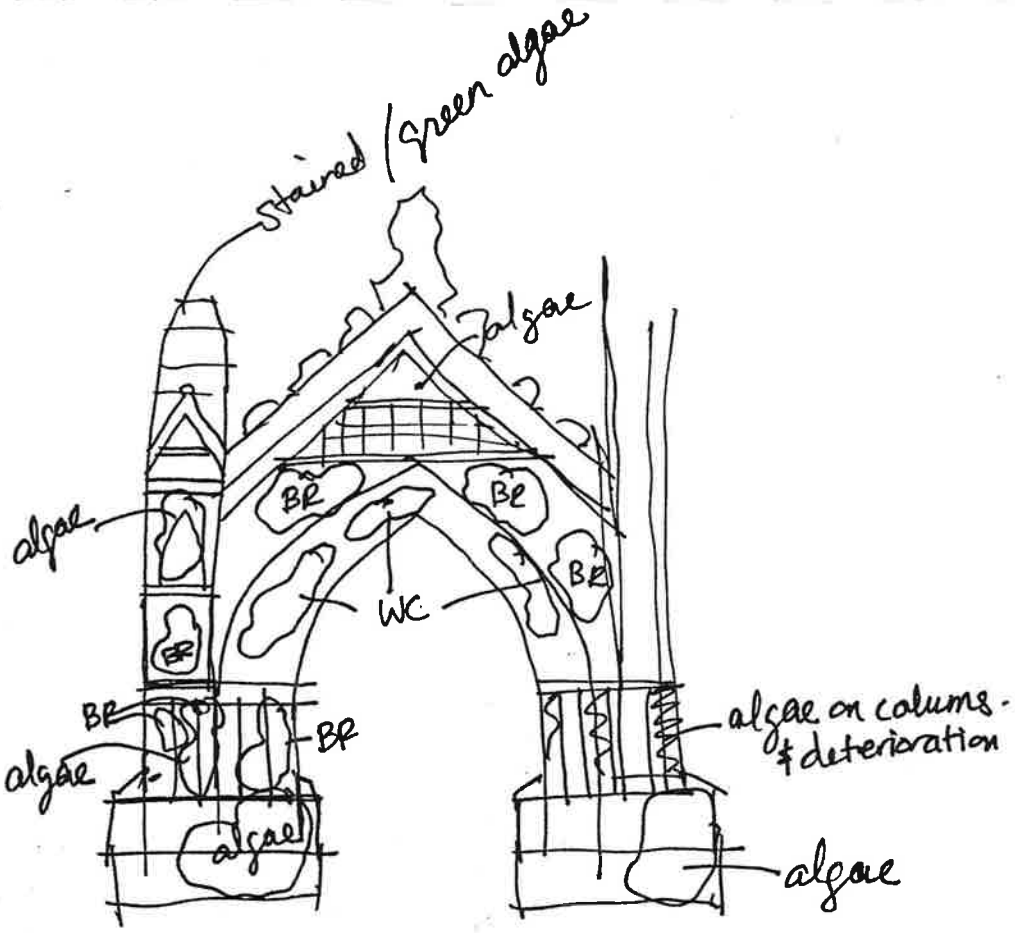
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY
EAST ELEVATION OF EAST WING
PROGRESS ISSUE 6/14/00
DATE 6/00
JOB No. 1320
DRAWN BY RSB
SCALE 1/4" = 1'-0"
DRAWING No. SK-12b



Port Cochere

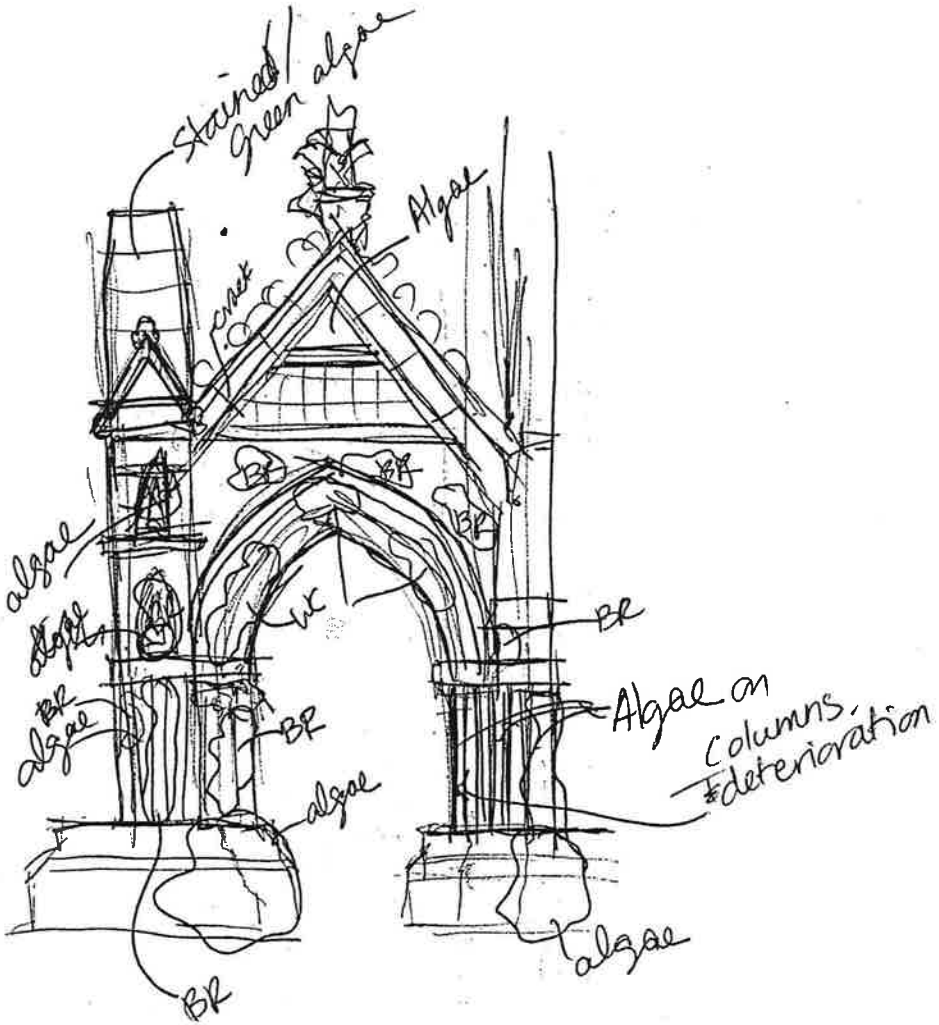

Stained/ Green algae
Algae
crust
algae
algae
BR
algae
BR
BR
algae
BR
BR
BR
BR
BR
Algae on Columns, deterioration
algae

Table of Contents

1. Introduction
2. Purpose
3. Findings
4. Recommendations
5. Budget Estimate
6. Appendices
   - A. Appendix 1: Façade Elevations
   - B Appendix 2: Photographic Survey

* Distinguish btwn missing elements & deteriorated or damaged ones.

3 bldgs - Exterior Survey

** Descriptive overview of the bldg (portion) being surveyed. Ex. - # of stories
- overall composition
- base relief & dtl.
- roof relief & dtl.
- any special features.
- vegetation, walkways, etc within the area.
- site features (adjacent)

Roofs = - Flat
- Sloped
  - Slate
  - Asphalt
  - other

} Materials & condition

- Flashing

Parapet Walls - Walls - materials & condition
Copings - materials & condition
Note tilting/movement or cracks

Ext. Masonry Walls - Materials & condition

Windows/Doors - materials & condition
- lintels - materials & condition
- Replacement vs. original.
- stained glass & condition

Interior Survey
- Identify character defining spaces to be restored
- Note general layout on all floors for adaptive reuse reqmts.

The following structural repairs are included in the cost estimate in several locations. Significant portions of the repairs are included in the roof work and are primarily related to water damage to wood sheathing and rafters. In addition to water damage, the timber and iron roof trusses above the chapel need to be reinforced. EYP recommends that all structural roof work be included in the Threshold Occupancy phase of the project.

Other structural repairs are related to deteriorated floor framing. The cost for most of this work is carried in the Threshold Occupancy phase. The repairs to the kitchen floor would not be necessary until Phase I work which follows the Threshold repairs.

List of Repairs

A) Roof Structure

1) Wood sheathing damage
2) Roof framing (from Polise report) has been saturated, rot found on some framing members; conditions verified during EYP survey.
3) There are three timber and iron trusses above the chapel wing that support the roof, ceiling and floor below. The Polise report noted that many of the connections have failed and the diagonals of the truss have loosened and slipped. Some areas of rot found on several truss members. Based on EYP's observations at the site and previous experience with repair of 19th century timber and iron roof trusses, we have provided cost allowances for repair of connections and stiffening of the existing trusses.
4) Roofing materials – asphalt tiles and flashing failure throughout the roof.

B) Steel truss above west wing meeting room: there is no documentation on this truss. The Weidlinger report noted that it may be necessary to reinforce the truss to obtain full capacity. EYP observed no signs of overstress such as deflection. The program for the building places administrative type spaces that would have similar live load requirements as the original classroom and student rooms. Additional live load can be captured by the removal of heavy terra cotta and plaster partitions. Therefore, we do not anticipate the need to reinforce this girder.

C) Fire stairs on exterior will require repair of connections and replacement of missing elements if they are to remain functional (or complete replacement). Eventually they can be removed when new fire stairs are constructed.

D) The Polise report notes that the kitchen floor, which consists of brick arches spanning between metal beams. The report states that there is corrosion present on the beams, some bricks have heaved and the wrought iron tie rods have buckled in

some locations. EYP has allocated money for repair of the kitchen floor in Phase I of the project.

E) The Polise report indicates that approximately 5% of the first, second and third floors have sustained water damage from a combination of roof leaks and leaking radiator piping. EYP observed floor damage during the survey work for this report and have included repairs to floor joists and subflooring in the Threshold phase of the project.

F) The clock tower masonry exhibits significant vertical cracks at the buttresses. This condition appears related to water infiltration and rotting of the wooden floor framing that originally braced the walls. The repairs would include installation of a new roof, replacement of rotted joists with positive anchorage to the walls, and repair of the cracked masonry. Similar conditions, though not as pronounced, occur at the southeast and southwest tower masonry where fourth floor framing has sustained water damage. The chimneys will also require repair/partial rebuilding. Towers: cracking of the brick buttresses. These repairs are recommended to be completed in the Threshold phase of the project.

G) Probe locations
   1) If loads altered in any location, the existing footings and bearing should be investigated.
   2) Investigate the damage to joists ends at tower and exterior walls.
   3) Investigate for new elevator location and existing elevator.

Hazardous Materials

A) Lead Paint (Weidlinger tested 391 locations) primarily found on windows, baseboards and doorjambs are positive (higher than 1.0 mg/cm) for lead paint, less than 40% test positive for lead paint.

B) Asbestos Removal –(ATC associates) see attached for further information.

Site Assessment

A) No VOCs detected

B) There are two underground petroleum tanks on site.

The following is the conceptual design descriptions were provided to the cost estimator for use in determining the infrastructure budget for the various renovation phases.

MECHANICAL SYSTEMS

THRESHOLD PHASE

1. The existing steam basement horizontal and perimeter vertical piping distribution heating system will remain in place to heat the unoccupied portion of the building. The vertical steam risers in the Threshold Phase would be abandoned in place. The existing steam piping distribution as well as equipment would require periodic maintenance until the system is phased out. A new heating plant would be installed in an incremental way, eventually completely replacing the existing system.

2. A new hot water modular boiler located at the basement level, approximately 600 MBH (20 BPH), would be installed to feed the occupied portion of the building. Additional boilers would be added in subsequent phases; the existing boiler would remain to heat the unoccupied areas. The new total heating plant capacity would be approximately 150 BHP.

3. A new chiller, located at the basement level, would be phased and installed for the initial occupied portion of the building. The initial chiller would be approximately 50 tons in capacity. Additional chillers would be added as other areas of the building are renovated with an anticipated total building connected load of approximately 500 tons.

4. New cooling tower would be phased and installed for the initial occupied portion of the building. Temporary location would be in the court yard, however, the tower would be moved to a permanent location during Phase I. The initial tower would be approximately 50 tons in capacity. Additional towers would be added as other areas of the building are renovated with an anticipated total building connected load of approximately 500 tons.

5. Both the Boiler and Chiller would have auxiliary pumping systems. Hot, chilled and condenser water pumps would be engineered and sized to handle the phased portion of the project. The pump capacities would be sized based on the following criteria:

   - Hot water pump – 3.35 gpm/BHP
   - Chilled water pump – 1.8 gpm/ton
   - Condenser water pump – 3 gpm/ton

6. Mechanical Piping Systems:
   - New hot water distribution piping would be needed for the air handler preheat coils and reheat coils, fan coil units for entrance and Meeting Rooms.
   - New chilled water pipes would be distributed to the air handlers and fan coil units.
   - New cooling tower water piping would also be installed.

7. Air Handling Units: Fresh air intake would be located in the attic (areaways are problematic); exhaust would also be located in the attic. Two air handling units and associated return air fans, located at the basement level, would serve the Threshold Phase. Each of the units would be comprised of a fan section, cooling coil section, access section, preheat coil section, filter section, mixing box and adjustable frequency drives would be constant volume for ventilations of meeting rooms and other would be variable volume:
   - Multi-Purpose and Meeting Rooms AHU/RF – 4000 CFM (constant volume)
   - Offices AHU/RF – 11,000 CFM (variable air volume)

8. Fan Coil Units – Approximately 15 total at 12,000 BTU/HR each (less invasive in historic areas).

9. Exhaust Fans: Toilet and general exhaust fans shall be provided to accommodate Threshold Phase work.
   - Toilet exhaust fans would be sized based on 2 cfm/sq.ft.

10. Automatic Temperature Controls: Local DDC temperature controls would be provided to control equipment for Threshold Phase. However, the infrastructure for the entire building shall be in place to provide expandability to the DDC controls for phases I, II & III.

PHASE I

1. The existing vertical steam risers for phase 1 would be abandoned in place and new hot water risers and finned tube radiation would be installed for perimeter heating.

2. A new hot water heating plant located at the basement level, approximately 30 BHP of the total building capacity, would be installed to feed the occupied portion of the building.

3. An additional chiller located at the basement level, would be phased and installed for phase I. The chiller would be approximately 50 tons in capacity.

4. New cooling tower would be phased and installed. The tower would be approximately 50 tons in capacity.

5. Mechanical Piping Systems:

   - New hot water distribution piping would be needed for the air handler preheat coils, reheat coils and perimeter convector units.
   - New chilled water pipes would be distributed to the air handlers located at the basement level.
   - New cooling tower water piping would also be installed. The existing St. Paul's roof would need to be restructured to carry the cooling towers; methods to screen or "hide" the units would need to be studied during schematic design.

6. Air Handling Units: Three air handling units and associated return air fans, located at the basement level, would serve Phase 1. All systems shall be variable air volume type (VAV).

- Chapel/Public Assembly AHU/RF – 8000 CFM
- Village Hall AHU/RF – 11,000 CFM

8. Ductwork: A complete VAV duct distribution system, including VAV terminal units with reheat coils, shall be installed throughout the Phase I area. Return air shall be ducted.

9. Exhaust Fans: Toilet and general exhaust fans shall be provided to accommodate phase I work.

   - Toilet exhaust fans would be sized based on 2 cfm/sq.ft.

10. Automatic Temperature Controls: Local DDC temperature controls would be provided to control equipment for phase I.

PHASE II

1. The existing vertical steam risers for Phase II would be abandoned and new hot water risers and finned tube radiators would be installed for perimeter radiation.

2. An additional hot water boiler located at the basement level, approximately 1/3 of the total building capacity, would be installed to feed the phase II portion of the building.

3. Two additional chillers, located at the basement level, would be installed for the second phase occupied portion of the building. The chillers would be approximately 125 tons in capacity each.

4. Two new cooling towers would be phased and installed to accommodate Phase II. The towers would be approximately 125 tons in capacity each.

5. The added boiler, chillers and cooling towers would have auxiliary pumping equipment. Hot, chilled and condenser water pumps would be sized to handle the Phase II portion of the project.

6. Exhaust Fans: Toilet and general exhaust fans shall be installed to accommodate Phase II.

7. Mechanical Piping Systems:

   - New hot water distribution piping would be needed for the air handler preheat coils, reheat coils and perimeter convector units.
   - New chilled water pipes would be distributed to the air handlers located at the basement level.
   - New cooling tower water piping would also be installed for the branch connection to the tower.

8. There would be approximately 3 air handling units and associated return air fans to serve Phase II.

   - Police Department AHU/RF – 30,000 CFM
   - Fire Department AHU/RF – 30,000 CFM
   - Village Hall AHU/RF – 32,000 CFM

9. Ductwork: Similar to Phase I.

PHASE III

1. The remainder of existing vertical steam risers would be abandoned and the entire existing steam boilers, as well as, the 10,000 gallon buried oil tank would be removed. New hot water risers and finned tube radiators would be installed for perimeter radiation.

2. An additional hot water boiler, located at the basement level, would be installed to complete the required total heating capacity for the building. The boiler would be approximately 100 BHP.

3. An additional chiller, located at the basement level, would be installed to complete the required total cooling requirements for the building. The chiller would be approximately 125 tons in capacity.

4. An additional cooling tower would be installed to accommodate Phase III. The tower would be approximately 125 tons in capacity.

5. The added boiler, chiller and cooling tower would have auxiliary pumping equipment. Hot, chilled and condenser water pumps would be sized to handle the final phase of the project.

6. Exhaust Fans: Toilet exhaust fans shall be installed to accommodate Phase III work.

7. Mechanical Piping Systems:

   - New hot water distribution piping would be needed for the air handler Preheat coils, reheat coils and perimeter convector units.
   - New chilled water pipes would be distributed to the air-handlers located at the basement level.
   - New cooling tower water branch piping would also be installed to serve the additional tower.

8. There would be approximately two air-handling units and associated return air fan to serve Phase III.

   - School Administration AHU/RF – 35,000 CFM
   - Future Use – AHU/RF – 7500 CFM

9. Ductwork: Similar to Phase I.

PLUMBING SYSTEMS

The Plumbing and Fire Protection upgrades will consist of the following:

THRESHOLD PHASE

1. The addition of backflow prevention devices to the existing 3" domestic and 6" fire services.

2. Modifications to the buildings existing drainage systems to accommodate the discharge from the backflow preventors.

3. Providing plumbing and fire protection provisions for new toilet and pantry areas on the first floor. This will include new waste, sanitary, vent and domestic water piping for these areas, as well as all associated fixtures and sprinkler modifications to the existing system to accommodate these areas. It is suggested that a 40 gallon electric hot water heater be provided for these areas. The condition of the existing domestic hot water system is questionable.

4. Refurbishment of existing gutters and exterior leaders as required for the roof over the southern portion of the building to be modified under the "Threshold" scheme.

5. Connecting the existing firestandpipe (FSP) cross connection to the fire service. It is currently connected to the domestic service.

6. Revising the existing firestandpipe and sprinkler systems to maintain proper firestandpipe and sprinkler coverage and accommodate the addition of new, temporary, rated enclosures as well as revising the sprinkler coverage, or providing a new system. The new system would be for the new, revised areas of occupancy throughout the "Threshold" area.

7. A hydrant flow test should be performed to determine the pressure available. The pressure loss through the backflow preventors may result in the required addition of fire and domestic pumps in this phase.

PHASE I

1. New gas, combined domestic and fire services will be provided due to the following reasons: the proposed increase in the population, a revision in the building's usage, the location of certain existing services in relation to phasing and the condition of the existing services.

2. Removal of the existing hot water storage tank.

3. Removal, where possible, of uninsulated horizontal and vertical sanitary vent and domestic water piping, including removal of all associated plumbing fixtures.

4. Refurbishment of remaining existing gutters and exterior leaders as required.

5. Maintaining the existing firestandpipe and sprinkler systems, for Phases II and III, to allow for protection of these areas while construction is being undertaken. Selective removal of the existing firestandpipe and sprinkler systems in the Phase I areas to allow for the installation of all new infrastructure.

6. An allowance for a new 6" combined service to be split internally to a 3" domestic and a 6" fire service both with backflow prevention devices. Please note that this may not be required if the existing services can be maintained in their current positions, and if their conditions are acceptable.

7. A new connection to the building's house sewer to accommodate the discharge from the new domestic and fire protection backflow preventors and for any new areas at the basement level that require plumbing if required.

8. A new gas service, size to be determined.

9. Installation of sanitary and vent, stacks and water risers to accommodate new Toilet Rooms.

10. Installation of a new, dedicated domestic hot water boiler for base building core Toilet Rooms, Pantries, etc.

11. Provisions for all horizontal distribution piping, at the Basement for the Fire Protection and Plumbing systems, where practical, to accommodate Phases II and III.

12. Providing a new 1000 g.p.m. fire pump to supply the code minimum required pressure at the highest level for both the combined fire standpipe/sprinkler systems, and a pre-packaged booster system for the domestic water if the available pressure is too low.

13. Providing complete fire standpipe and sprinkler coverage throughout all areas. The building is not fully sprinklered above grade.

14. Providing provisions, as required, for the installation of HVAC systems; including but not limited to make-up water provisions, providing hose bibs and floor drains.

PHASE II

1. Removal, where possible, of uninsulated horizontal and vertical sanitary, vent and domestic water piping, including removal of all associated plumbing fixtures.

2. Refurbishment of existing gutters and exterior leaders as required.

3. Installation of a new 8" house sewer to accommodate the Fire Department addition and due to the demolition of Ellis Hall. The existing sewer is routed beneath Ellis Hall.

4. Installation of an oil interceptor and a solids interceptor to accommodate the Fire Department garage.

5. Removal of the existing firestandpipe and sprinkler systems following the installation of new, combined firestandpipe and sprinkler coverage throughout all areas.

6. Providing provisions, as required, for the installation of HVAC systems; including but not limited to: make-up water provisions, provisions, provision hose bib and floor drains.

PHASE III

1. Removal, where possible, of uninsulated horizontal and vertical sanitary, vent and domestic water piping, including removal of all associated plumbing fixtures.

2. Refurbishment of existing gutters and exterior leaders as required.

3. Removal of the existing firestandpipe and sprinkler systems following the installation of new, combined firestandpipe and sprinkler coverage throughout all areas.

4. Providing provisions, as required, for the installation of HVAC systems; including but not limited to: make-up water provisions, provisions, provision hose bib and floor drains.

ELECTRICAL SYSTEMS

THRESHOLD PHASE

1. Electric Service
   - Existing building service is at 120/208 volt 3 phase 4 wire.
   - Remove existing service conductors, metering and service switch.
   - Request a new 300 ampere 277/480 volt 3 phase 4 wire service from LIPA.
   - Install new service conductors, metering equipment and service switch for the above new service.

2. Building Distribution

   Will consist of distribution power via three distribution systems.
   - 277/480 volt 3 phase 4 wire.
   - 120/208 volt 3 phase 4 wire power for sensitive equipment such as computers and computer related receptacles.
   - 120/208 volt 3 phase 4 wire power for non sensitive equipment such as general purpose receptacles and miscellaneous equipment such as copy machines, drinking fountains and backfeed to the existing building distribution panel.

   The 277/480 volt distribution system will originate at the 277/480 volt Service panel and extend in feeders to various panels located throughout the building for lighting, mechanical and plumbing equipment.

   The 120/208 volt 3 phase 4 wire power for sensitive equipment will be supplied from the service panel via a 30KVA step down K-13 rated isolation transformer and a 120/208 volt appliance panel and in the Threshold area.

   The 120/208 volt 3 phase, 4 wire power for non sensitive equipment will also be supplied from the service panel via a 75KVA step down non-K-rated transformer and a 120/208 volt distribution panel to two (2) appliance panels one in the Threshold area and the other in the Basement area.

Local Distribution

This Threshold area will be provided with the distribution system by a:
- 277/480 volt 3 phase 4 wire panel for lighting.
- 120/208 volt 3 phase 4 wire panel for sensitive equipment.
- 120/208 volt 3 phase 4 wire panel for non-sensitive equipment.

3. Interior Lighting

Generally all lighting will be overhead fluorescent type with local switching and occupancy sensors. Selected areas will be illuminated to enhance the character of those select spaces.
- Two (2) wall bracket at each exit door.

Emergency lighting will be provided by battery units and/or inverter battery ballasts.

4. Fire Alarm System

A new addressable fire alarm system will be provided for the entire building. System will include provisions to transmit alarm and trouble signal to the local Fire Department. Provisions will be made to provide voice communication for a future atrium.

5. Tele Data System
   - Provide 1'-4" empty underground conduits from the property line to the Main Telephone Demarcation Room.
   - One data and one telephone outlet for each desk location with stub up and 3 cat 5 cables to the local telephone data closet.
   - Cable tray to be provided in corridor originating in the local telephone data closet.
   - One closet to be provided.
   - Provide 1-4" empty conduit to connect the closet to the main Tel-Data-Demarcation Room.
   - Telephone and Data equipment is not included. This will be user provided.
   - A ground conductor 500 KCMIL will be provided from the closet and from the Tel-Data demarcation to the main building ground.

6. Security System

Will include an alarm panel capable of monitoring all perimeter openings such as doors and windows at grade level in the Threshold phase. Card access will be provided at all entrance doors to this area. CCTV will be provided for each exterior door in this area on grade with recording capability and security monitors alarm panel will be expandable to all future phases.

PHASES I, II & III

Electrical power will be provided by two (2) services:

- Normal power, which will be provided by the Utility Company.
- Emergency and Standby Power which will be provided by an on site diesel generator.

Normal Utility Power

The ultimate electric service for the building when totally renovated will be 1500KVA @277/480 volts 3 phase 4 wire.

Phase I:

1. Will require a 750KVA service, removal and backfeed of the existing service provided in the Threshold stage from the new service.

2. Underground conduit and wire will be extended from the property line to the transformer pad.

Phase II:

1. Will require the service to be reinforced to 1500KVA

Phase III:

1. The changing KVA is minimum and will be supplied by the 1500KVA service.

2. The transformer pad will be sized for the 1500KVA utility transformer. LIPA may elect to provide a 750KVA transformer initially under Phase I and replace it with the 1500KVA at a later date when Phase II is being implemented. This is LIPA's call and is usually based on the time frame.

Phase I LIPA transformer scenarios:

1. LIPA provides the 750KVA transformer, owner provides 3 sets of 4-500 KCMIL cable in 4" and 4-4" empty conduits for future reinforcement between the transformer pad and the service equipment.

2. LIPA provides the 1500KVA transformer, owner provides 7 set of 4-500 KCMIL cable in 4" conduits between the transformer pad and the service equipment.

Electrical Service Equipment

1. The electric service switch will be rated at 2500 amperes at 277/480V 2 phase 4 wire with the switchboard main bus rated as 2500 amperes regardless of the initial size of the utility transformer. However, should the Utility Company provide the 750KVA transformer, the fuses will be down sized to 1000 amperes until such time the reinforcement is made then 2500 fuses will be provided.

Emergency and Standby Power

1. A 250KW @277/480 volt diesel generator in its own self-contained outdoor enclosure will be provided and located on the site. The generator will provide power for:

Emergency System
Legally required standby system.
Optional standby systems.

The generator is assumed to support:

- Egress and exit lighting, the fire alarm system and life safety systems.
- All lighting and receptacles and critical power to the Police and Fire Department areas.
- Atrium purge system.
- Necessary boilers, heating pumps, etc. necessary to keep the building from freeze up and provide comfort cooling in the Police and Fire Department areas.

Building Power Distribution

Will consist of distribution power via three distribution systems:

1. 277/480 volt 3 phase 4 wire; the system will originate at the 277/480 volt Service Switchboard and extend in feeders to various panels located throughout the building.
2. 120/208 volt 3 phase 4 wire power for sensitive equipment such as computers and computer related receptacles; will be supplied from the Service Switchboard via a central 225KVA step down K-13 rated isolation transformer and a 120/208 volt distribution panel and extended to various panels throughout the building. This central transformer will not supply the sensitive power to the police and fire department areas in the building. Each of these areas will be supplied independently from their own 45KVA K-13 rated transformer to local panels..
3. 120/208 volt 3 phase 4 wire power for non sensitive equipment such as general purpose receptacles and miscellaneous equipment such as copy machines, drinking fountains etc.; the service will also be supplied from the service switchboard via a central 150KVA step down non-K-rated transformer and a 120/208 volt distribution panel to various panels throughout the building. This central transformer will not supply power to the police and fire department areas in the building. Each of these areas will be supplied independently from their own 45KVA non-K-rated transformer to local panels.

Local Distribution

Each of the three (3) wings on each floor will be provided with the distribution system by a:

1. 277/480 volt 3 phase 4 wire panel for lighting.
2. 120/208 volt 3 phase 4 wire panel for sensitive equipment.
3. 120/208 volt 3 phase 4 wire panel for non-sensitive equipment.

Electrical Power and Distribution - Phase I

Initially the normal power service will be provided as indicated above, including:

- The service switchboard
- The central step down isolation K-13 transformer and its associated distribution panel.
- The central step down non-K-rated transformer and its associated distribution panel.
- Panels and associated feeders in all areas in Phase I.
- Feeders to all panels which will serve mechanical equipment.

- Feeders to elevators being provided in Phase I.
- Provide inverter emergency battery unit for egress lighting in Phase I.

Electrical Power and Distribution - Phase II

Distribution work to be provided in Phase II.

- Panels and associated feeders in all areas in Phase II.
- Branch wiring to all mechanical equipment be provided in Phase II.
- Emergency standby diesel generator with its associated feed to transfer switches.
- Step down transformers and associated feeders and panel equipment for the police and fire department areas.
- Step down transformers and associated feeders and panels for non-sensitive equipment for the police and fire department areas.

Electrical Power and Distribution - Phase III

Distribution work to be provided in Phase III:

- Panel and associated feeders in all areas in Phase III.
- Branch wiring to all mechanical equipment being provided in Phase III.

Interior Lighting

1. Generally all lighting will be overhead fluorescent type with local switching and occupancy sensors. Selected areas will be illuminated to enhance the character of those select spaces.

2. Emergency lighting – with the exception of Phase I a selected quantity of fixtures will be wired to a panel powered from the load side of an Automatic Transfer Switch supplied by the Utility Company or the Emergency/Standby Diesel Generator.

3. Phasing: Lighting will be installed as portions of the building are occupied.

Exterior Lighting

1. Provision will be made to wash the front of the building façade.
2. One 20 ft. pole fixture will be provided every 125 ft. along on one side of the roadways and workways indicated on the site.
3. One 20 ft. pole fixture will be provided for every 3000 sq. ft. of parking area indicated on the site plan.
4. Two (2) wall bracket at each exit door.
5. All outdoor lighting will be controlled by Photocell and Time Clock.

Fire Alarm System

Phase I - the system will be modified as necessary to accommodate work associated with the areas in this phase.
Phase II - system will be modified as necessary to accommodate interior changes.

Phase III - system will be modified as necessary to accommodate interior changes.

Tele Data System

1. Provide 3'-4" empty underground conduits from the property line to the Main Telephone Demarcation Room.
2. Allow for one 8'x8'x8' manhole.
3. One data and one telephone outlet for each desk location with stub up and 3 cat 5 cables to the local telephone data closet.
4. Cable tray to be provided in each wing corridor originating in the local telephone data closet.
5. One closet to be provided on each wing of each floor.
6. Provide 3-4" empty conduit to connect each closet vertically and 3-4" empty conduits from each basement local closet to the mail Tel-Data-Demarcation Room.
7. Telephone and Data equipment is not included. This will be user provided.
8. A ground conductor 500 KCMIL will be provided from each closet riser to the main building ground.

Phase I

Items 1 and 2 above plus items 3, 4, 5, 6, 7, and 8 above will be provided based on phasing indicated on the architectural drawings.

Phase II and III

Items 3,4,5,6,7, and 8 above will be provided based on phasing indicated on the architectural drawings.

Security System

1. Will include monitoring all perimeter openings such as door and windows at grade level. Card access will be provided at all entrance doors. CCTV will be provided for each exterior door on grade with recording capability and security monitors for all areas per the architectural phasing.

Phasing

All the above will be provided under Phase I with modifications during the building fit-out phasing indicated on the architectural drawings.

Introduction

New York State is currently in the process of revising the New York State Building and Fire Prevention Code. The revised Code is currently scheduled to come into effect on or about June 1, 2002. The new Code will be markedly different from the current Code.

The 2000 International Building Code (IBC) and 2000 International Fire Code (IFC) will become the basis of building and fire prevention code requirements. New York State has prepared amendments to these model codes which taken together will become the new requirements.

Within the proposed Building Code, New York State has developed separate requirements for the Rehabilitation of Existing Structures. This Rehabilitation Code is similar to ones enacted in many states over the last decade. These requirements seek to establish additional life safety benefits to rehabilitated buildings while at the same time accepting many existing limitations of older buildings. These requirements are included in Appendix K of the proposed Code. Historic Buildings are allowed additional exceptions while still maintaining basic life safety requirements. As a contributing building within a National Historic District, St. Paul's would be considered a "Historic Building".

The following analysis is based upon the proposed requirements. *It should be noted that the local Building Official and Fire Official would need to approve all interpretations of the IBC/IFC related to proposed renovation of, alterations to, and occupancy of the St. Paul's building. EYP's discussions with these officials are ongoing at this time.*

Existing Conditions

The existing building was constructed circa 1880 for a mixed-use occupancy as a dormitory school. As such it would include the following occupancies under the proposed Code; Educational Group "E"; Residential Group "R-2"; and Assembly Group "A-3". This analysis assumes that the building will be converted for use as municipal offices, classified as Business Group "B", along with the potential for some assembly spaces that would serve 50 or more persons. Such a space would be classified as Assembly Group "A-3".

Based on the code analysis prepared by Michael Filippon, Superintendent of Building Department dated November 20, 2000, the building consists of approximately 100,000 square feet (SF) of gross area on four floors. Subtracting for exterior wall thickness, the estimated net floor area of the first and second floors are each 25,500 SF, 22,700 SF on the third floor and 13,600 SF on the fourth floor. Additionally, the basement level would include approximately an additional 25,500 SF of net floor area. The building is located within fire limits.

Building Code Requirements

The following are highlights of the most applicable provisions of the proposed Code, but the Code itself goes into much more detail and a reading of the actual text is necessary to fully understand the extent of the requirements; this would occur during the project's schematic design phase.

Appendix K – Rehabilitation of Existing Structures will be the primary part of the Code that will be applicable to this project.

K101.1 Scope. The provisions of this appendix shall apply to the alteration, repair, renovation, reconstruction, addition, change of occupancy and movement of existing buildings and structures.

This appendix is sub-divided into the following chapters:

K1 - General Requirements
K2 - Definitions
K3 - Classification of Work
K4 – Repairs
K5 – Renovations
K6 – Alterations
K7 – Reconstruction
K8 – Change of Occupancy
K9 – Additions
K10 – Historic Buildings
K11 – Relocated Structures

Classification of Work

Appendix K categorizes work on existing buildings:

K101.3 Categories of work. Work shall be classified into the categories of *repair, renovation, alteration, reconstruction, addition,* and *change of occupancy*. The specific requirements established for a category shall be applicable to the respective work.

This project would be classified as both *reconstruction* and *change of occupancy*. The work must therefore comply with the requirements of Chapters K5 – K8 except as modified in Chapter K10, *Historic Buildings.*

Unoccupied Zones

The unoccupied areas of the building will need to be separated from the occupied spaces by two-hour fire rated assemblies. Appendix K lists a category of work as a *confined reconstruction area,* that is a project where only a portion of the building is included in the work. This area would need to be upgraded as per various provisions; St. Paul's occupied spaces would fall into this category. Outside of

the *confined reconstruction area,* the building does not have to be upgraded; the unoccupied areas would fall into this category. So long as the alterations to the building do not make the unoccupied portion of the building any less safe that its' present condition, the unoccupied space does not need to be upgraded per the Code.

Accessibility

The Code looks to provide access to as much of the facility as practicable. This would include an accessible route, accessible toilet facilities, access to all primary functions to the building, etc.

In a historic building, the Code would still require these unless they damaged the historic significance of the building, or were technically infeasible. In these instances, certain minimum requirements remain. These include:

K1001.3.1 - At least one accessible route from a site arrival point to an accessible entrance shall be provided.

K1001.3.2 - An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

K1001.3.3 – At least one main entrance shall be accessible.

K1001.3.4 – Toilet and bathing facilities. Where toilet rooms are provided at least one accessible toilet room complying with Section 1108.2.1 of the Building Code shall be provided. (Unisex toilet)

Means of Egress

K1005.5 – Means of egress. Existing door openings and corridor and stairway widths of less than those that would be acceptable for non-historic buildings under these provisions shall be approved, provided that in the opinion of the code enforcement official there is sufficient width and height for a person to pass through the opening or traverse the exit and that the capacity of the exit system is adequate for the occupant load or where other operational controls to limit occupancy are approved by the code enforcement official.

Number of Exits

K702.2.1 Minimum number. Every story on which there is a reconstruction work area shall be provided with the minimum number of exits to comply with the requirements of Section 1005 of the Building Code.

1005.2.1 Minimum number of exits

Table 1005.2.1 Min. Number of Exits for Occupant Load

1-500 occupants 2 exits

501-1,000 occupants	3 exits
over 1,000 occupants	4 exits

Dead End Corridors

K702.5 – Dead end corridors. Existing dead end corridors in any reconstruction work area shall not exceed the limits specified in Table 1010.17.2 of the Fire Code. Newly constructed dead end corridors shall comply with Section 1004.3.2.3 of the Building Code.

Table 1010.17.2 – Common Path, Dead-end and Travel Distance Limits (by occupancy)

Group A Dead-end	20 ft.
Group B Dead-end	50 ft.

1004.3.2.3 Dead ends. Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in corridors more than 20 feet in length.

Exception 2: In occupancies in Groups B and F where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of dead-end corridors shall not exceed 50 feet.

Door Swing

K1005.6 – Door swing. When approved by the code enforcement official, the existing front doors are not required to swing in the direction of exit travel, provided other approved exits having sufficient capacity to serve the total occupant load are provided.

Doors

K702.4.2 – Corridors. Doors shall be 1 ¾" solid bonded wood core or approved equal....

Exception 2: Doors meeting the requirements of *HUD Guideline on Fire Ratings of Archaic Materials and Assemblies*, for a rating of 15 minutes or better shall be accepted as meeting the provisions of this requirement.

Exception 3: Doors in buildings protected throughout with an approved automatic sprinkler system shall be required only to resist smoke; shall not contain louvers; and shall be reasonably tight fitting.

Transoms

For the proposed use of the building, the corridor walls will require a one-hour fire rating.

K1005.7 – In corridor walls required to be fire rated by this appendix, existing transoms, may be maintained if fixed in the closed position and fixed wire glass set in a steel frame or other approved glazing shall be installed on one side of the transom.

One-hour fire-resistance rated assemblies

K1005.9 – One-hour fire-resistive rated assemblies. Where one-hour fire-resistive construction is required by these provisions, it need not be provided regardless of construction or occupancy where the existing wall and ceiling finish is wood lath and plaster.

The partition walls in St. Paul's are largely terra cotta block with plaster finish on both sides and should qualify as one-hour walls. The corridor walls are load bearing brick with plaster or ceramic finishes and should also qualify as rated walls.

Stairs and Railing

K1005.10 – Stairs and railing. Existing stairways shall comply with the requirements of Appendix K. The code enforcement official shall grant alternatives for historic monumental stairways and railings if alternative stairways are found to be acceptable or if judged as meeting the intent of this appendix. Existing stairway railings shall comply with Section K1004.10.

K1004.10 – Stairway railing. Historic monumental stairways shall be accepted without complying with the handrail and guardrail requirements. Existing handrails and guards shall be permitted to remain provided they are not structurally dangerous.

Change of Occupancy

K801.1 Change of occupancy. The occupancy classification of an existing building or structure or portion thereof may be changed, provided the building or structure or portion thereof meets all the requirements of Chapter 7 (Reconstruction) applied throughout the building for the new occupancy classification, and the requirements of this Chapter. (Except as modified in Section K1005.0 for historic buildings.)

Hazard Category Classifications

Table A – Hazard Categories and Classifications: Life Safety and Exits
Relative Hazard (1 is highest hazard, 4 is lowest hazard)

Original Occupancy Classifications: A, E, and R Relative Hazard: 3

Proposed Occupancy Classifications: A, and B Relative Hazard: 3

Table B – Hazard Categories and Classifications: Heights and Areas
Relative Hazard (1 is highest hazard, 4 is lowest hazard)

Original Occupancy Classifications: A and R	Relative Hazard: 2
Original Occupancy Classifications: E	Relative Hazard: 3
Proposed Occupancy Classifications: A	Relative Hazard: 2
Proposed Occupancy Classifications: B	Relative Hazard: 4

Table C – Hazard Categories and Classifications: Exposure of Exterior Walls
Relative Hazard (1 is highest hazard, 4 is lowest hazard)

Original Occupancy Classifications: A, E, and R	Relative Hazard: 3
Proposed Occupancy Classifications: A, and B	Relative Hazard: 3

NOTE: THE PROPOSED CHANGE OF OCCUPANCY IS A CHANGE TO AN EQUAL OR LESSER HAZARD IN EACH INSTANCE

Enclosure of Vertical Shafts

K802.2 .2 Stairways. When a change of use is made to a **higher** (OUR PROPOSED CHANGE IS TO AN EQUAL HAZARD) hazard category as shown in Table A, interior stairways shall be enclosed as required by Section 1005.3.2 of the Fire Code.

Exception 1: Unenclosed existing stairways need not be enclosed in a continuous vertical shaft if each story is separated from other stories by one-hour fire-resistive construction or approved wired glass set in steel frames and all exit corridors are sprinklered. The openings between the corridor and occupant space shall have at least one sprinkler head above the openings of the tenant side.

Height and Area

K802.3.2 – Height and area for change to equal or lesser hazard category. When a change of occupancy is made to an equal or lesser hazard category as shown in Table B, the height and area of the existing building shall be deemed to be acceptable.

Exterior Wall Fire Resistance Ratings

K802.4.2 – Exterior wall rating for change of use to an equal or lesser hazard category. When a change of use is made to an equal or lesser hazard category as shown in Table C, existing exterior walls, including openings, shall be accepted.

K802.4.3 Opening protectives.

Exception 4. Exterior opening protectives are not required when the change of occupancy is to an equal or lower hazard classification in accordance with Table C.

Seismic Loads

K803.4 – Seismic loads. Where a change of occupancy results in an existing building being re-classified to the **highest hazard** category as shown in Table D, the building shall be strengthened to meet the requirements of Sections 1613 through 1623 of the Building Code for the applicable seismic use group.

Table D – Hazard Categories and Classifications: Seismic
Relative Hazard (**1 is highest hazard**, 6 is lowest hazard)

Original Occupancy Classifications: A and E	Relative Hazard: 2
Original Occupancy Classification: R-2	Relative Hazard: 3
Proposed Occupancy Classification: A	Relative Hazard: 2
Proposed Occupancy Classification: B (municipal admin offices)	Relative Hazard: 5
Proposed Occupancy Classification: B (**fire, rescue, police stations**)	**Relative Hazard: 1**
Proposed Occupancy Classification: B (**emergency preparedness ctr.**)	**Relative Hazard: 1**
Proposed Occupancy Classification: B (**primary communications facility**)	**Relative Hazard: 1**

Automatic Sprinkler Protection

K706.1 – General. All reconstruction work areas in a building or portion of a building that would be required to have automatic sprinkler protection in accordance with the requirements of the Fire Code for new structures shall be provided with an automatic sprinkler system.

Fire Code 903.2.1.3 Group A-3 Occupancy. An automatic sprinkler system shall be provided throughout a fire area containing a Group A-3 occupancy where one of the following conditions exists:

1. The fire area exceeds 12,000 SF
2. The fire area has an occupant load of 300 or more
3. The fire area is located on a floor other than the level of exit discharge.

K706.2.1 – If a reconstruction work area exceeds 50% of a floor area, an automatic sprinkler system needs to be installed on the entire floor.

K706.2.2 – In a building with reconstruction work areas involving over 2/3 of the aggregate floor area within a building, an automatic sprinkler system needs to be installed on the highest floor containing a reconstruction work area and all floors below.

Summary

The proposed Building Code which will tentatively be implemented during summer 2002 will allow the building to be renovated while still maintaining much of the historic character of the building and the costs that would be associated with making additional upgrades that would be required under the existing Building Code.

It does appear however, that a seismic upgrade of the building could be required if the change of use includes moving the fire or police departments, emergency preparedness center, or primary communications facilities into the existing building.

SECTION 6 - Potential Funding Sources

Main Building at St. Paul's Academy

Foundation or Agency	Grant/Program Title	Amount	Eligibility	Processing Time	Types of Usage	Contact Info
NYS (OPRHP)	Environmental protection fund	up to 50% eligible costs	municipalities	granted once a year	acquiring, restoration, preservation, rehab., protection of historic buildings and sites	Lucy Breyer CLG Coord NYS OPRHP Building #1 Empire State Plaza Albany, NY 12238 (518) 486-1883
NYS (OPRHP)	Clean Air/ Clean water bond Act	varies	municipalities	varies	preservation, parks projects and heritage areas	
NYS (OPRHP)	Certified Local Government	$1,000 to $28,000	municipalities/ SHPO	varies	planning, public education projects, repair and restoration of properties with National Register listing	
New York State Legislature	New York State Legislature funds	varies	varies	once a year spring or summer	varies	State Senator or Member of the State Assembly
New York State Council on the Arts	NYSCA, Arch., Plan. and Design program	$100 to $10,000	municipalities/ NFP Corp.	once a year March1st deadline	preservation including design services, building condition survey	915 Broadway New York, NY 10010 (212) 387-7013
TEA-21	Surface transportation program	not established	municipalities/ NFP Corp./ NY State	not established	acquision, planning, and preservation projects related to transportation corridors.	DOT headquarters
NYSCA/ PLNYS	grant program	varies	municipalities/ NFP Corp.	varies	historic structures reports, building condition survey	44 Central Avenue Albany, NY 12206 (518) 462-5658
PLNYS	Rural New York Grant program	up to $5,000	municipalities/ NFP Corp.	bi-yearly deadline 3/15, 9/15	historic resource survey and design studies	44 Central Avenue Albany, NY 12206 (518) 462-5658
National Trust for Historic Preservation	several grant programs	varies	varies	varies	varies see www.nthp.org for more information	7 Faneuil Hall Mrkpl 4th Floor Boston MA 02109 (617) 523-0885
National Trust for Historic Preservation	John E. Streb Preservation Services Fund	$1,000 to $1,500	municipalities/ NFP Corp.	bi-yearly deadline 2/1, 10/1	consultant services, feasibility studies and education	7 Faneuil Hall Mrkpl 4th Floor Boston MA 02109 (617) 523-0885

Main Building at St. Paul's Academy

Foundation or Agency	Grant/Program Title	Amount	Eligibility	Processing Time	Types of Usage	Contact Info
National Trust for Historic Preservation	National Preservation Loan Fund	loan up to $150,000	municipalities/ NFP Corp.	considered as received	low interest loans and loan guarantees for site specific projects	Washington, DC (202) 588-6054
National Trust for Historic Preservation	Johanna Favrot Fund for Historic Preservation	$2,500 to $5,000	municipalities/ NFP Corp.	deadline February 1st	funding for professional services, sponsoring conferences or educational programs	1785 Mass. Avenue N.W. Washington, DC 20036 (202) 588-6197
New York Landmarks Conservancy	Emergency Loan Program	up to $7,500	NR listing or district	varies	immediate repair on exteriors or interior structural work including professionals services	NY Landmarks Conservancy 141 Fifth Avenue New York, NY 10010 www.nylandmarks.org
New York Landmarks Conservancy	City Venture Program	$5,000 to $50,000	community development organizations	varies	immediate repair on exteriors or interior structural work including professionals services	
National Endowment of the Arts	Save America's Treasures Grants	request min $250,000 match fund	local government	5-Apr-02	preservation on nationally significant intellectual and nationally significant historic structures	National Endowment for the Humanities, DPA Room 411 1100 Penn. Ave., NW Washington, D.C. 20506 (202)606-8570
The Foundation Center	several grant programs	varies	varies	varies	varies	79 Fifth Avenue New York, NY 10003 (212) 620-4230

Abbreviations:
OPRHP - Office of Parks, Recreation and Historic Preservation
SHPO - State Historic Preservation Office
TEA-21 - Transportation Enhancement Act for the 21st Century
PLNYS - Preservation League of New York State
NFP - Not for Profit
DPA - Division of Preservation and Access
Note:
Further information can be found at www.nysparks.com/field/fsb/preservesourceguide.htm

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   d. Community Organizations

PROGRAM AREA SUMMARY:

Village Functions to be considered for relocation to Main Building

Department		Existing Dept. Total Net Usable Areas	Proposed Dept. Total Net Usable Areas	Inter-Dept. Circulation	Total Area
BUILDING DEPARTMENT:	Administration				
	Plan Review/Inspection				
	Secretaril/Clerical				
	Support Areas	950	1,350	337.5	1,688
BUSINESS OFFICE:	Administration				
	Tax				
	Water				
	Accounting				
	Purchasing/Accounts Payable				
	Accounts Receivable				
	Payroll				
	Technology				
	Support Area	2,500	3,000	750	3,750
DEPT. OF PUBLIC WORKS:	Administration				
	Engineering				
	Highways				
	Parks				
	Sanitation				
	Motor Repair				
	Water & Sewer				
	Support Areas	2,800	3,300	825	4,125
FIRE DEPARTMENT:	Administration				
	Support Areas	9,800	14,364	---	14,364
HUMAN RESOURCES:	Administration				
	Support Areas	180	350	87.5	438
G.C. POLICE:	Administration				
	Support Staff				
	Support Areas	3,900	5,500	1375	6,875
RECREATION:	Administration				
	Maintenance				
	Support Staff				
	Support Areas	450	850	212.5	1,063
VILLAGE ADMINISTRATOR/ VILLAGE CLERK:	Administration				
	Support Staff				
	Support Areas	1,600	1,900	475	2,375

PROGRAM AREA SUMMARY:

Village Functions to be considered for relocation to Main Building

Department		Existing Dept. Total Net Usable Areas	Proposed Dept. Total Net Usable Areas	Inter-Dept. Circulation	Total Area
VILLAGE JUSTICE COURT:	Administration Support Areas	1,750	2,750	687.5	3,438
VILLAGE SHARED SUPPORT AREAS:	Conference Rooms	1,525	2,500	625	3,125
SUBTOTAL VILLAGE HALL:		**25455**	**35,864**		**41,239**
LIBRARY:		26,250	32,000	4800	36,800
SCHOOL ADMINISTRATION:		16,564	19,000	2850	21,850
SUBTOTAL:		**68,269**	**86,864**		**99,889**
Building Services (mech, toilets, stairs, elevators, lobbies)		-----	25,000	6250	31,250
Total					131,139
Grossing Factor @5%		-----			6556.95
Total Gross Area		-----			**137,696**

SPACE NEEDS SURVEY

This survey was conducted in the context of the Program Study for Main Building at the Former St. Paul's Academy. The responses will help establish current and projected space requirements for each department/unit. Comments provided in subsequent interviews are identified with an asterisk (*).

Department/Unit:	**Building**
Name:	**Michael D. Filippon**
Title:	**Superintendent of Building Dept.**
E-Mail:	**mfilippon@gardencityny.net**

A. Method of Operation

1) Provide brief description of the departments' responsibilities and required tasks.

- Review plans and inspect construction for issuance of permits and C.O.'s for all building, plumbing, electrical and mechanical work in Village.
- Review applications and prepare agendas for Board of Appeals, Planning Commission and Architectural Design Review Board.
- Investigate complaints and violations of Zoning Code.
- Consult with owners, architects, engineers and contractors. Perform research.

2) How does the department fit within the City government organization?

Separate department. Reports directly to Village Administrator.

3) How is the department subdivided? Describe the activities of each section.

(1) Superintendent- Supervises all operation and attends all meetings of B.O.T., Z.B.A., P.C. and A.D.R. B.
(1) Assistant Superintendent- Assigned to all commercial work.
(1) Senior Building Inspector- Assigned to all residential work.
(1) Building/Plumbing Inspector- Assigned to all plumbing and mechanical work.
(2) Secretarial/Clerical- Receives all applications, prepares files and records and all typing filing and mailing.

4) What information is received by the department and how is it processed?

- Applications with forms and drawings & fees & deposits. Files created and indexed and monies accounted for. Plans reviewed & permits issued followed by inspections.
- Telephone & personal inquires and complaints.

5) Which work positions can be open, and which require privacy?

Secretarial/Reception- open
All others- private

6) What are the filing requirements of department and how often are files purged? Provide approx. linear feet of lateral file drawer space or equivalent. What are the legal requirements for maintaining departmental records?

- 50' of building permit folders (full to capacity)- required to be nearby for constant daily access.
- 25' of file drawers
- When existing file drawers are filled, contents are boxed and relocated to basement. (approx. 6-12months)

7) What are departments' needs for Conference and meeting space? What are the frequency of meetings and the average number of attendees? Can conference space be shared with other departments?

- Small conference room for 3-6 people could be used daily.
- Large conference room could be shared.

8) What special equipment do departments require? Can some of this equipment be shared with other departments?

- Copy machines- standard size and large format could be shared with engineering department.
- Desks or workstations with tables or extensions to accommodate large plans.

9) What changes, if any, are expected in operations, organization or staffing over the next 5-10 years?

None expected.

10) To what extent will technology impact on your operations in the next 5-10 years? Will it increase or decrease your need for space?

Computerization will facilitate record indexing but access to originals needs to be maintained.

B. What are the *current* and *projected* personnel counts in each of the following personnel area within your department/unit? (Projected implies 10-year timeframe.)

Personnel		Current	Projected (+/-)
Administrators	*Full-time*	1	
	Part-time		
Support Staff (Plan review and inspection)	*Full-time*	3	
	Part-time		
Other (Describe) Secretarial and Clerical	*Full-time*	2	
	Part-time		

(Support staff includes personnel who typically do not require private office space. If you would like to provide additional detail on the nature of the support staff in your area, e.g., clerical, engineers, information technology, lab assistant, etc. please feel free to do so.)

C. Location Requirements

1) Describe where information and/or material come from and where it goes after leaving your department.

   Applications for permits from owners, architects or contractors (drawings and forms). ½ returned to applicant, ½ to files.

2) How much contact does the department have with the public?

   All day, every day.

3) Does the department have a functional need to be near another department?

   Yes- DPW/Engineering

4) Do the departments now, or can they in the future, share space, equipment or personnel with other departments if located on same premises?

   Yes.

D. Existing Facilities

1) What is the approximate gross area (sq.ft) that you currently occupy and its location in Garden City?

   950sq.ft.- Second floor, Village Hall.

2) Discuss present functional and space problems of departments' existing facilities.
   - Insufficient space for inspectors/plan review.
   - Improper location of file room requiring travel through administrator's office.
     * File (folder) room insufficient size. Currently stores 19,000 permits and filled to capacity. Needs to double in size for future records. (approximately add 170 sq.ft.)
   - No area for private consultations with public (owners, architects, contractors, etc.)
     * Add small conference room 3-6 seats

     * Preference for reception counter separate from DPW.

SPACE NEEDS SURVEY

This survey was conducted in the context of the Program Study for Main Building at the Former St. Paul's Academy. The responses will help establish current and projected space requirements for each department/unit. Comments provided in subsequent interviews are identified with an asterisk (*).

Department/Unit:	**Business Office**
Name:	**James E. Olivo**
Title:	**Village Auditor**
E-Mail:	**Jolivo@gardencityny.net**

A. Method of Operation

1) Provide brief description of the departments' responsibilities and required tasks.

Significant customer service occurs with the Tax and Water Departments (billing and receipts), as well as for the issuance of permits and licenses. Back office support operations include accounting, finance, investment and banking, insurance, accounts payable, accounts receivable, purchasing, data processing and technology and communications.

2) How does the department fit within the City government organization?

Our department is a primary customer service area (see above). In addition, we are a major support organization for the rest of the Village given the payroll, technology and communication responsibilities.

3) How is the department subdivided? Describe the activities of each section.

1. Reception
2. Tax Department
3. Water Department
4. Accounting/Finance
5. Purchasing/Accounts Payable
6. Accounts Receivable
7. Payroll
8. Technology-all Computer and Communication Systems and Processing

4) What information is received by the department and how is it processed?

For the most part this is self-evident based on the names of the areas – all incoming mail and payments, etc., are processed through extensive use of technology.

5) Which work positions can be open, and which require privacy?

There is a need for (1) Executive level office, (2) Managerial level offices (1 for Deputy Treasurer, 1 for Purchasing Agent), and (1) secure office for Payroll, (which has accommodations for 2 workers). Additionally, there should be room for 10 persons in open areas.

6) What are the filing requirements of departments and how often are files purged? Provide approx. linear feet of lateral file drawer space or equivalent. What are the legal requirements for maintaining departmental records?

Currently we have 180 feet of existing lateral file space in 60 traditional drawers. We purge files annually but for optimum efficiency we would like more space.

* Approx. 50% more filing capacity required.

7) What are departments' needs for Conference and meeting space? What are the frequency of meetings and the average number of attendees? Can conference space be shared with other departments?

One multipurpose conference area which can accommodate up to 12 people and one small area for 4 to 6 people for the use of the independent auditors and as additional conference space.

* Currently use executive conference room. Can be shared in future with other departments. Auditor/conference room needs to be dedicated to business office.

8) What special equipment do departments require? Can some of this equipment be shared with other departments?

Currently we have a photocopier, fax machine, postage metering equipment, cash register, scanning station and 7 computer printers all of which are share.

9) What changes, if any, are expected in operations, organization or staffing over the next 5-10 years?

There is a possibility of expansion should the Village decide to change to a centralized cashiering function.

* Currently each department handles payments directly from public. If centralized cashiering is instituted, residents would need to visit business office in addition to other departments to complete transactions.
* Currently share reception area with Village Administration offices.

10) To what extent will technology impact on your operations in the next 5-10 years? Will it increase or decrease your need for space?

In all likelihood, it will increase space requirements for additional specialized work stations and printers.

B. What are the *current* and *projected* personnel counts in each of the following personnel area within your department/unit? (Projected implies 10-year timeframe.)

Personnel		Current	Projected (+/-)
Administrators	*Full-time*	3	0
	Part-time	0	0
Support Staff	*Full-time*	10	+2
	Part-time	0	0
Other (Describe)	*Full-time*	0	0
	Part-time	0	0

(Support staff includes personnel who typically do not require private office space. If you would like to provide additional detail on the nature of the support staff in your area, e.g., clerical, engineers, information technology, lab assistant, etc. please feel free to do so.)

C. Location Requirements

1) Describe where information and/or material come from and where it goes after leaving your department.

From the mail and/or computer file transfer. For the most part materials are not forwarded out of the department.

2) How much contact does the department have with the public?

Significant customer contact regarding water and tax bills as well as permit issuance. We need to be easily accessible to the public but not necessarily the "first stop" inside the door.

3) Does the department have a functional need to be near another department?

   Yes, need ready access to the Village Clerk for issuance of permits and for the receiving of legal service.

4) Do the departments now, or can they in the future, share space, equipment or personnel with other departments if located on same premises?

   Yes, we currently share space with the Clerk and Administrator's group and can continue to do so.

D. Existing Facilities

1) What is the approximate gross area (sq.ft) that you currently occupy and its location in Garden City?

   Our current space is on the first floor by the front door of Village Hall. Approximate square feet – 4,500

   * 4,500 sq.ft. area includes Administration, Clerk and Human Resources. Business Office existing space approx. 2,500 sq.ft.

2) Discuss present functional and space problems of departments' existing facilities.

   Only current problem is a lack of easily accessible conference area and space for independent auditors.

SPACE NEEDS SURVEY

This survey was conducted in the context of the Program Study for Main Building at the Former St. Paul's Academy. The responses will help establish current and projected space requirements for each department/unit. Comments provided in subsequent interviews are identified with an asterisk (*).

Department/Unit:	**DPW**
Name:	**Robert Mangan**
Title:	**Director of DPW**
E-Mail:	**rmangan@gardencityny.net**

A. Method of Operation

1) Provide brief description of the departments' responsibilities and required tasks.

Department of Public Works handles all engineering for the Village, infrastructure repair and maintenance, sanitation, parks maintenance, Village garage, water & sewer departments. Deal with public on complaints, permit applications for road opening, water, sewer and sanitation dumpsters. Meetings with vendors and engineering consultants and staff.

2) How does the department fit within the City government organization?

Largest department in the Village. Supervised by the Director of Public Works who answers to the Village Administrator. Department has 12 people in Village Hall, rest off-site.

* Off site field personnel require mail boxes only within DPW space.

3) How is the department subdivided? Describe the activities of each section.

Director of DPW
/ \
Village Engineer — Deputy Supt. Of Water & Sewer
| |
Engineering Dept. — Water & Sewer Depts.
(see attached chart)

4) What information is received by the department and how is it processed?

All correspondence, plans & specification related to infrastructure repair and maintenance, all permit applications related to roads, sidewalk, water & sewer.

5) Which work positions can be open, and which require privacy?

Private offices for Director of DPW, Village Engineer, Deputy Supt. Of Water & Sewer, and secretary.

6) What are the filing requirements of departments and how often are files purged? Provide approx. linear feet of lateral file drawer space or equivalent. What are the legal requirements for maintaining departmental records?

Most records kept for 7 years, some forever. Some files kept two-three years and moved off-site.

7) What are departments' needs for Conference and meeting space? What are the frequency of meetings and the average number of attendees? Can conference space be shared with other departments?

Need access to conference room almost daily. Attendees range from 5-10. Room can be shared with Building Department.

* Currently share executive conference room. Space needed for plan review with examiners.

8) What special equipment do departments require? Can some of this equipment be shared with other departments?

Copy machine, computer workstation for 12 individuals, engineering plan reproduction machine, laser printer, color printer.

9) What changes, if any, are expected in operations, organization or staffing over the next 5-10 years?

Status quo. to addition of 2.

10) To what extent will technology impact on your operations in the next 5-10 years? Will it increase or decrease your need for space?

Should keep it status quo.

B. What are the *current* and *projected* personnel counts in each of the following personnel area within your department/unit? (Projected implies 10-year timeframe.)

Personnel		Current	Projected (+/-)
Administrators	*Full-time*	3	
	Part-time		
Support Staff	*Full-time*	9	1
	Part-time	1	1
Other (Describe)	*Full-time*		
	Part-time		

(Support staff includes personnel who typically do not require private office space. If you would like to provide additional detail on the nature of the support staff in your area, e.g., clerical, engineers, information technology, lab assistant, etc. please feel free to do so.)

C. Location Requirements

1) Describe where information and/or material come from and where it goes after leaving your department.

   Information distributed to Village Administrator, other department heads, Village Yard and water/sewer department.

2) How much contact does the department have with the public?

   From 8:30am-4:30pm public comes to counter for permits, complaints and information.

3) Does the department have a functional need to be near another department?

   Should be near Building Department.

4) Do the departments now, or can they in the future, share space, equipment or personnel with other departments if located on same premises?

Share now and in future with Building Department

D. Existing Facilities

1) What is the approximate gross area (sq.ft) that you currently occupy and its location in Garden City?

2nd Floor in Garden City Village Hall (see plan).

2) Discuss present functional and space problems of departments' existing facilities.

Additional workstation for 2 needed.

* Existing drafting area very tight, need space for bigger workstations for engineers, drafting and computers. Need more space for large format printers.

* Need more space for general filing storage.

* Provide additional space if reception counter not shared with Building Department.

SPACE NEEDS SURVEY

This survey was conducted in the context of the Program Study for Main Building at the Former St. Paul's Academy. The responses will help establish current and projected space requirements for each department/unit. Comments provided in subsequent interviews are identified with an asterisk (*).

Department/Unit:	**Fire**
Name:	**John E. Schields**
Title:	**Captain, Headquarters Company**
E-Mail:	**JESchields@gardencityny.net**

* Interview included Lawrence Nedelka, Fire Captain

A. Method of Operation

1) Provide brief description of the departments' responsibilities and required tasks.

Respond to all fires and emergencies, conduct code enforcement (fire inspections), fire prevention education programs, etc.

2) How does the department fit within the City government organization?

One of four (4) departments reporting to Mayor/Board of Trustees/Village Administrator.
Volunteer Force also reports to above.

3) How is the department subdivided? Describe the activities of each section.

Combination Career/Volunteer department. Career department staffs three (3) fire stations on a 24/7 basis. Volunteers respond via private vehicles directly to the scene.

4) What information is received by the department and how is it processed?

All fire and emergency calls, code enforcement, fire prevention education, all employee related information. Operating and Capital budges, FOIL reports, etc.

5) Which work positions can be open, and which require privacy?

All civil service positions require privacy.

6) What are the filing requirements of departments and how often are files purged? Provide approx. linear feet of lateral file drawer space or equivalent. What are the legal requirements for maintaining departmental records?

Files are purged as per Records Retention & Disposition for use by cities, Towns, Villages and Fire Districts.

1.) Headquarters Company 1st floor: 30ft.
2.) Volunteer Force 2nd floor: 26ft.

7) What are departments' needs for Conference and meeting space? What are the frequency of meetings and the average number of attendees? Can conference space be shared with other departments?

Training- Headquarters Company - 35 employees - frequency: daily 24/7.

Training- Volunteer Force - 90 members - frequency: at least three (3) times weekly, usually at night.

Conference space can be shared with other departments.

8) What special equipment do departments require? Can some of this equipment be shared with other departments?

No special equipment

9) What changes, if any, are expected in operations, organization or staffing over the next 5-10 years?

Anticipate increase in operations and increase in staffing.

10) To what extent will technology impact on your operations in the next 5-10 years? Will it increase or decrease your need for space?

Will increase need for space.

B. What are the *current* and *projected* personnel counts in each of the following personnel area within your department/unit? (Projected implies 10-year timeframe.)

*Career Department:

Personnel		Current	Projected (+/-)
Administrators	*Full-time*	5	+1
	Part-time	-	-
Support Staff	*Full-time*	28	+2
	Part-time	-	-
Other (Describe)	*Full-time*	-	-
	Part-time	-	-

* Totals above do not included volunteer department.

(Support staff includes personnel who typically do not require private office space. If you would like to provide additional detail on the nature of the support staff in your area, e.g., clerical, engineers, information technology, lab assistant, etc. please feel free to do so.)

C. Location Requirements

1) Describe where information and/or material come from and where it goes after leaving your department.

Routing from other departments (State County & Village/Towns)

Leaving – same as above.

2) How much contact does the department have with the public?

At all alarms and incidents to which we respond, code enforcement, Public Fire Education, etc.

3) Does the department have a functional need to be near another department?

Yes – Police Department

4) Do the departments now, or can they in the future, share space, equipment or personnel with other departments if located on same premises?

Now - no
Future - no

D. Existing Facilities

1) What is the approximate gross area (sq.ft) that you currently occupy and its location in Garden City?

1.)	1st floor (H.Q. Company)	60X95'	= 5,700 sq.ft.
2.)	2nd floor (Volunteers)	60X30'	= 1,800 sq.ft.
3.)	2nd floor meeting room	40X46'	= 1,840 sq.ft.
		TOTAL	= 9,820 sq.ft.

2) Discuss present functional and space problems of departments' existing facilities.

Insufficient space for training, inadequate bunk room (F.D. is 24/7 operation), inadequate space for apparatus & equipment, dispatch & daily administration functions.

* Apparatus Room: Bay width to be increased from 14' to 18'; add two more bays; access to be from front and rear for drive through of equipment; provide space for training; clear height to be 15' min (existing 12')

* Volunteer Department: Additional space required for volunteer staff including office space for chief plus 3 assistants, work space for 8 company officers, 2 secretaries and 2 treasurers. Total of 110 volunteer roster. Meeting room needs to be increased by approx. 20%. Recreation area to be located so as to permit its use without disruption of meetings.

* Parking Space:
  Career personel: 9-10 spaces used typically in general parking area (not reserved)
  Volunteer personel: 8-10 spaces reserved

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SPACE NEEDS SURVEY

This survey was conducted in the context of the Program Study for Main Building at the Former St. Paul's Academy. The responses will help establish current and projected space requirements for each department/unit. Comments provided in subsequent interviews are identified with an asterisk (*).

Department/Unit:	**Garden City Police**
Name:	**Ernest J. Cipullo**
Title:	**Police Commissioner**
E-Mail:	**commcipullo@gardencipd.org**

A. Method of Operation

1) Provide brief description of the departments' responsibilities and required tasks.

To facilitate the patrol operation within the geographic limits of the Village. This includes response to emergency calls for service, processing arrested persons and related documentation and record keeping.

2) How does the department fit within the City government organization?

The Department is responsible to the Board of Police Commissioners. While it often works in conjunction with other departments such as fire and public works, its administration is relatively autonomous.

3) How is the department subdivided? Describe the activities of each section.

The Department is subdivided into administration, support staff, patrol, tactical, detectives, youth bureau, parking enforcement, crossing guards and volunteers.

4) What information is received by the department and how is it processed?

Information is received from a wide variety of sources including but not limited to the public and other government agencies. The bulk of received information is received in person. Much initial information is received by telephone. That information is mainly processed within the Department's record management database, IMPACT. The remainder is processed by standard office suite software.

5) Which work positions can be open, and which require privacy?

The Dispatcher, Desk Officer and Clerk positions are accessible to the public. All remaining positions require privacy.

6) What are the filing requirements of departments and how often are files purged? Provide approx. linear feet of lateral file drawer space or equivalent. What are the legal requirements for maintaining departmental records?

Not including archived records at the Water Works facility.
77 square ft (231 cubic ft) in general record storage
18 square ft (36 cubic ft) in commissioner's record storage
18 square ft (36 cubic ft) in deputy CO's record storage
20 square ft (40 cubic ft) in detectives storage

* Area above are foot prints of files.

7) What are departments' needs for Conference and meeting space? What are the frequency of meetings and the average number of attendees? Can conference space be shared with other departments?

Conference space can be shared with other departments. As it stands the combination of current Village Board Room and Executive Room are quite appropriate.

Supervisors' meetings – 13 attendees
(* currently use executive conference room)

Recruitment interviews – up to 25 persons
(* currently use executive conference & board rooms)

Hosting meetings with ancillary organizations of 50-100
(* currently use board room)

8) What special equipment do departments require? Can some of this equipment be shared with other departments?

Secure arrest processing facilities with secure lavatory facilities for prisoners only. Secure investigations facilities. Ammunition and flare storage. This area cannot be shared with other departments.

9) What changes, if any, are expected in operations, organization or staffing over the next 5-10 years?

While staffing and calls for service will likely remain relatively static, the current facility was designed for a much lower level of activity and is not adequate.

10) To what extent will technology impact on your operations in the next 5-10 years? Will it increase or decrease your need for space?

Advances in technology will have a significant impact on space requirements. Designated space must allow for computer network wiring, preferably accessible raceways and a climate controlled computer room. This space cannot be shared as it must be secured and readily accessible to the Desk Officer.

B. What are the *current* and *projected* personnel counts in each of the following personnel area within your department/unit? (Projected implies 10-year timeframe.)

Personnel		**Current**	**Projected (+/-)**
Administrators	*Full-time*	2	
	Part-time		
Support Staff	*Full-time*	7	
	Part-time		
Other (Describe) (Desk Officer, Dispatcher, Detectives & Potential Processing Police Officers)	*Full-time*	10	
	Part-time		

(Support staff includes personnel who typically do not require private office space. If you would like to provide additional detail on the nature of the support staff in your area, e.g., clerical, engineers, information technology, lab assistant, etc. please feel free to do so.)

The headquarters facility must accommodate:
55 full time sworn police officers
14 full time civilian personnel
9 part-time school crossing guards
12 volunteer police

C. Location Requirements

1) Describe where information and/or material come from and where it goes after leaving your department.

Information is received over the phone and in person in the public area. Access & egress are the same.

Materials such as supplies arrives via truck delivery and leaves via the patrol vehicle or as refuse.

Patrol personnel arrive and depart via patrol vehicles. Adequate parking with emergence access an egress must be provided.

Arrestee clientele must arrive and depart in a secure fashion segregated from the public.

2) How much contact does the department have with the public?

The HQ facility must be accessible to the public at all hours on all days. This must include handicap access.

As many as ten or more members of the public may present requesting service at one time.

* Existing reception area is undersized for peak times.

3) Does the department have a functional need to be near another department?

The Department should be in close proximity to the Village Court for appearances and emergency response.

4) Do the departments now, or can they in the future, share space, equipment or personnel with other departments if located on same premises?

Except for meeting and conference space, sharing of equipment, personnel or space is and will remain minimal to none.

D. Existing Facilities

1) What is the approximate gross area (sq.ft) that you currently occupy and its location in Garden City?

We currently occupy approximately 2,400 square feet in main headquarters area and about 1500 more square feet with the basement and outside shed storage areas.

* Outside storage garages not included in 1,500 sq.ft.

2) Discuss present functional and space problems of departments' existing facilities.

The Police Department has occupied the current space for over 44 years. At that time calls for service and related arrests were far fewer. In the past twenty years the yearly arrest has tripled. The incidence of multiple arrests being processed simultaneously has increased dramatically. During that time the space allocated for police has not increased except for use of the squad room at the fire department.

The major problem facing the police department is the secure segregation of adequate arrest and investigation areas from the administrative and dispatch areas of headquarters. Detention areas must include segregated lavatory facilities and exhaust ventilation for prevention of communicable disease.

In addition:
The department now must accommodate female employees. This includes locker rooms, lavatories and showers.
A physical fitness room has been on the horizon for many years.
Any new space should include a computer equipment room and accommodate accessible computer network wiring.
Any new pistol range must meet OSHA standards.

* Proposed parking space requirements:

- Reserved for police: 21
  (existing 9, plus 12 near fire department)
- Garage spaces for equipment: 4
  (existing)
- Reserved for police department visitors & operations: 10

Total: 35

note: Police Department preference is for 16 covered spaces for equipment and police vehicles. Police cars otherwise remain in snow during winter months.

SPACE NEEDS SURVEY

This survey was conducted in the context of the Program Study for Main Building at the Former St. Paul's Academy. The responses will help establish current and projected space requirements for each department/unit. Comments provided in subsequent interviews are identified with an asterisk (*).

Department/Unit:	**Recreation**
Name:	**Ed Fronchwicz**
Title:	**Assistant Superintendent**
E-Mail:	

A. Method of Operation

1) Provide brief description of the departments' responsibilities and required tasks.

Department provides recreation & leisure services to residents through programs and facilities at various locations throughout the Village.

2) How does the department fit within the City government organization?

The Recreation Department is part of the Inc. Village of Garden City.

3) How is the department subdivided? Describe the activities of each section.

Administrative Offices- Develop programs-register participants. (5ft)
Maintenance Division- Maintains grounds and facilities. (13ft)
Program Staff- Located at various facilities. (3 full-time)
Employees- Predominately part-time

4) What information is received by the department and how is it processed?

Telephone calls and walk in inquiries predominately- personally.
Written correspondence by mail.

5) Which work positions can be open, and which require privacy?

Superintendent, Assistant Superintendent, Program Supervisor, require privacy.
Secretary and Account Clerk can remain open.

6) What are the filing requirements of departments and how often are files purged? Provide approx. linear feet of lateral file drawer space or equivalent. What are the legal requirements for maintaining departmental records?

We follow the New York State Records Management guidelines. We maintain current and previous year's files in our offices. Any older files are stored in basement. Approximately 25 linear feet of lateral files.

7) What are departments' needs for Conference and meeting space? What are the frequency of meetings and the average number of attendees? Can conference space be shared with other departments?

We have monthly Recreation Commission Meetings- average attendance 10-15 people.

* Currently meet at senior recreation center due to schedule conflicts for conference space in Village Hall.

Meeting space can be shared with others.

8) What special equipment do departments require? Can some of this equipment be shared with other departments?

We do not have special equipment needs.

9) What changes, if any, are expected in operations, organization or staffing over the next 5-10 years?

Possibly the addition of 1 more full-time person to the administrative staff.

10) To what extent will technology impact on your operations in the next 5-10 years? Will it increase or decrease your need for space?

Technology will not drastically impact our need for space, we are squeezed right now.

B. What are the *current* and *projected* personnel counts in each of the following personnel area within your department/unit? (Projected implies 10-year timeframe.)

Personnel		Current	Projected (+/-)
Administrators	*Full-time*	3	+1
	Part-time		
Support Staff	*Full-time*	2	
	Part-time		
Other (Describe) (Part-time supervisors)	*Full-time*		
	Part-time	3	

* Part-time supervisors, seasonal, could share space with support staff.

(Support staff includes personnel who typically do not require private office space. If you would like to provide additional detail on the nature of the support staff in your area, e.g., clerical, engineers, information technology, lab assistant, etc. please feel free to do so.)

C. Location Requirements

1) Describe where information and/or material come from and where it goes after leaving your department.

Most information is either phone calls in which we direct the caller to the proper contact person, or walk in where we help the person with the proper contact or forms.

We receive mail for the Department and respond accordingly. We interact with the other Departments as needed.

2) How much contact does the department have with the public?

We have a great deal of contact with the public. Approximately 80-85% of our day is spent with resident contact.

3) Does the department have a functional need to be near another department?

Only in the day to day interaction of normal business.

4) Do the departments now, or can they in the future, share space, equipment or personnel with other departments if located on same premises?

We are now set-up as a stand alone department. We could possibly share some equipment with other departments, personnel sharing could pose a problem.

* Copier can be shared

D. Existing Facilities

1) What is the approximate gross area (sq.ft) that you currently occupy and its location in Garden City?

450sq.ft. for 5 full-time employees.

2) Discuss present functional and space problems of departments' existing facilities.

As our department and services have expanded we have out-grown our space. Many times we have residents in the office and we cannot move around to help them.

* Recreation Department to provide list of other recreation programs which could be initiated if more space was available. Sign-ups for recreation programs by mail, not in person. Most recreation programs currently run in St. Paul's gymnasium and Cluett Hall Buildings.

SPACE NEEDS SURVEY

This survey was conducted in the context of the Program Study for Main Building at the Former St. Paul's Academy. The responses will help establish current and projected space requirements for each department/unit. Comments provided in subsequent interviews are identified with an asterisk (*).

Department/Unit:	**Village Administrator/Village Clerk's Office**
Name:	**Brian S. Ridgway**
Title:	**Village Clerk**
E-Mail:	**Bridgway@gardencityny.net**

A. Method of Operation

1) Provide brief description of the departments' responsibilities and required tasks.

The "Clerk's Area", is more of a term rather that a department. To the general public most activities within the business office of Village Hall fall under the heading of the Clerk's Office. The main role of the Village Clerk is to assist the Village Administrator.

2) How does the department fit within the City government organization?

The Village Clerk reports to the Village Administrator. Depending upon the request, project or event that develops daily. The Village Clerks interacts with each department of the Village.

3) How is the department subdivided? Describe the activities of each section.

The Village Clerk is not sub-divided between other departments. The Village Administrator works from within an office and support staff close by.

4) What information is received by the department and how is it processed?

The Village Administrator/Clerk receives communications in all forms; phone, fax, mail and vial email. Communications are then filed or forwarded to the proper department for action and/or filing.

5) Which work positions can be open, and which require privacy?

The Village Administrator/Clerk require offices with privacy within close proximity to the support members.

6) What are the filing requirements of departments and how often are files purged? Provide approx. linear feet of lateral file drawer space or equivalent. What are the legal requirements for maintaining departmental records?

The Village Clerk is responsible for all Village Hall records for all departments. A site tour would better illustrate the filing needs. File retention periods vary among documents.

7) What are departments' needs for Conference and meeting space? What are the frequency of meetings and the average number of attendees? Can conference space be shared with other departments?

A large conference room (public meetings) for approximately 150 people, a working conference room for approximately 20 people would be required to support Village Hall activities. The working conference room could be shared between departments.

* Large conference room (Board Room) proposed capacity to be revised to 100 people. Existing capacity approximately 70.

8) What special equipment do departments require? Can some of this equipment be shared with other departments?

A full operational meeting hall sound/recording system would be required including an over-head machine and pull down screen for general use. Besides the already installed equipment, no other special equipment would be required. All equipment would be shared.

9) What changes, if any, are expected in operations, organization or staffing over the next 5-10 years?

Staffing is expected to remain unchanged. Currently;
1 Village Administrator
1 Village Clerk
2 Senior Support Staff Members

10) To what extent will technology impact on your operations in the next 5-10 years? Will it increase or decrease your need for space?

Improved technology should increase the productivity of our operations. Space needs should remain the same.

B. What are the *current* and *projected* personnel counts in each of the following personnel area within your department/unit? (Projected implies 10-year timeframe.)

Personnel		**Current**	**Projected (+/-)**
Administrators	*Full-time*	2	0
	Part-time	0	0
Support Staff	*Full-time*	2	0
	Part-time	0	0
Other (Describe)	*Full-time*	0	0
	Part-time	0	0

(Support staff includes personnel who typically do not require private office space. If you would like to provide additional detail on the nature of the support staff in your area, e.g., clerical, engineers, information technology, lab assistant, etc. please feel free to do so.)

C. Location Requirements

1) Describe where information and/or material come from and where it goes after leaving your department.

The majority of materials received are forwarded onto members of various departments. These materials are for information only and/or require action that would then require "follow-up".

2) How much contact does the department have with the public?

The majority of contact with the public is by telephone. Appointments are made to see the Village Administrator.

3) Does the department have a functional need to be near another department?

No.

4) Do the departments now, or can they in the future, share space, equipment or personnel with other departments if located on same premises?

The Village Administrator/Clerk and support staff are in a self-contained area using one shared printer. A large copier and a fax machine is shared with the staff of the business office.

D. Existing Facilities

1) What is the approximate gross area (sq.ft) that you currently occupy and its location in Garden City?

The gross area will be better understood during the site visit of Village Hall. We are located in the rear of the business office on the first floor.

* Approximately 1,600 sq.ft. including storage space in basement

2) Discuss present functional and space problems of departments' existing facilities.

The support staff area needs to be enlarged. In additional an area is needed for document preparation.

SPACE NEEDS SURVEY

This survey was conducted in the context of the Program Study for Main Building at the Former St. Paul's Academy. The responses will help establish current and projected space requirements for each department/unit. Comments provided in subsequent interviews are identified with an asterisk (*).

Department/Unit:	**Human Resources**
Name:	**Brian S. Ridgway**
Title:	**Village Clerk**
E-Mail:	**Bridgway@gardencityny.net**

A. Method of Operation

1) Provide brief description of the departments' responsibilities and required tasks.

The Human Resources Department provides the full range of personnel services for all employees and management; attendance reports, health and dental benefits, retirement planning, staffing, etc.

2) How does the department fit within the City government organization?

This department operates on its own. However, there is considerable interaction with the Payroll Department. When an employee status is changed (new hire, retirement, etc.)

3) How is the department subdivided? Describe the activities of each section.

Besides the basic roles of a Human Resources Department, there is no sub-division. A better understanding of their operation will be reviewed in the interview process with Ms. Evans.

4) What information is received by the department and how is it processed?

Monthly state insurance reports which have to be reviewed for correct processing control. Day-to-day employee requests are processed. This will be detailed during the field operations.

5) Which work positions can be open, and which require privacy?

The material processed by the Human Resources Department is confidential for the most part. Therefore, an office would be required.

6) What are the filing requirements of departments and how often are files purged? Provide approx. linear feet of lateral file drawer space or equivalent. What are the legal requirements for maintaining departmental records?

Several lateral files are required. Records are kept following the retention periods of New York State Department of Education. Filing periods vary among documents.

7) What are departments' needs for Conference and meeting space? What are the frequency of meetings and the average number of attendees? Can conference space be shared with other departments?

A small conference room would be required to conduct interviews and meetings with employees, etc. Such a conference room could be shared with other departments.

8) What special equipment do departments require? Can some of this equipment be shared with other departments?

No special equipment would be required. Copier and fax machine are shared. The private printer currently in use by the Human Resources Department would remain.

9) What changes, if any, are expected in operations, organization or staffing over the next 5-10 years?

No changes are expected.

10) To what extent will technology impact on your operations in the next 5-10 years? Will it increase or decrease your need for space?

Improved technology should improve general communication and processing of the various employee files (health coverage, benefits, etc.)

B. What are the *current* and *projected* personnel counts in each of the following personnel area within your department/unit? (Projected implies 10-year timeframe.)

Personnel		Current	Projected (+/-)
Administrators	*Full-time*	1	0
	Part-time	0	0
Support Staff	*Full-time*	1	0
	Part-time	0	1
Other (Describe)	*Full-time*	0	0
	Part-time	0	0

(Support staff includes personnel who typically do not require private office space. If you would like to provide additional detail on the nature of the support staff in your area, e.g., clerical, engineers, information technology, lab assistant, etc. please feel free to do so.)

C. Location Requirements

1) Describe where information and/or material come from and where it goes after leaving your department.

   Most of the material entering the Human Resources Department are processing change type requests from employees. Following a change, the request material is filed.

2) How much contact does the department have with the public?

   Most contact is employees rather than with the general public.
   75% are with employees and 25% are with the public.

3) Does the department have a functional need to be near another department?

   Should be near Payroll Department since we work in conjunction. This office deals with confidential matters, employees and applicants stop by, so we need to be easily accessible but with privacy.

4) Do the departments now, or can they in the future, share space, equipment or personnel with other departments if located on same premises?

Since the department deals with employee related records, they should be separated in a private area.

D. Existing Facilities

1) What is the approximate gross area (sq.ft) that you currently occupy and its location in Garden City?

One small office, located on the first floor of Village Hall.

2) Discuss present functional and space problems of departments' existing facilities.

The overall working area of the Human Resources office needs to be enlarged. Within the Village, there are close to 350 employees.

* Provide separate private office for human resources administrator with space for visitors. Provide space for 2 support staff, and small reception space. Conference space to be shared with other departments.

SPACE NEEDS SURVEY

This survey was conducted in the context of the Program Study for Main Building at the Former St. Paul's Academy. The responses will help establish current and projected space requirements for each department/unit. Comments provided in subsequent interviews are identified with an asterisk (*).

Department/Unit:	**Village Justice Court**
Name:	**Mary-Ann Gallagher**
Title:	**Court Clerk**
E-Mail:	**mgallagher@gardencityny.net**

* Interview included Judge Matthews

A. Method of Operation

1) Provide brief description of the departments' responsibilities and required tasks.

The main responsibility of the Justice Court Department is to process tickets and collect outstanding fines in a timely manner. In addition they conduct court hearings on a weekly basis.

2) How does the department fit within the City government organization?

The Justice Court is a separately run organization within Village Hall. At all times the Justice Court works very closely with the Police Department.

3) How is the department subdivided? Describe the activities of each section.

The department is subdivided into the processing of parking tickets and moving violations tickets. Last year over 33,000 tickets were processed. All tickets are processed through various steps to ensure proper handling.

4) What information is received by the department and how is it processed?

Information is received via the regular mail or in person. A payment for a ticket is made or a scheduled court appearance date is assigned. In addition, summons that are issued are transmitted by hand fro the Garden City Police Department to the Court for processing. Information is also received by messenger from other Police Departments.

5) Which work positions can be open, and which require privacy?

The Court Clerk and an area for making money deposits would require privacy.

6) What are the filing requirements of departments and how often are files purged? Provide approx. linear feet of lateral file drawer space or equivalent. What are the legal requirements for maintaining departmental records?

All files regarding court matters are kept for six years once they are considered "closed". Records are maintained following the guidelines of the New York State MU1 Schedule.

7) What are departments' needs for Conference and meeting space? What are the frequency of meetings and the average number of attendees? Can conference space be shared with other departments?

The Court requires two large rooms for Court hearings and a small conference room for private meetings. All rooms need to be close to the Justice Court area. Seating for 200 in the larger room and 75 in the smaller conference room. All rooms could be shared.

* Existing courtroom capacity is approximately 70 seats. Requested capacity is 100 seats. Board Room currently used by court is .for staging of defendants and attorneys in court proceeding. Seating in courtroom to remain as fixed benches.

8) What special equipment do departments require? Can some of this equipment be shared with other departments?

Since the Justice Court area is separately managed, we would require our own copier, fax machine and a series of five printers. We also have a direct dial-up computer to the New York State Department of Motor Vehicles. The eight PC computer stations will still be required.

9) What changes, if any, are expected in operations, organization or staffing over the next 5-10 years?

No major changes are expected within the next five years. An outlook for ten years is not known since changes in ticket processing could change at the state level.

10) To what extent will technology impact on your operations in the next 5-10 years? Will it increase or decrease your need for space?

A major change to record all processing of tickets via the computer rather than the current two step process of manual and computer process could save time for the staff. Space would remain the same.

B. What are the *current* and *projected* personnel counts in each of the following personnel area within your department/unit? (Projected implies 10-year timeframe.)

Personnel		Current	Projected (+/-)
Administrators	*Full-time*	1	0
	Part-time	0	0
Support Staff	*Full-time*	3	+1
	Part-time	3	+1
Other (Describe)	*Full-time*	0	0
	Part-time	0	0

* Total of two private offices required. Two of remaining 7 work stations can be in courtroom similar to existing arrangement.

(Support staff includes personnel who typically do not require private office space. If you would like to provide additional detail on the nature of the support staff in your area, e.g., clerical, engineers, information technology, lab assistant, etc. please feel free to do so.)

C. Location Requirements

1) Describe where information and/or material come from and where it goes after leaving your department.

   Information is received from the Police Department via ticket processing. All records are kept on site for six years following a closed file.

2) How much contact does the department have with the public?

   Most ticket matters require close contact with the public. Besides the in person contact with the public, a lot of conversations are conducted over the telephone.

3) Does the department have a functional need to be near another department?

The Justice Court area needs to be close to the Police Department

4) Do the departments now, or can they in the future, share space, equipment or personnel with other departments if located on same premises?

The Justice Court area will continue to operate on their own. Their current location is separate from the general business office. If their location in the future was near the general business area, then the large copier could be shared.

D. Existing Facilities

1) What is the approximate gross area (sq.ft) that you currently occupy and its location in Garden City?

Pending upcoming site visit.

* Approximately 1,750 sq.ft.

2) Discuss present functional and space problems of departments' existing facilities.

To better meet the needs of the general public, space on the first floor would be more functional for processing.

*

- Increase size of courtroom for 100 seat capacity.
- Add jury enpaneling room for judge, defendant and court reporter.
- Provide more file space.
- Provide two private offices for judge and court clerk
- Provide men's and women's toilets for court staff use

SPACE NEEDS SURVEY

This survey was conducted in the context of the Program Study for Main Building at the Former St. Paul's Academy. The responses will help establish current and projected space requirements for each department/unit. Comments provided in subsequent interviews are identified with an asterisk (*).

Department/Unit:	**Garden City Public Library**
Name:	**Alan G. Roeckel**
Title:	**Library Director**
E-Mail:	**aroeckel@hotmail.com**

A. Method of Operation

1) Provide brief description of the departments' responsibilities and required tasks.

The Garden City Public Library provides information and cultural education services to the residents of the Incorporated Village of Garden City, through automated and intermediated means.

2) How does the department fit within the City government organization?

The Garden City Public Library is a component unit of the Incorporated Village of Garden City.

3) How is the department subdivided? Describe the activities of each section.

Administration—General administrative oversight; payroll; purchasing and personnel.

Reference—Adult services, readers' advisory, audio-visual, reference services.

Children's—Children's services, toddler to sixth grade.

Young Adult—Adolescent services, seventh to twelfth grade.

Technical Service—Order and purchasing of materials.

Maintenance—Building and grounds upkeep.

4) What information is received by the department and how is it processed?

Incoming information is received from a multitude of sources, including print and electronic media.

5) Which work positions can be open, and which require privacy?

Public access areas should be open, while office areas require privacy.

6) What are the filing requirements of departments and how often are files purged? Provide approx. linear feet of lateral file drawer space or equivalent. What are the legal requirements for maintaining departmental records?

Filing requirements of the Library's departments are moderate; no estimate can be made on short notice of linear feet requirements, though they are modest. Files are purged periodically, depending upon the material being filed. Legal requirements are set forth by New York State.

7) What are departments' needs for Conference and meeting space? What are the frequency of meetings and the average number of attendees? Can conference space be shared with other departments?

The Library needs a Board Room, plus meeting rooms with capacities of approximately 100 and 40 people respectively(* These are existing spaces in Library and existing capacities). Public meetings and Library programs are conducted daily, with Board meetings being held at least once monthly. Conference space could be shared as long as meeting schedules were not subject to disruption.

* Existing Board Room seats 10-12 and is adequate.

8) What special equipment do departments require? Can some of this equipment be shared with other departments?

The Library has special computers for circulation control and the online catalog which cannot be shared. Book and audiovisual materials shelving is unique and connot be shared.

9) What changes, if any, are expected in operations, organization or staffing over the next 5-10 years?

The Library will continue to see the growing presence and influence of computerization. Given the rapid pace of change, it is difficult to predict needs over the next 5—10 years. It is unlikely the presence of librarians to provide an interface will be eliminated. A "guestimate' is that staffing will remain the same or decline slightly.

10) To what extent will technology impact on your operations in the next 5-10 years? Will it increase or decrease your need for space?

As per question nine, technology will have a great impact on operations, probably causing space needs to remain static or decline slightly.

B. What are the *current* and *projected* personnel counts in each of the following personnel area within your department/unit? (Projected implies 10-year timeframe.)

Personnel		**Current**	**Projected (+/-)**
Administrators	*Full-time*	1	
	Part-time		
Support Staff	*Full-time*	26	--
	Part-time		
Other (Describe)	*Full-time*		
	Part-time		

(Support staff includes personnel who typically do not require private office space. If you would like to provide additional detail on the nature of the support staff in your area, e.g., clerical, engineers, information technology, lab assistant, etc. please feel free to do so.)

* In addition, approximately 50 part-timers (10-15 at any given time).

C. Location Requirements

1) Describe where information and/or material come from and where it goes after leaving your department.

Hard copy print and audiovisual are original from vendors and loaned to patrons.

2) How much contact does the department have with the public?

The Library has extensive contact with the public and is open seven days a week ten months of the year. Service days are typically 11.5 hours in length.

3) Does the department have a functional need to be near another department?

The Library can operate as a stand-alone department.

4) Do the departments now, or can they in the future, share space, equipment or personnel with other departments if located on same premises?

Given the nature of the Library's operations, it would be difficult to share shelf space, equipment or personnel with other departments if located on the same premises.

D. Existing Facilities

1) What is the approximate gross area (sq.ft) that you currently occupy and its location in Garden City?

The Library is approximately 38,000 square feet.

* 38,000 sq.ft. is the gross area including building services and measured to outside of exterior walls.

2) Discuss present functional and space problems of departments' existing facilities.

The Library is experiencing a shortage of shelving space for books, which will be partially alleviated by a space reconfiguration currently in process.

*

- Existing Library building designed for 118,000 book spaces, current capacity 145,000 book spaces (good for 5 years). Additional book space has been created by moving microfilm, audiovisuals & periodicals into basement storage space.

- Circulation Department space needs to increase 100%
- Lack of storage space (lost of microfilm, audiovisual & periodicals)
- Reference areas needs to expand
- HVAC system has control problems (over cooling/over heating)
- Parking inadequate. 60 spaces existing, need 120 at peak times

The following organizations were contacted to identify potential Community Service Organizations which may be considered for space allocation at St. Paul's.

- Property Owners Association of Garden City Estates
- Community Club of Garden City
- American Legion, Post No. 265
- Garden City Special Police
- Garden City Community Fund
- Garden City Parent-Teachers Association
- Garden City Retired Men's Club
- Garden City Seniors Duplicate Bridge Club
- Long Island Chess Nuts
- Garden City Centennial Soccer Club

St. Paul's Academy - conversion to public offices and meeting rooms

Existing Floor Area		
Basement	28,132	gsf
1st Fl	28,132	gsf
2nd Fl	28,132	gsf
3rd Fl	24,742	gsf
4th Fl	16,433	gsf
Subtotal 1st - 4th	**97,439**	gsf
Total Bsmt - 4th	**125,571**	gsf

	Quant	Unit	Cost	Total	Total Direct Work	Comment
Exterior Restoration of Main building					**$ 5,150,122**	Per Sullivan & Nickel, including: roof repair/replacement; masonry repair/replacement; window repair/replacement (50% replacement); new building entrance.
Site work					**$ 984,198**	Per Sullivan & Nickel, including: new driveways & parking (160,000 sf); new gas & elect service; site lighting.
MEP upgrade - stabilization of interior					**$ 5,415,818**	
Elevators/Stairs	1	allow	250,000	250,000		Per Sullivan & Nickel
Structural modifications for elevators and shafts	1	allow	250,000	250,000		Per Sullivan & Nickel
Electrical main distribution upgrade	1	ls	200,000	200,000		Per Sullivan & Nickel
Plumbing, boiler replacement, HVAC upgrade, power & lighting distribution	97,439	sf	36	3,507,804		Per Sullivan & Nickel, adjusted for floor area for 1st - 4th Floors; (97,439 sf instead of 105,000 sf)
Fire Protection and fire alarm	125,571	sf	8.5	1,067,354		Per Sullivan & Nickel, adjusted for floor area for Bsmt - 4th Floors; (125,571 sf instead of 105,000 sf).
Lighting and heating for Bsmt	28,132	sf	5	140,660		Minimal lighting and heating were added for the Bsmt
Office and meeting room build-out					**$11,175,143**	1st - 4th Floors
Remove exist. Finishes	86,755	sf	10	867,550		Per Sullivan & Nickel, excluding corridor finishes to be restored
Structural modifications at exist. Load bearing walls	97,439	sf	8	779,512		Per Sullivan & Nickel
Repair trusses in Chapel	1	allow	100,000	100,000		Per Sullivan & Nickel
Restore existing finishes in corridors	10,684	sf	30	320,520		Per Sullivan & Nickel
New finishes	86,755	sf	55	4,771,525		Per Sullivan & Nickel, excluding corridor finishes to be restored
Building specialites (bathrooms)	97,439	sf	8	779,512		Per Sullivan & Nickel
Fire protection (sprinkler)	97,439	sf	5.5	535,915		Per Sullivan & Nickel
HVAC distribution	97,439	sf	12	1,169,268		Per Sullivan & Nickel
Elect power & lighting distribution	97,439	sf	10	974,390		Per Sullivan & Nickel
Lighting	97,439	sf	6	584,634		Per Sullivan & Nickel
Fire alarm, security, data	97,439	sf	3	292,317		Per Sullivan & Nickel
SUBTOTAL - DIRECT WORK					**$22,725,280**	
GENERAL CONDITIONS (10% of Direct Work)					$ 2,272,528	Per Sullivan & Nickel
CONTRACTOR OH/PR (10% of Direct Work + Genl conditions)					$ 2,499,781	Per Sullivan & Nickel
Office build-out FFE	97,439	sf	15	1,461,585	$ 1,461,585	Per Sullivan & Nickel FFE unit price for 15,000 sf community space build-out
SUBTOTAL (2004 costs)					**$28,959,174**	
ESCALATION					26% **$ 7,529,385**	Assumes 13.5% per year for 16 months (8.04 - 12.05) and 8% per year for 12 months (1.06 - 12.06)
SUBTOTAL (December 2006 costs)					**$36,488,559**	
Incidentals (20% of Subtotal)					20% $ 7,297,712	Per Sullivan & Nickel
Design Contingency (10% of Subtotal)					10% $ 3,648,856	Increase from 8% to 10% per Sullivan & Nickel's recommendation
Construction Contingency (10% of Subtotal)					10% $ 3,648,856	Increase from 7% to 10% per Sullivan & Nickel's recommendation
TOTAL BUILDING COST					**$51,084,000**	

#75 cc: M+B 12-26-08

BERNARD MARSON ARCHITECT AIA
401 BROADWAY NEW YORK NY 10013 TEL 212 965-8989 FAX 212 965-8787 Email:bmarson@covad.net

December 22, 2008

Mayor Peter A Bee
Incorporated Village of Garden City
351 Stewart Avenue
Garden City NY 11530

Dear Sir:

I'd like to make an appointment with you to discuss the Eskar proposal for St John's, for which I am the architect. I will gladly travel to Garden City at your convenience to meet you or, if you prefer, I'd equally appreciate a chance to talk to you by telephone.

Yours truly,

Bernard C. Marson

Litas

5/14

cc
MBC
Messrs
Conway
Daniel
Venezia
Ms. Backus

LITAS INVESTING CO., INC.
86-01 114th Street
Richmond Hill, NY 11418
Tel: 718-441-2811
Fax: 718-847-3473

May 7, 2007

Robert L. Schoelle
Village Administrator
Incorporated Village of Garden City
351 Stewart Avenue
Garden City, NY 11530

re: Incorporated Village of Garden City
Request for Proposals – St. Paul's School
Dated July 19, 2006

Dear Mr. Schoelle,

On behalf of our team, we are responding to your letter of April 20, 2007. By copy of this letter to the Village Mayor, the Board of Trustees and the consulting firm of Karen Backus & Associates, we hereby request a re-examination of our proposal.

Frankly, we were astonished to be rejected from the bidding without any explanations. What was the weakness in our submission?

IS IT THE FINANCIAL ABILITY? Our joint venturer, Eskar International Ltd. shows cash and cash equivalent of $125 Million without any liabilities. Based on that, we can certainly assure financing ability through any local or global investment banking firm.

LACK OF HISTORICAL EXPERIENCE? I guess the consultants failed to look at our conversion project in Chicago's suburb village of Lemont. When the St.Vincent dePaul School was turned over to us, we sub-divided the land, refurbished the center and donated it to the community. The Internal Revenue Service approved the contribution to equal $5 Million. A drive and visit to these facilities would show a beautiful development of one-family homes and a fully active community center including a restored chapel for the use of the entire community. (See Exhibit A of our submission.).

In the commercial and residential historical areas, a glance at Exhibit B referring to the famous Lundy's Restaurant including its 16 contiguous blocks and Exhibit C, the preservation

and present rehabilitation of Sir Myron Taylor's Estate, are convincing examples of how we brought the old edifices back to their original glory.

HOW ABOUT THE ARCHITECTURAL RENDERING? We believe it is superb, both preserving the historic character while also merging into the present day modern. If some aspects are not to the liking of the panel, we can discuss and modify.

We recently learned from the Online Garden City News that all three candidates being considered are requesting subsidies from the Village. Having learned that, we are truly mystified and are forced to ask, "What's going on in this bidding process?" One should remember that when you open the "subsidy window" there is no way to close it.

In his funding proposal Simon Karimzadeh has acted partly as a developer and partly as philanthropist. Why should the Village population be deprived of the benefits of this excellent project and be requested to subsidize something possibly shoddy and, worse still, subsidize it forever.

In the event questions arise if we have all of the experts on our team, we can answer to the community that we do. As in our previous projects, there are subcontractors engaged and they remain responsible to us. Upon request, we will submit the name of the firms to be working with us and for us.

We sincerely ask that our proposal be re-examined and re-evaluated.

Yours truly,

Harold Knecht
President

cc: Mayor Peter A. Bee
Board of Trustees
Mayor's Committee on St. Paul's
Ms. Karen Backus, K. Backus & Associates

INCORPORATED

VILLAGE OF GARDEN CITY

351 STEWART AVENUE

GARDEN CITY, N.Y. 11530-4528

WEBSITE: GARDENCITYNY.NET

TELEPHONE (516) 465-4000

FAX (516) 742-5223

April 20, 2007

VIA EMAIL AND AIR MAIL

Mr. Simon Karimzadeh
Eskar International Limited
29 Brim Hill
London N2 OHD

RE: Incorporated Village of Garden City
Request for Proposals – St. Paul's School
Dated July 19, 2006

Dear Mr. Karimzadeh:

Thank you for your submission in response to the Request for Proposals (RFP) for the St. Paul's School dated July 19, 2006. The Village has thoroughly reviewed your submission and has decided not to proceed with your proposal. While certain aspects of your proposal were found to be of interest, other proposers were deemed to have more fully met the evaluation criteria set forth in the RFP. We appreciate your time and effort responding to this RFP.

Sincerely,

Robert L. Schoelle, Jr.
Village Administrator

cc: Mayor Peter A. Bee
Board of Trustees
Mayor's Committee on St. Paul's
Mr. Bernard Marson
Mr. Harry Knecht, Litas Investing Co. Inc.
Ms. Karen Backus, K. Backus & Associates

4-16-07

Recommended for Elimination (in alphabetical order)

John A. Ardito, Esq.

The submission by Mr. Ardito consists of a narrative description of a conceptual plan for converting the main building into a commercial hotel and spa. The submission did not meet the minimum proposal requirements, and most notably lacked a team of development professionals, architectural drawings, and development pro formas. Further, based on the proposed use as a commercial hotel and spa, the proposal did not conform to the development guidelines, which prohibited commercial uses and specifically noted that independent health clubs would not be permitted.

Eskar International Limited/Litas Investing Co., Inc.

The Eskar/Litas team proposes renovation of the Main Building with 54 upscale residential rentals and community space, demolition of Ellis Hall, construction of 10 townhouses totaling 16,000 square feet, and underground parking. The proposal offered $250,000 in annual lease payments with an option to purchase after year 5 for $5 million.

Although this proposal remained within the development guidelines, we believe it does not adequately meet the standards set forth in the RFP with respect to project feasibility and developer experience and track record. The developer, Eskar International, is a UK-based firm that has not developed in the United States. The investor partner, Litas Investing Co., Inc., also lacks recent experience, and no construction manager has been selected. The architect, Bernard Marson, has completed some relevant projects; however the development team as a whole lacks relevant experience and has never worked together before. Further, the management consortium, which would consist of Eskar and Litas, has no experience managing upscale residential properties.

The development pro formas provided by the team do not accurately project anticipated development costs and contain a number of mistakes. For example, the development budget reflects the sales of the townhouse units as an offset to development costs, even though this would not occur until year 6. Further, the development analysis incorrectly omits the $5 million cost for executing the purchase option while reflecting the corresponding sales proceeds.

NAIM/Apollon

The NAIM/Apollon team proposes to renovate the Main Building to accommodate 71 residential condominium units. An alternative plan was also submitted which includes development of a recreational building/clubhouse with community space in the basement level, and an extensive landscape plan. For both options, the project proposes two levels of underground parking. NAIM/Apollon offers $5 million to purchase the site.

Although the development plans were generally consistent with the development guidelines, we believe the proposal did not adequately demonstrate its financial feasibility. The team's proposed hard and soft costs significantly underestimate the likely cost of the project and, with corrected financial assumptions, the project would not be viable. For example, total

renovation cost for the Main Building is estimated at $15.4 million. Estimates provided by Turner Construction as part of an independent feasibility analysis estimate the Main Building renovation at $28 million (2006$). The estimates provided by other respondents ranged from $20 - $34 million, putting NAIM/Apollon at the bottom.

The disparity in the estimates is even more pronounced for site costs and soft costs. For the Base Case, NAIM/Apollon proposal estimates $480,000 for site work but does not include line items for landscape or parking, although the development plan calls for a 2-level underground parking structure, formal stroll garden, tea house, gazebo, pool, pool house, tennis court, fountain, gate house and other new landscaping. Turner Construction estimated the cost for 114 underground stalls at $7 million alone. For soft costs, NAIM/Apollon allows only $4.3 million, noting that this includes interest on the proposed $28 million construction loan, in addition to other soft costs including architectural and engineering services and marketing, among others. As a comparison, other credible respondents estimated total soft costs at $9 million and above.

REIT Americas Limited

REIT Americas Limited proposes renovation of the Main Building to include 33 residential condominiums, an independently operated fitness/wellness center in the chapel, and office suites, as well as construction of a new 5-story, 125,000 square foot building with 57 condominium units and an underground parking garage. REIT Americas offers $6 million for the site.

This proposal grossly exceeds the square footage guidelines and conflicts with the permitted uses as stated in the development guidelines. The proposed construction of 125,000 square feet of new construction exceeds the square footage of Ellis Hall, the guideline provided in the RFP for new construction, by nearly eight times. Additionally, the project proposes a fitness/wellness center, which would operate as a membership fee-based, independent entity open to the general public, and office suites. As stated in the RFP development guidelines, both of these uses are not permitted.

K. BACKUS & ASSOCIATES, INC.
REAL ESTATE CONSULTANTS

CONFIDENTIAL – DO NOT COPY OR CIRCULATE

MEMORANDUM

TO: St. Paul's Committee

CC: Robert Schoelle, Village Administrator
Gary Fishberg, Esq.

FROM: Karen Backus
Lori Matsukuma

DATE: April 16, 2007

RE: **Analysis and Recommendations Re: Village of Garden City's July 19, 2006 Request for Proposals for St. Paul's**

As real estate advisors to the Village of Garden City, we have reviewed and analyzed the submissions received in response to the above-referenced Request for Proposals (RFP). At this stage in the process, we believe it is appropriate for the Village to eliminate certain proposals from further consideration, and to select a short-list of developers for further discussions and negotiations. The purpose of this memo is to share the results of KBA's analysis of the proposals as well as our recommendations with respect to the firms we believe should continue in the selection process, and the reasons why we believe other firms should be dropped from further consideration.

Background

On July 19, 2006 the Village of Garden City issued a Request for Proposals (RFP) for the redevelopment of the St. Paul's School. The RFP requested respondents to submit proposals for a "Base Case" scenario, which called for preservation of the exterior of the Main Building in its current, E-shaped configuration, demolition of Ellis Hall, and below-grade parking. In addition, respondents were invited to submit alternative proposals for a "Modified Case," in which respondents were allowed to modify the rear façade of the Main Building, to replace Ellis Hall with up to 16,000 SF of new construction, and to propose alternative methods of screening the parking from public view.

The evaluation criteria set forth in the RFP are as follows:

- ***Design / Historic Preservation.*** Quality of the proposal's overall site planning and design relative to the Development Guidelines, the extent to which the building exterior is preserved, and the nature of modifications to the exterior of the Main Building.

- ***Project Feasibility / Developer Experience and Track Record.*** Demonstrated ability of the developer and its team to undertake and successfully complete the project. Significant factors to be considered in this regard include the project's financial feasibility as demonstrated by the proposal submission, as well as the development team's experience and track record with similar projects.

- ***Return to Village.*** Including 1) total fee or ground lease offer, 2) anticipated new tax revenue (including School District revenue) resulting from the proposed development, and 3) other benefits to the Village that should be considered.

The RFP was sent to a total of 33 firms, including developers KBA identified as having substantial experience in residential development and historic preservation as well as firms who subsequently requested copies of the RFP. The issuance of the RFP followed several months of intensive marketing, which included direct outreach to developers via telephone and mail, site tours, and meetings.

On the October 5, 2006 due date for the RFP, the Village received a total of seven proposals, as follows:

- The Albanese Organization
- John A. Ardito. Esq.
- AvalonBay Communities
- Committee to Save St. Paul's
- Eskar International Limited/Litas Investing Co., Inc.
- NAIM/Apollon
- REIT Americas Limited

Over the past five months, KBA has worked with the Village's Committee to analyze and clarify the submissions, and to interview the most promising respondents. With the exception of the Ardito proposal, which was deemed completely non-responsive, each respondent has been given the opportunity to provide answers to specific questions, provide additional information, or otherwise supplement or clarify their proposal.

Overview

It must be acknowledged frankly that we were disappointed by the response to the RFP. Only two of the respondents are recognized developers with a substantial reputation and track record. With few exceptions, the level of sophistication and development experience evidenced by the submissions is below what we believe is required for a project of this size and complexity. In the end, the most viable proposals were submitted by local developers familiar with Garden City and its political environment.

Indeed, most of the developers initially identified by KBA as having significant residential development experience elected not to respond to the RFP, even though many of them had gone on a site tour with us and had invested additional time in reviewing extensive information about the site. Informal follow-up with some of these firms revealed that the uncertainties of the parkland alienation approval process combined with the litigation brought by the founders of the Committee to Save St. Paul's against the Village, its Trustees, and KBA — evidence that the project lacked the strong, local and unified political support needed to obtain the parkland alienation approval from the New York State legislature — added up to more risk than most developers were willing to take. Other reasons cited by developers included the small size of the building, the inherent risk of rehabilitating an historic structure, and the cooling market for upscale condominiums in the New York area.

The feasibility analysis of St. Paul's undertaken prior to issuance of the RFP suggested that this is a risky project, but indicated that redevelopment of the existing building and Ellis Hall could most likely be undertaken on a breakeven basis — that is, without an up-front payment for the land but without cost to the Village. The three most viable proposals, however, are all requesting some form of subsidy by the Village. This is either in the form of direct capital investment, rent payments in excess of fair market value, or new development in excess of the 16,000 square-foot limit stated in the RFP, which represents the replacement square footage associated with the demolition of Ellis Hall.

During the next stage of the selection process, we recommend that the Village work with the selected respondents to modify their proposals so that the amount of subsidy being requested can be compared on an "apples to apples" basis—and ideally, negotiated down. For example, all proposers should limit the amount of new development to 16,000 square feet as required in the RFP and provide versions of their proposal with and without community space. In addition, the Village should require respondents to standardize the amount of community space included in their projects so that the incremental subsidy required for such space can be quantified. These "apples to apples" comparisons will in turn provide the Village with the basis for getting the public's input on whether taxpayers are willing to make a financial contribution for the redevelopment of St. Paul's (and if so, how much), whether residents would prefer to accept additional density on the site, or whether they would prefer the Village to consider other options, including demolition of the building.

Analysis and Recommendations

Based on our analysis, KBA recommends that the Village continue discussions with the three developers whose proposals come closest to meeting the Village's three criteria of historic preservation, project feasibility, and return: the Albanese Organization, AvalonBay Communities, and the Committee to Save St. Paul's with its developer, the Canus Corporation. We believe that the Village should eliminate from further consideration the remaining four proposals which do not meet the minimum submission requirements, grossly exceed the development guidelines, and/or do not adequately demonstrate the feasibility of the proposed project.

Recommended for Short-List (in alphabetical order)

The Albanese Organization

The Albanese Organization submitted a proposal for the Modified Case calling for 42 condominium units, 125 underground parking spaces, preservation of the 2,800 square-foot chapel, and 11,000 SF of community space in the Main Building, as well as the development of 8 townhouses with 33,000 square feet of new development located to the rear of the site. This plan required public subsidy of almost $28 million. In response to the Village's request, Albanese revised this proposal to replace the 11,000 square feet of community space (but still preserving the chapel) with 7 additional condominium units, which reduced the required subsidy to $19,250,000. This alternative is analyzed in the attached matrix.

Primary Strengths: (1) the Albanese Organization's extensive local development experience, both in the New York metropolitan area and in Garden City, (2) the project's top-quality design and historic preservation approach, including the location of all parking below grade, (3) project credibility and feasibility demonstrated by the developer's thorough response, carefully estimated capital budget, and financing experience, and (4) future tax proceeds from the new residential condos, which would yield an estimated $1,000,000 in taxes to the Village and school district per year.

Primary Weaknesses: (1) magnitude of the financial contribution required from Village taxpayers, and (2) the proposed new townhouse development, while tasteful and well-designed, is double the maximum floor area stated in the RFP. Although pressed to scale down the $100 million cost of the project and thus the need for subsidy by "value engineering" the design, reducing developer fees, and otherwise scaling back the generous soft cost budget, the Albanese Organization declined, responding that the project was correctly budgeted for its target market and level of risk. Albanese envisions receiving subsidy through the form of a "public / private partnership," which needs to be more thoroughly defined.

AvalonBay Communities

The AvalonBay proposal consists of renovating the Main Building into 70 residential rental units, demolishing Ellis Hall, and constructing 37 new townhouse units totaling 48,000 square feet (including 12,000 square feet for below-grade basement space) and a 2-level parking structure (with the lower level partially below grade). AvalonBay is offering an initial payment of $1 million for a 99-year ground lease. AvalonBay is also proposing a 35-year Payment In-Lieu of Taxes (PILOT) program, which would contribute annual payments in-lieu of taxes starting at $200,000 in year 1 and increasing over the 35-year term to $700,000. Avalon intends to use historic tax credits to fund a portion of the project equity.

Primary Strengths: (1) AvalonBay's proven track record in developing and managing comparable projects, including projects involving an extensive public approval process and historic preservation, (2) AvalonBay's financial strength and credibility as a major national REIT, and (3) the project's ability to operate without ongoing financial support from the

Village. Since 2001, AvalonBay has completed or is developing over 3,750 units in the NY metropolitan area at a total project cost of $1.1 billion.

Primary Weaknesses: (1) proposed new construction of 48,000 SF (36,000 SF above grade), which is substantially more than the 16,000 square feet stipulated in the RFP, and (2) the lack of underground parking. AvalonBay proposes to minimize the impact of these features by locating most of the new residential construction behind the Main Building with one-third of the new square footage below grade, and by constructing the lower level of the parking structure partially below grade. AvalonBay has indicated that the project's financial viability becomes challenged with greater conformance to the development guidelines.

Committee to Save St. Paul's (CSSP) / Canus Corporation

The CSSP/Canus proposal responds to the Base Case and consists of renovation of the Main Building with 67 residential rental units, 10,300 square feet of community and senior center space, and preservation of the 2,800 square-foot chapel. Parking would be provided in surface parking lots throughout the site. CSSP's developer, the Canus Corporation, has experience in developing residential projects, primarily in the Philadelphia area, utilizing federal low-income and historic preservation tax credits; however, none of its projects have been of the same size, scale, and complexity as St. Paul's. CSSP/Canus's proposed project financing consists of $28 million in taxable bonds, $7.3 million in syndicated historic tax credit equity, and $6.3 million in deferred developer fees. CSSP/Canus proposes a $1/year ground lease payment and a PILOT of $225,000 per year in lieu of taxes, both for an unspecified term. Finally, the proposal requires the Village to provide an annual subsidy of $962,500 per year—according to CSSP, this represents $100 in additional taxes per Village household—in addition to paying operating expenses in connection with its sublease of the public space. This translates to a "rent" of more than $70 per square foot, far above the market for space in Garden City.

Primary Strengths: 1) approach to historic preservation, 2) lack of additional new development, and 3) potential ability to garner support needed to secure the parkland alienation.

Primary Weaknesses: 1) remaining reservations about Canus's ability to execute a project of this type, as most of Canus's relevant development projects are located within Pennsylvania and had project costs below $20 million, 2) underfunded capital budget, especially with respect to interest reserve and other soft costs, which underscores concerns about the developer's experience with projects of this type, 3) questions about the developer's capacity and financial strength, particularly with respect to its ability to provide a bankable completion guarantee, 4) magnitude of the on-going, annual public subsidy required for the project, and 5) all parking located at-grade. We are continuing discussions with CSSP and its developer to address these issues.

INCORPORATED
VILLAGE OF GARDEN CITY

January 29, 2007

TO: Committee on St. Paul's - 2007
Trustee John L. Mauk
Trustee Peter A. Bee
Trustee Thomas M. Lamberti
Messrs. Robert Davis
Cosmo Veneziale
James Carney

RE: **Proposal - Bernard Marson Architect/Eskar International Limited**

Enclosed please find a proposal and a supplementary book of architectural drawings which were received today from Bernard Marson Architect, AIA with regard to the developer Simon Karimzadeh of Eskar International Limited.

Robert L. Schoelle, Jr.
Village Administrator

RLS:kma
Enc.
cc: Mayor Gerard P. Lundquist

BERNARD MARSON ARCHITECT AIA
401 BROADWAY NEW YORK NY 10013 TEL 212 965-8989 FAX 212 965-8787 Email:bmarson@covad.net

TRANSMITTAL SHEET

DATE: January 24, 007

TO: Robert L Schoelle Jr
Village Administrator
Incorporated Village of Garden City
Garden City NY 11530-9695

RE: St Paul's School

REMARKS:

12 copies of Proposal for St Paul's School, Garden City NY
12 copies of supplementary booklet of Architectural drawings.

Fedex

PROPOSAL

ST PAUL'S SCHOOL
GARDEN CITY NY

PROPOSAL FOR ST PAUL'S SCHOOL GARDEN CITY, NY

1. DEVELOPER INFORMATION

The development will be a joint venture by Litas Investing Inc. and Eskar International Limited.

LITAS INVESTING CO., INC.
Harry Knecht, President
86-01 114th Street
Richmond Hill, NY 11418

Tel: 718 441 2811
Fax: 718 847 3473
Email: skatukas@aol.com

V. Vebeliunas
Chairman of the Board
380 Duck Pond Road
Matinecock, NY 11560
Tel: 516-759-1676
Fax: 516-759-1677

AND

ESKAR INTERNATIONAL LIMITED

Simon Karimzadeh
Eskar International Limited
29 Brim Hill
London N2 OHD

Tel: 011 44 208 458 4956
Fax: 011 44 208 455 2196
Email: estec@screaming.net

Mr. Karimzadeh is the primary representative of the joint venture.

General overview of the partners

Eskar International Limited

Eskar International Limited was founded in 1956 and incorporated in 1961.
The company is a fully focused Real Estate Investment and Development Company
The Main company has net assets in US Dollars terms of $250 Million of which it has cash deposits of $200 Million.

Eskar International Limited has made a $50 Million investment into Quantum investments; this is matched by $50 Million of other outside investors. Quantum Investment Trust owns a property portfolio which is now valued at $1.2 Billion throughout the United Kingdom.

Eskar International has now launched its second fund called European Land Limited which will have a Non-UK investment portfolio in main land Europe.

We are looking to make an IPO of shares in European Land Ltd which will be floated for $250 Million in early 2008. This will give Eskar International a net cash inflow of
$200 Million in 15-18 months time .

Eskar International Ltd is Dun and Bradstreet 5A/1 Credit rated .

Core competencies

Provide finance and equity investment to property sector.
Underwriting of Property developments
Underwriting at Lloyds of London (insurance)
Refurbishment of Grade I and Grade II Listed Historic Buildings
Investment in Income producing commercial Real Estate.
We achieve and exceed the highest standards and qualities.

Past Experiences of Historic buildings

Apethorpe Hall
The Acquisition and commencement of restoration of one of the UKs most important buildings . This was such an important building that it was forcibly purchased by the British Government before the completion of our restoration of the property .
52,000 ft Main Building
We obtained rezoning and change of use from a former School to one Main Mansion and 18 Houses

Reference
Mr Stephen Goldberg
The English Property Trust
Tanglewood House
Hyver Hill
London NW7 4HV
Tel 020 8906 1270

117 Park Lane
Lonfon W1

One of Londons most premier addresses was an old disused Banking Hall
This was converted to 8 luxury apartments

Project Manager Mr Eddie Walsh
Tel 0790 522 8793

Mellor House Manchester
116 000 ft Gross Former 1890's Cotton Mill
We obtained change of use and rezoning of an ornate Victorian Building
Originally used as a Victorian Cotton Mill to be converted to 94 Loft apartments

Ref
Mr Ray Makin
Makin Architecture
Bainbridge House
London Road
Manchester M1 2PW
Tel 0161 236 0051

Broadgate Centre
Liverpool Street
London
The refurbishment of Liverpool Street Rail Station. A historic Main
Rail Station of 450,000 ft. together with over 3.0 Million ft. New build
Office and retail development scheme.

Finsbury Square
London EC2
Period Office building
500,000 ft. Renovation and new build.

Financial Capacity

Our financial capacity is virtually unlimited. We have £ 250 Million of equity to deploy and this can be leveraged up to $2.5 Billion by co-partnering with financial institutions Goldman Sachs, Bank of Scotland and Lehman Brothers in a partnership form, we can finance $5 Billion in assets. This is comfortably more than any single building or development worldwide.

Attached are our financial accounts together with credit report.

Scope of Current Projects

We have over 3 Million Square Feet of projects under construction in Switzerland and Germany.

Development experience in NY

We have no experience in NY Metropolitan area, however our partner Litas Investing Co., Inc. has the relevant experience as set out in their summary that follows.

Litas Investing Co., Inc.

The Chicago subdivision resulting in 800 homesteads was personally supervised by V. Vebeliunas. Harry Knecht organized the Lattingtown project. Our experience in subdivision proceedings in Chicago (Lemont) and New York (Lattingtown) certainly taught us how to go about it. We have already made inquiries in Albany to feel the pulse of their consent in giving up the unused acreage of the local park for the new residential development. We expect no big opposition since the Village of Garden City will endorse and support our application

2. TEAM INFORMATION

Key Personnel

Eskar International Limited

Simon Karimzadeh
One of the United Kingdoms most powerful and astute property developer and investor with a special passion for Historic Buildings.

Peter Inskip
Is an architect specialising in Historic Buildings. He is a world authority on the subject of restoration and conversion of Historic Buildings and is usually appointed by English Heritage and Crown Estate for the projects of National Importance.

Peter Inskip's experience in Historic Buildings is vast. He has worked with us for the Restoration programme and subdivision of the grounds at Apethorpe Hall before it was sold to English Heritage as a property of National Interest. He also worked a 15th Century building, which was once owned by Henry VIII.

Relevant experience
The restoration of Somerset House – a Royal Palace owned by the Crown Estate

The restoration of Bute Castle

The refurbishment of the former world HQ of HSBC bank in the City of London
A 1900 office building

He will be making site visits to Garden City and overlooking the project and architectural issues together with the New York team.

Bernard Marson was selected because of his experience in the renovation of historic buildings. He selected his consultants as those best suited for the project.

ARCHITECTURAL AND ENGINEERING TEAM

Bernard Marson AIA Architect
401 Broadway
New York NY 10013

Bernard Marson is a Professional Engineer as well as a Registered Architect. His practice has included commissions for public and private housing, resort hotels, institutional buildings, medical centers, factories, office buildings, private residences and many innovative designs involving advanced technology such as automated parking garages and prefabricated elements. This work has included new buildings as well as renovations. He recently participated in an AIA study group in Los Angeles examining the National Historic Herald-Examiner Building and is currently designing the restoration of a ten-story National Historic office building in Kansas City. He has received Honor Awards from the American Institute of Architects, including the Long Island Chapter, and has been published widely in books, journals and other periodicals in the United States, Europe and Japan.

Structural Engineer

Louis J. Nacamuli, PE, PP
Nacamuli Associates
100 Jefferson Avenue
Elizabeth NJ 07201

The firm of Nacamuli Associates was established in 1971 for the purpose of providing Professional Engineering services specializing in structural and geotechnical engineering. The firm has been responsible for the design and construction of over one thousand major projects totaling over five billion dollars in construction. Projects include Specialized Structures, Distribution Centers, Office Buildings, Hotels, Apartment Buildings, Schools, Churches, Public Works Projects, and Shopping Centers. The firm is experienced in both low and high-rise construction. The firm has also provided

on-site structural steel and concrete construction inspection, including design and inspection services for existing structures, and the inspection and supervision of pile foundation construction. The firm presently employs 25 people providing design, drafting, CAD operation, and on-site inspection. Nacamuli Associates has earned the NJACI/NJRMCA awards for excellence in concept, originality, and application of structural concrete in 1978 for the Meadowlands Hilton Hotel, in 1994 for the Ellis Island American Immigrant Wall of Honor, in 1995 for Rutgers Stadium and in 2002 for Liberty View Towers. "New York Construction News" recognized the firm by its inclusion in the top 20 projects for 2000 for the Tribeca Grand Hotel.

Mechanical Engineer

Laszlo Bodak PE
Laszlo Bodak Engineer PC
45 West 36 Street
New York NY 10018

Laszlo Bodak is a graduate of City College of New York and a Professional Engineer with licenses in many states. His firm is one of the leading mechanical and electrical engineering firms in New York and he is a an author and lecturer in the fields of automation, fire safety and heating ventilating and air conditioning. He is particularly effective in environmentally sensitive design and was chosen to lead the project into a geothermal solution for heating and air conditioning.

Landscape Architect

Susannah Churchill Drake
137 Clinton Street
Brooklyn NY 11201

Susannah was born in Cambridge England and raised in Norwich, Vermont. She earned a Bachelors of Arts degree in Art History and Studio Art from Dartmouth College in 1987 where she was awarded the Nathan Pearson Award in Engineering, Putnam Fellowship. In 1995 she received Masters of Architecture and Master of Landscape Architecture degrees from the Harvard University Graduate School of Design.

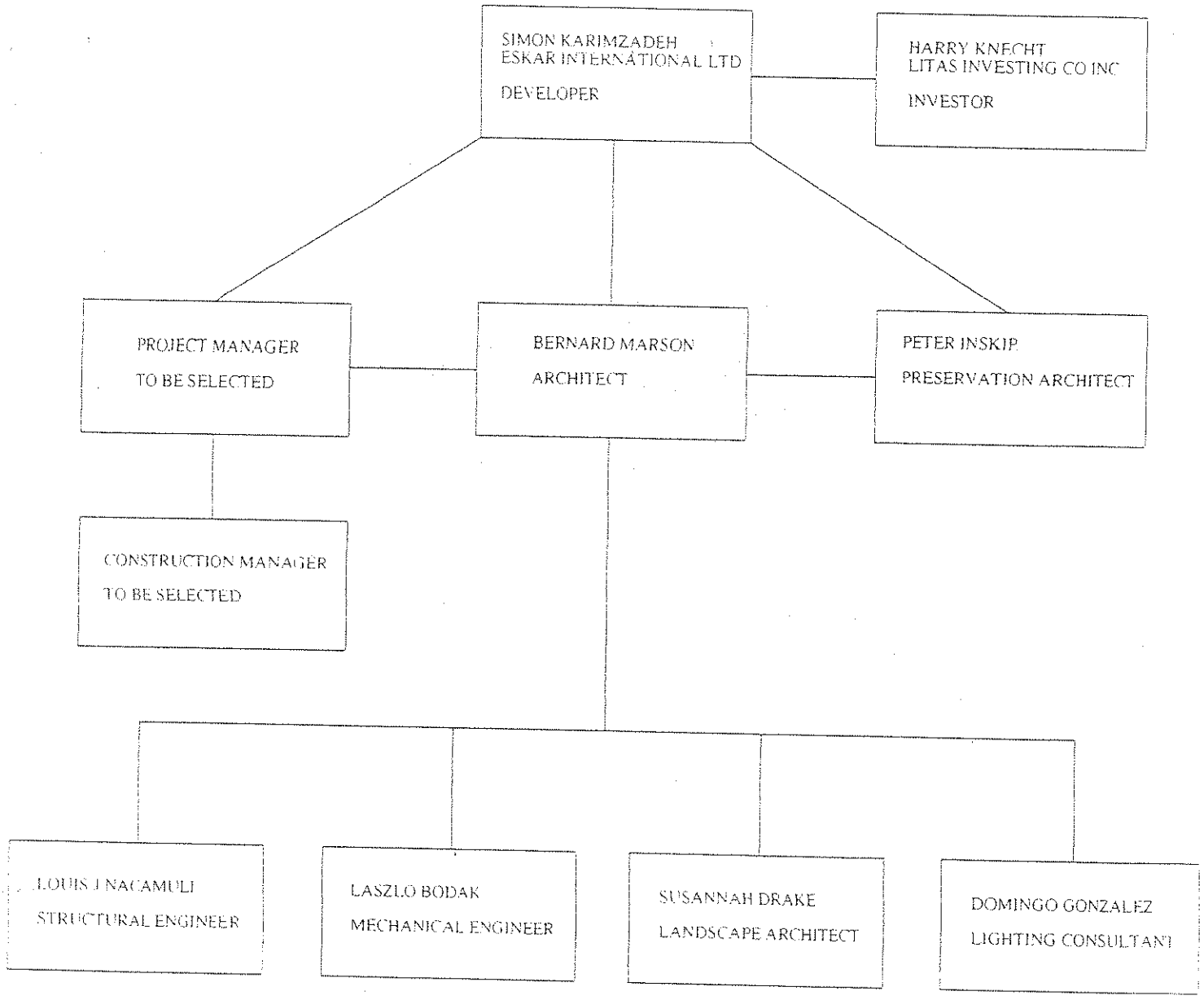
In almost twenty years of professional practice, Susannah worked on architecture and landscape projects that range in scale from urban residential gardens in San Francisco to the public plaza at Rockefeller Center to 150,000 acre ranch plans in Wyoming. For six years, as an Associate at Rogers Marvel Architects, she led large urban design and planning projects for clients such as Dartmouth College, The University of Georgia, The City of Cody Wyoming and The Battery Park City Authority. Current project include a design study of means and methods for ameliorating the impact of the Brooklyn Queens Expressway in Cobble Hill & Carroll Gardens, a project funded by a grant from the New York State Council on the Arts. In 2006 Drake was also the recipient of a James Marston Fitch Fellowship for her work on campus landscapes of Beatrix Farrand.

Susannah is an active member of the Harvard GSD Endowment Committee, the AIA, the ASLA, SCUP and the Brooklyn Heights Association Board of Governors. For over a decade she has been a member of the Municipal Art Society, The Design Trust for Public Space and the NY Architectural League. She has served on juries at Harvard, Dartmouth College, Parsons, and Middlebury and was an instructor of history of garden design, design studio, graphics and drawing at the New York Botanical Garden. In the summer of 2004 she lectured on Streetscape Security Issues to the ASLA Safe Spaces Symposium in Chicago. She is a registered Landscape Architect in New York State.

Lighting Consultant

Domingo Gonzales
Gonzales Associates

Domingo Gonzalez is one of the most noted architectural lighting designers in America. He has been practicing for the last 27 years with a varied background in architecture, interior design, and product development. During this time Domingo has served as the lead lighting designer on over 1,200 installations world wide covering a diverse range of projects including residences, transportation, hospitality, healthcare, historic preservation, educational and corporate facilities. Domingo graduated from the City College of New York where he currently serves as Instructor in Lighting Design and has lectured on lighting design around the country. In 2001 he was named LDI Architectural Lighting Designer of the Year, and has received ten IES Lumen Awards and six Lucy B. Moses Preservation Awards and six GE Edison Lighting Awards. From 1992 to 1997 Domingo served on the IES School & College facilities committee and was a contributing author to **IES RP-3001: Lighting for Educational Facilities**. Spring 2004 saw the publication of **"Building Types Basics for Transit Facilities"** which featured Domingo and Senior Associate AC Hickox as contributing authors. Over the last decade, Domingo has overseen major projects in the metropolitan area including the award-winning George Washington Bridge, WTC Temporary Path Station, 2nd Avenue Subway, East Side Access, JFK Light Rail, West Side Ferry Terminal, Hudson River Park, Queens West Waterfront Redevelopment, and the restoration of Newark Penn Station.


SIMON KARIMZADEH
ESKAR INTERNATIONAL LTD
DEVELOPER
HARRY KNECHT
LITAS INVESTING CO INC
INVESTOR
PROJECT MANAGER
TO BE SELECTED
BERNARD MARSON
ARCHITECT
PETER INSKIP
PRESERVATION ARCHITECT
CONSTRUCTION MANAGER
TO BE SELECTED
LOUIS I NACAMULI
STRUCTURAL ENGINEER
LASZLO BODAK
MECHANICAL ENGINEER
SUSANNAH DRAKE
LANDSCAPE ARCHITECT
DOMINGO GONZALEZ
LIGHTING CONSULTANT

ESKAR INTERNATIONAL LIMITED

FINANCIAL ACCOUNTS FOR THE YEAR ENDED 28TH FEBRUARY 2005

ESKAR INTERNATIONAL LIMITED

DIRECTORS:	S Karimzadeh E Karimzadeh
SECRETARY:	S Karimzadeh
REGISTERED OFFICE:	Boundary House 91-93 Charterhouse Street London EC1 6HR
REGISTERED NUMBER:	708736
AUDITORS:	Tobin Associates

ESKAR INTERNATIONAL LIMITED

FINANCIAL ACCOUNTS
FOR THE YEAR ENDED 28TH FEBRUARY 2005

CONTENTS

1. Report of the Directors

2. Auditors' Report

3. Profit and Loss Account

4. Balance Sheet

5-7. Notes to the Accounts

The following page does not form part of the Statutory Accounts

Appendix

1. Trading and Profit and Loss Account

ESKAR INTERNATIONAL LIMITED

REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 28TH FEBRUARY 2005

The directors present their annual report with the accounts of the company for the year ended 28th February 2005.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was importing skins and agricultural and produce

DIRECTORS

The directors in office in the year and their beneficial interests in the company's issued ordinary share capital were as follows:

	Ordinary Shares of £1 each	
	2005	2004
S Karimzadeh	109,563,000	109,563,000
E Karimzadeh	16,001,000	16,001,000

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial accounts for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial accounts the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial accounts;
- prepare the financial accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial accounts comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITORS

The auditors Tobin Associates are deemed to be reappointed in accordance with section 386 of the Companies Act 1985.

SMALL COMPANY EXEMPTIONS

This report is prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Signed on behalf of the
board of directors

S Karimzadeh
Director

TOBIN ASSOCIATES

ACCOUNTANTS & REGISTERED AUDITORS

Tel: 020-7608 3633

Boundary House (3rd floor)
91-93 Charterhouse Street
London EC1M 6HR.
e-mail: Tobinandcompany@aol.com

Fax: 020-7608 3201

YOUR REF

OUR REF

AUDITORS' REPORT TO THE SHAREHOLDERS OF ESKAR INTERNATIONAL LIMITED

We have audited the financial accounts on pages 3 to 7 for the year ended 28th February 2005.These financial statements have been prepared in accordance with the Financial Reporting Standard For Smaller Entities (effective June 2002), under the historical cost convention and accounting policies set out on page 5.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

As described on page 1 the company's directors are responsible for the preparation of financial accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts and to report our opinion to you.

BASIS OF OPINION

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial accounts, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial accounts.

OPINION

In our opinion the financial accounts give a true and fair view of the state of the company's affairs as at 28th February 2005 and of its loss for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

TOBIN ASSOCIATES

21st December 2005

SR

ESKAR INTERNATIONAL LIMITED

FINANCIAL ACCOUNTS FOR THE YEAR ENDED 28TH FEBRUARY 2006

ESKAR INTERNATIONAL LIMITED

FINANCIAL ACCOUNTS
FOR THE YEAR ENDED 28TH FEBRUARY 2006

CONTENTS

1. Report of the Directors
2. Auditors' Report
3. Profit and Loss Account
4. Balance Sheet
5-7. Notes to the Accounts

The following page does not form part of the Statutory Accounts

Appendix

I Trading and Profit and Loss Account

ESKAP INTERNATIONAL LIMITED

REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 28TH FEBRUARY 2006

The directors present their annual report with the accounts of the company for the year ended 28th February 2006

PRINCIPAL ACTIVITY
The principal activity of the company in the year under review was importing skins and agricultural and produce

DIRECTORS
The directors in office during the year and their beneficial interests in the company's issued ordinary share capital were as follows:

	Ordinary Shares of £1 each	
	2006	2005
S Karimzadeh	109,563,000	109,563,000
E Karimzadeh	16,001,000	16,001,000

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial accounts for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial accounts the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial accounts;
- prepare the financial accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial accounts comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITORS
The auditors Toban Associates are deemed to be reappointed in accordance with Section 386 of the Companies Act 1985.

SMALL COMPANY EXEMPTIONS
This report is prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Signed on behalf of the
board of directors

E Karimzadeh
Director

12th December 2006

TOBIN ASSOCIATES
ACCOUNTANTS & REGISTERED AUDITORS

Tel:
020 - 7608 3633

Boundary House (3rd floor)
91 - 93 Charterhouse Street
London EC1M 6HR.
e-mail: Tobinandcompany@aol.com

Fax:
020 - 7608 3201

YOUR REF

OUR REF

AUDITORS' REPORT TO THE SHAREHOLDERS OF RSKAR INTERNATIONAL LIMITED

We have audited the financial accounts on pages 3 to 7 for the year ended 28th February 2006. These accounts have been prepared in accordance with the Financial Reporting Standard For Smaller Entities (effective June 2002), under the historical cost convention and accounting policies set out on page 5

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

As described on page 1 the company's directors are responsible for the preparation of financial accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts and to report our opinion to you.

BASIS OF OPINION

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial accounts, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial accounts.

OPINION

In our opinion the financial accounts give a true and fair view of the state of the company's affairs as at 28th February 2006 and of its loss for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

TOBIN ASSOCIATES

12th December 2006

ESKAR INTERNATIONAL LIMITED

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 28TH FEBRUARY 2006

	Notes	2006		2005	
		£	£	£	£
TURNOVER	1		3,715		2,300
Cost of Sales			200		904
GROSS PROFIT			3,515		1,396
Net Operating Expenses					
Administrative Expenses			140,114		21,833
OPERATING LOSS	2		(136,599)		(20,437)
			(136,599)		(20,437)
Bank Interest			2		-
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION			(136,597)		(20,437)
Tax on Ordinary Activities			-		-
LOSS ON ORDINARY ACTIVITIES AFTER TAXATION		£	(136,597)	£	(20,437)
STATEMENT OF RETAINED EARNINGS					
Loss Brought Forward			(112,419)		(91,981)
Loss for the Year			(136,597)		(20,437)
RETAINED LOSS CARRIED FORWARD		£	(249,016)	£	(112,418)

None of the company's activities were acquired or discontinued during the above two financial years.

There were no recognised gains or losses other than the profit or loss for the above two financial years.

The notes on pages 5 to 7 form part of these accounts.

ESKAR INTERNATIONAL LIMITED

BALANCE SHEET
AS AT 28TH FEBRUARY 2006

	Notes	2006		2005	
		£	£	£	£
FIXED ASSETS					
Tangible Assets	3		1,657		3,949
CURRENT ASSETS					
Stock	1	17,800		18,000	
Debtors	4	66,181		194,141	
Investments	5	19,557,480		19,557,480	
Cash at Bank		140,045,216		114,800,850	
		159,686,677		134,570,471	
CREDITORS - Amounts Falling Due within One Year	6	34,367,350		9,114,838	
NET CURRENT (LIABILITIES)/ASSETS			125,319,327		125,455,633
TOTAL ASSETS LESS CURRENT LIABILITIES			£ 125,320,984		£ 125,457,582
CAPITAL AND RESERVES					
Share Capital	7		125,570,000		125,570,000
Profit and Loss Account			(249,016)		(112,418)
TOTAL SHAREHOLDERS' FUNDS	8		£ 125,320,984		£ 125,457,582

These accounts are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Signed on behalf of the
board of directors

E Karimzadeh
Director

Approved by the board: 12th December 2006

The notes on pages 5 to 7 form part of these accounts.

ESKAR INTERNATIONAL LIMITED

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 28TH FEBRUARY 2006

1. ACCOUNTING POLICIES

Basis of Accounting
The accounts have been prepared under the historical cost convention and in accordance with the Financial Reportig Standard for Smaller Entities (effective June 2002).

Turnover
Turnover represents net sales excluding VAT.

Tangible Fixed Assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Plant and Equipment	15% on written down value
Fixtures and Fittings	15% on written down value

Stock
Stock is valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow-moving items.

Deferred Taxation
No provision has been made for deferred Taxation.

Cash Flow Statement
The company has taken advantage of the exemption provided by Financial Reporting Standard 1 and has not prepared a cash flow statement.

2 OPERATING (LOSS)/PROFIT

The Operating Loss (2005 - Loss) is stated after charging:

	2006 £	2005 £
Depreciation of Tangible Fixed Assets	292	343
Auditors' Remuneration	1,500	2,000

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 28TH FEBRUARY 2006

3. TANGIBLE FIXED ASSETS

	Plant & Equipment £	Fixtures & Fittings £	TOTAL £
COST			
At 1st March 2005 and At 28th February 2006	3,637	7,526	11,163
DEPRECIATION			
At 1st March 2005	2,416	6,798	9,214
Charge for the year	183	109	292
At 28th February 2006	2,599	6,907	9,506
NET BOOK VALUE			
At 28th February 2006	1,038	619	1,657
At 28th February 2005	1,221	728	1,949

4. DEBTORS

	2006 £	2005 £
Amounts due within one year:		
Trade Debtors	450	-
Other Debtors	65,731	194,141
	66,181	194,141

5. CURRENT ASSET INVESTMENTS

	2006 £	2005 £
Hampton Securities	4,403	4,403
Quantum Investment Trust (Jersey)	19,553,073	19,553,073
Investment in Subsidiaries	4	4
	19,557,480	19,557,480

ESKAR INTERNATIONAL LIMITED

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 28TH FEBRUARY 2006

6. CREDITORS: Amounts Falling Due Within One Year

	2006 £	2005 £
Other Creditors	2,080	1,220
Directors Loan Accounts	34,365,270	9,113,618
	34,367,350	9,114,838

7. SHARE CAPITAL

	2006 £	2005 £
Authorised: Ordinary £1 Shares	200,000,000	200,000,000
Allotted, Issued and Fully Paid	125,570,000	125,570,000

8. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2006 £	2005 £
Loss for the financial year	(336,597)	(20,437)
	(336,597)	(20,437)
Opening shareholders' funds	125,457,582	125,478,019
Closing shareholders' funds	125,320,984	125,457,582

3. RELEVANT EXPERIENCE

Eskar International Ltd

Apethorpe Hall ,
Apethporpe Village
The Acquisition and commencement of restoration of one of the UKs most important buildings . This was such an important building that it was forcibly purchased by the British Government before the completion of our restoration of the property .
52.000 ft Main Building
We obtained rezoning and change of use from a former School to a Mansion of 44.000 ft by taking it back to its original design and removing all the new additions and the renovation of the main building.
We also obtained subdivision of some of the land and the conversion of the Stables block to 5 houses of 2.500 ft and the renovation of 13 modern houses of 1.600 ft each .
The Mansion had an end value of £ 12 Million ($ 20 Million) and the smaller houses varied between £ 400 -700.000 ($ 700-1.300.000)

£ 3.1 Million purchase ($ 5.9 Million)
£ 7.5 Million refurbishment ($ 14 Million)
£ 19 Million end value ($ 35 Million)

Reference could be from

Mr Stephen Goldberg
The English Property Trust
Tanglewood House
Hyver Hill
London NW7 4HV
Tel 020 8906 1270

Mellor House Manchester

116 000 ft Gross Former 1890's Cotton Mill
We obtained change of use and rezoning of an ornate Victorian Building on 5 floors.
Originally used as a Victorian Cotton Mill to be converted to 94 Loft apartments .
The location in Manchester was a low value area giving low end values of £ 150.000 ($ 275.000) per unit. The Property after rezoning and building permits were obtained was sold as a development opportunity to another firm of developers.
£ 1 Million purchase price ($ 1.800.000)
£ 11 Million build cost ($ 19.000.000)
£ 14 Million end value ($ 25.000.000)

Reference from

Mr Ray Makin

Makin Architecture
Bainbridge House
London Road
Manchester M1 2PW
Tel 0161 236 0051

117 Park Lane
Lonfon W1

One of Londons most premier addresses was an old disused Banking Hall
This was converted to 8 luxury apartments

£ 4.1 Million purchase ($ 6.1 Million)
£ 2.5 Million refurbishment ($ 4.8 Million)
£ 9 Million end value ($ 17 Million)

Project Manager Mr Eddie Walsh
Tel 0790 522 8793

Litas Investing Co., Inc.

Harry Knecht. President; organized the subdivision of the Lattingtown, NY Project.

V. Vebeliunas. Chairman of the Board, personally supervised the subdivision in Lemont, a suburb of Chicago, IL.

Relevent Experience

1. Old Seminary Complex in Chicago, IL. The acquisition of the old seminary complex in Lemont, Illinois is an almost identical venture to that of the cathedral school. It contained a chapel and over 150,000 square feet contained in the school edifices. After reconstruction, we donated the chapel and several meeting halls to the community (recognized by the IRS as a charitable contribution valued at five million dollars). The rest of the enclosed area was developed into 23 rental units for seniors leaving the center with 15 acres. The rest of the land was subdivided into 800 residential plots. The subdivision process took about 18 months. The approved subdivision map is reflected in Attachment A and shows the donated land outlined in black.

2. Lundy's Restaurant and the Twelve Waterfront Blocks in Brooklyn, NY. The reconstruction of the entire Sheepshead Bay waterfront in Brooklyn, New York as it is today should also be credited entirely to Litas. On or about 1979, we acquired 12 blocks of Sheepshead Bay waterfront and its surroundings. This area we purchased from the estate of Irving W. Lundy, the owner of the land marked Lundy's Restaurant. At the time of acquisition, the land marked Lundy's restaurant was closed and the rundown broken windows were in the process of being boarded up. We initiated the reconstruction of the restaurant principally to the status of the rendering herewith enclosed. At the time of the acquisition, the Sheepshead Bay area was a rundown waterfront kept alive by fishing boats serving amateur fishermen. During the next ten years, we caused Lundy's Restaurant reconstruction to its former glory. As a consequence, we gradually sold out the entire 49 lots to selected entities. As a result, now the Sheepshead Bay area is a festive location continuously frequented by New Yorkers and visitors. The best witness to this achievement would be to drive from Emmons Avenue from Sheepshead Bay Road through 28th Street. The variety of new entities and businesses housed in the new or reconstructed buildings is a result of our ten-year management. Selected segments of the area is attached in Attachment B.

3. Myron Taylor Estate, Lattingtown, NY. Litas achieved another reconstruction of a historical site in saving the famous Myron Taylor estate formerly a residence of Captain Underhill. In 1977, Litas acquired the 64-acre Myron Taylor estate in Lattingtown, New York. In reality, we saved this memorable and historical site from the demolition crew. Many of these edifices like Morgan Estates were demolished and their beauty and creativity will be lost forever. Litas subdivided the 64 acres into 9 building lots leaving the estate with 3 buildings on 15_ acres and reconstructed same to stay there forever. Attachment C shows the subdivision of the land and the saved mansion.

Because the Village of Garden desires to see some visual demonstration of our past performance in other commercial ventures, we are attaching the following exhibits that describe Litas' experiance:

D. Scandinavian Valley Ski Lodge

E. Beach Club of Marco, Florida

F. Seawinds of Marco, Florida

G. Club Regency of Marco Island, Florida

H. Vero Beach, Florida – a senior retirement village.

ARCHITECT EXPERIENCE

Montauk Manor, Montauk NY

This eclectic old hotel from the 1920's, abandoned and in disrepair, was renovated in accordance with the Federal Preservation Tax Incentives and converted into condominium apartments. It was necessary to design 49 different apartment types, totaling 146 units to effectively use the unusual spaces of the old structure.

451 Broadway, New York NY

A 50,000 square foot timber warehouse from the late nineteenth century is being converted into a modern office building under the strict guidelines of the New York City Landmarks Preservation Commission. A new floor has been added (set back from the façade) and entire new mechanical systems have been installed.

210 Central Park South, New York NY

A 23 story undistinguished apartment house circa 1950 was renovated in 2003 and transformed into a granite-faced luxury building with a glass and steel canopy and a sleek modern lobby. Various condominium owners have attested to a major increase in value beyond the prevailing neighborhood and inflationary increase.

LOCAL CONSTRUCTION MARKET EXPERIECE

The Architect and his consultants have been selected because of their vast construction experience in the local market as well as their national and international experience

4. PROJECT NARRATIVE

We propose to renovate St Paul's Academy in accordance with the Base Case Scenario as outlined in the Request for Proposals with the single exception that we intend to build approximately 16,000 SF of new townhouses in the rear of the lot as credit earned for the demolition of 16,000 SF of Ellis Hall. Because we plan to rent the apartments created in the existing building, we offer a ground lease to the Village as outlined in our cost analysis.

The renovation will follow the provisions of the Federal Preservation Tax Incentives program. In order to gain the tax credit, we are required to renovate according to the exacting standards of the local and federal authorities. In addition to these requirements, we plan to renovate the south wing, the chapel and the main central stairway to restore the building to its former elegance. The south wing will be used as a series of art galleries. This wing and the chapel will become available for suitable non-profit use. The other wings of the first floor and the upper floors will be renovated to create forty-six luxurious rental apartments. An additional eight apartments will be located on the windowed

Lower Level. This level will also be used for a Fitness Center with gym and pool, meeting room, storage, building office and mechanical equipment.

New elevators and supplementary stairs will be installed in the existing building to meet local and federal accessibility requirements as well as current exit requirements. Some third floor apartments will become duplexes and some triplexes. These apartments will be equipped with private elevators to meet the accessibility standards.

We will market seventy-five percent of the luxury rental apartments to people over 55 years of age. No children under 19 will be allowed to live in these rental units. The Lower Level apartments will be offered as affordable apartments to residents and employees of Garden City.

The completed project will have 2 three-bedroom apartments, 17 two-bedroom apartments and 29 one bedroom apartments totaling 67,495 SF on floors 1-4 with an additional 8,691 SF on the Lower Level. These new fifty-four apartments will be serviced with a 114 car underground garage located to the north of the existing building. Ten attached three bedroom townhouses, which will be marketed for sale, each with its own two car garage, will be built on the north side of the property.

A colonnade will be built in a U shape to define a courtyard between the existing building and the new townhouses. This colonnade will also divide the private outdoor space of the townhouses from the semi-public courtyard. Supplementary trellises on the west colonnade will be used to hide the view of the adjoining field house. The gated courtyard will be landscaped in the tradition of English courtyards. The entire site will be carefully landscaped to complement the existing and new buildings as well as the courtyard.

The project will be built in a manner sensitive to the environment, including geothermal heating and air conditioning as well as high insulation low e windows and recycled materials.

We anticipate achieving a rental rate of $42.50 per square foot and a sales price for the townhouses of $700 per square foot. Our main market will be local "empty nesters". (See our schedule for timing.)

The residential units will be owned and managed by the development consortium of Litas and Eskar .

Eskar International Limited and Litas Investing Co will be joint venture partners. The majority of the investment will come from Eskar international Ltd. which will finance and control the project.

The ownership of the Chapel and the anciliary rooms on the first floor will be retained by one of the Karimzadeh Charitable foundations and will be a non profit charity for the preservation of Historic buildings.

The management of the use of the first floor will be controlled by the Karimzadeh family and it would be for non commercial, non profit uses such as family and ceremonial uses, exhibitions, and general use by the residents of Garden City There would be several exhibitions of art in these spaces which are pieces held by the Karimzadeh Family

The properties will be marketed by Daniel Gale . one of Long Islands most prominent Real Estate Agents . They would market both for sales and rentals.

5. DESIGN AND ARCHITECTRUAL DOCUMENTATION (See supplementary booklet)

6. CODE ANALYSIS

1. The current zoning district is R-20 where the permitted residential uses are limited to single family dwellings. The site would need a variance or to be re-zoned, most likely to R-A, which permits apartment houses.

2. The existing height of 5 stories (4 stories plus basement)/75' is not permitted as-of-right and may require a variance. Height limitations in R-A is 3 stories/40', with the Board of Trustees permitted to extend height to 4 stories/60'.

3. Apartments in the Basement are not permitted as-of-right in R-A districts and will need to be approved by the Village.

4. Off-street parking is required. Table 200-62.1 requires 1.75 or 2.25 cars per apartment (varies with the number of bedrooms per apartment) and applies to all districts

5. Bulk requirements for R-A districts.
   a. No FAR limitations
   b. Maximum Lot Coverage: 40%
   c. Maximum Density: 1 200 sf (minimum) of Lot Area per unit.
   d. Rear Yard: minimum 20 ft required
   e. Side Yard: minimum 20 ft required.
   f. Front Yard: minimum 50 ft required.
   g. Minimum Floor Area per Dwelling: 500 sf (minimum) for 2.5 rooms or less; 200 sf additional for every room or half room added.

Our project will comply with the New York State Building Code as well as local and federal standards related to accessibility under the Americans with Disability Act. In view of the ambiguity of the lot lines (where is the front yard for the Townhouses?), we request favourable review under the Zoning Code. We also require roadway easements for the Townhouses, which are accessed through the roadway to the Senior Center

7. FINANCIAL FEASABILITY

COSTS	QUANTITY	UNIT COST		
Hard Costs				
Acquisition (Ground Lease-See Annual Costs)			$0.00	
Demolition of Ellis Hall			$730,000.00	
Renovation Cost Existing Building	125,000	$200.00	$25,000,000.00	
New Building	16,000	$175.00	$2,800,000.00	
Parking Garage	114	$20,000.00	$2,280,000.00	
Subtotal Hard Costs			$30,810,000.00	
Soft Costs				
Financing 8% Construction Loan (1.5 years)	$30,810,000.00		$3,697,200.00	
Marketing	141,000	$10.64	$1,500,000.00	
Architecture and Engineering 6% Construction			$1,804,800.00	
Legal			$600,000.00	
Carrying Costs	141000	$5.32	$750,000.00	
Administration 2%	141000	$4.37	$616,200.00	
Subtotal Soft Costs			$8,968,200.00	
Total Costs			$39,778,200.00	
SALES				
Townhouses	16,000	$700.00	$11,200,000.00	
NET COSTS			$28,578,200.00	
RENTAL INCOME				
Full Rental (Floors 1-4)	67,495	$42.50		$2,868,537.50
Limited Rental (Basement)	8,691	$20.00		$173,820.00
Total Rental Income				$3,042,357.50
Vacancy Factor 5%				$152,117.88
Net rental income				$2,890,239.63
ANNUAL COSTS				
Operating Expenses, Taxes	125,000	$6.00		$750,000.00
Ground Lease				$250,000.00
Total Annual Costs				$1,000,000.00
Income before debt service				$1,890,239.63
Avail for debt service (80% Coverage)				$1,512,191.70
Mortgage 7% Constant				$21,602,738.57
Equity required				$6,975,461.43
Cash Flow				
Return				$378,047.93
				5.42%
Federal Tax Rebate 20% of 95% Renovation Costs				
Net Equity				$4,850,000.00
				$2,125,461.43
Return on net equity				
				17.79%

The residential units will be owned and managed by the development consortium of Litas and Eskar this would be commercial venture and most likely a new special purpose company (newco) which will be a New York Limited Liability Company or Limited Liability partnership.

Eskar international Limited and Litas Investing Co will form a joint venture controlled by Eskar international Limited .

The Mortgage will be guaranteed by Eskar international Limited

Potential sources of financing depends on whether or friendly European banks who we deal with are able to provide the loan under the Federal tax Credits scheme. If so it is likely to be either of
Credit Suisse
Helaba Bank
Bank of Scotland

8. Ability to Finance

We attach then Audited. financial statements which include balance sheet Income statement and Tax position for last two years of Eskar International Limited.

Eskar International Limited would provide the equity from cash resources

The Generaal Contractor will supply a completion bond..

9. Financial offer

We offer a ground lease paying $250.000 per annum with the right to purchase the land after a period of five years for $5.000.000.

We are seeking no financial contribution from the Village of Garden City .

10. Other Benefits to the Village

a. The Village will have a beautifully restored National Historic Place.
b. The restored interior galleries and chapel will be available for suitable use Village residents.
c. Tax base will be increased in accordance with the current assessment policies and with a very small burden on public services.

11. **Development schedule**

February 2007	Submission
March 2007	Selection of designated developer
March 2007	Start of Home Rule Legislation process and Architectural Planning
April 2008	Closing of Title and approval of construction documents.
June 2008	Commencement of construction
June 2009	Marketing of Apartments and Townhouses
December 2009	Completion of Construction
January 2010	Occupancy commences

CONCLUSION

We are willing to consummate the contract without delay.

LITAS INVENTING CO., INC.

By _____
Harry Knecht, President

ESKAR INTERNATIONAL LIMITED

By _____
Simon Karimzadeh, Managing Director

ATTACHMENT A

AGREEMENT ON TERMS OF DISCUSSION

The receipt or discussion of any information by the incorporated Village of Garden City (the "Village") including information contained in any proposals, ideas, concepts, models, drawings, or other material communicated or exhibited by the undersigned ("us") or on our behalf to the Village) shall not impose any obligation whatsoever on the Village or entitle us to any compensation therefor (except to the extent specifically provided in such written agreement, if any, as may be entered into between the Village and us). Any such information given to the Village before, with, or after this RFP, either orally or in writing, is not given in confidence and may be used or disclosed to others by the Village for any purpose at any time without obligation or compensation and without liability of any kind whatsoever. Any statement which is inconsistent with this agreement, whether made as part of or in connection with any information received from us or made at any other time in any fashion, shall be void and of no effect. This RFP is not intended, however, to grant to the Village rights to use any matter, which is the subject of valid existing or potential letters patent. The foregoing applies to any information, whether or not given at the invitation of the Village.

ESKAR INTERNATIONAL LIMITED

S Karimzadeh

By_____

Simon Karimzadeh, Managing Director

3rd January 2007

_____

Date

* For a joint venture, insert information and signature as appropriate for one participant of the joint venture on this page and for the other participant(s) on the additional page(s) (photocopy page for signatures of additional joint venture participants as required).

RENOVATION OF ST PAUL'S SCHOOL

GARDEN CITY, NEW YORK

Developer

Simon Karimzadeh
Eskar International Limited
29 Brim Hill
London N2 OHD
England

Architect

Bernard Marson AIA
401 Broadway
New York NY 10013

Preservation Architect

Peter Inskip
Peter Inskip and Peter Jenkins Architects
1 Newbury Street
London EC1A 7HU
England

Structural Engineer

Louis J Nacamuli PE
Nacamuli Associates
100 Jeffrson Avenue
Elizabeth NY 07201

Mechanical Engineer

Laszlo Bodak PE
Laszlo Bodak Engineer PC
43 West 36 Street (3rd Floor)
New York NY 10018

Landscape Architect

Susannah C. Drake
dLandstudio llc
137 Clinton Street
Brooklyn,NY 11201

Lighting Consultant

Domingo Gonzales
Gonzales Associates
25 Park Place (5th Floor)
New York NY 10007

PROJECT NARRATIVE

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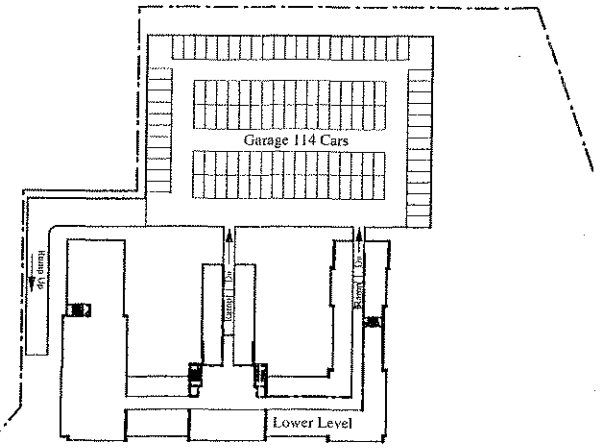
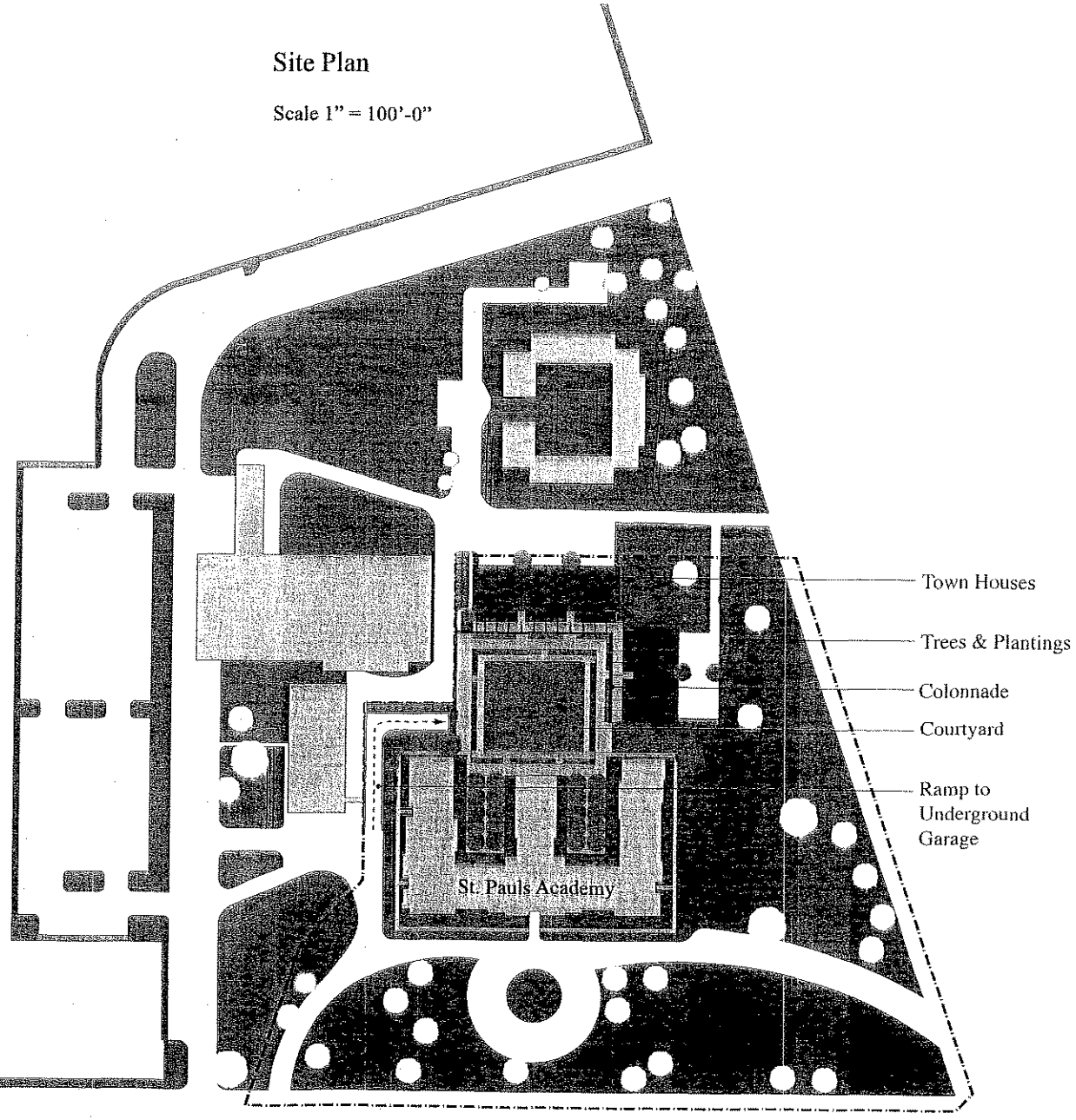
Underground Level

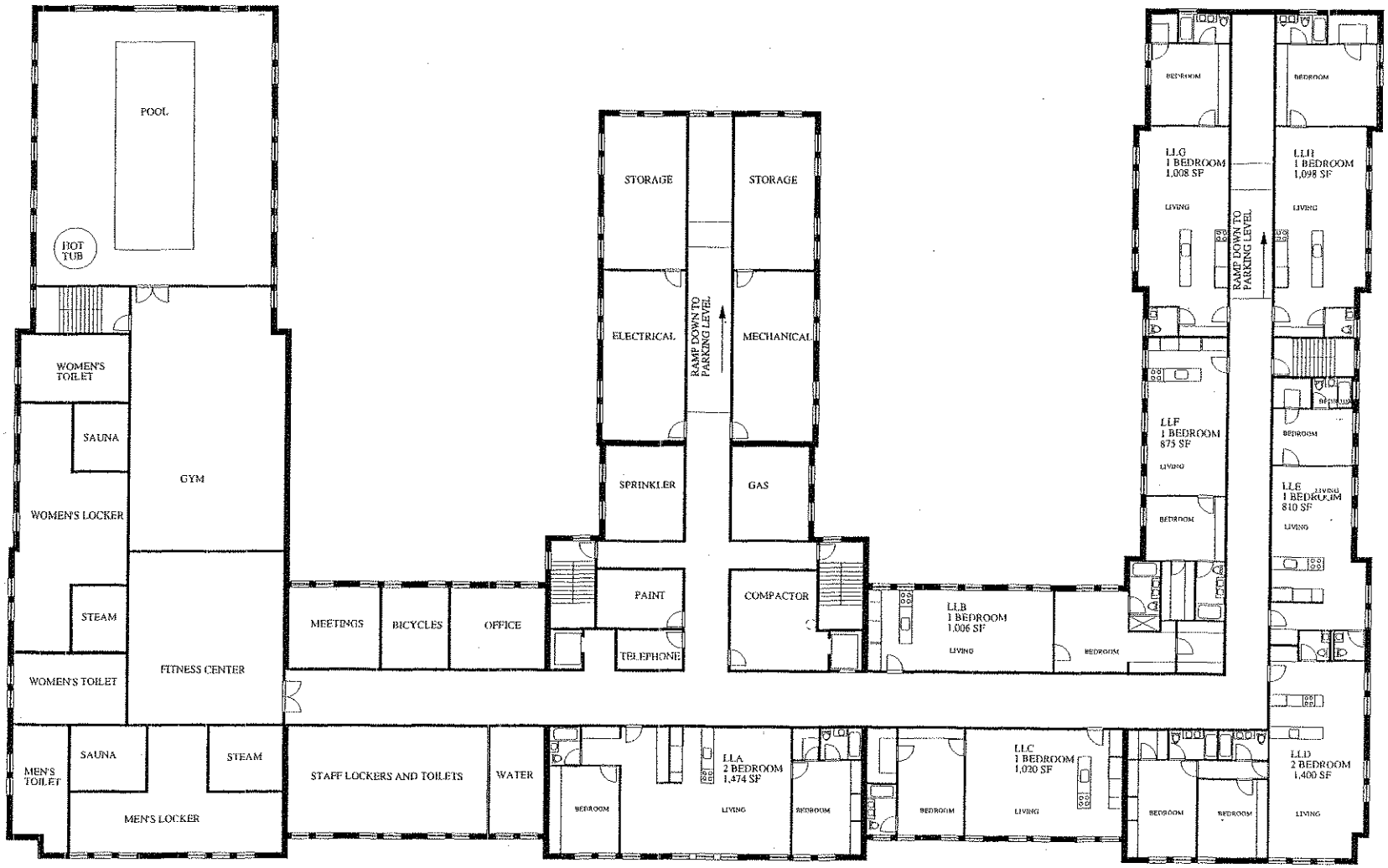
Scale 1" = 100'-0"



Site Plan

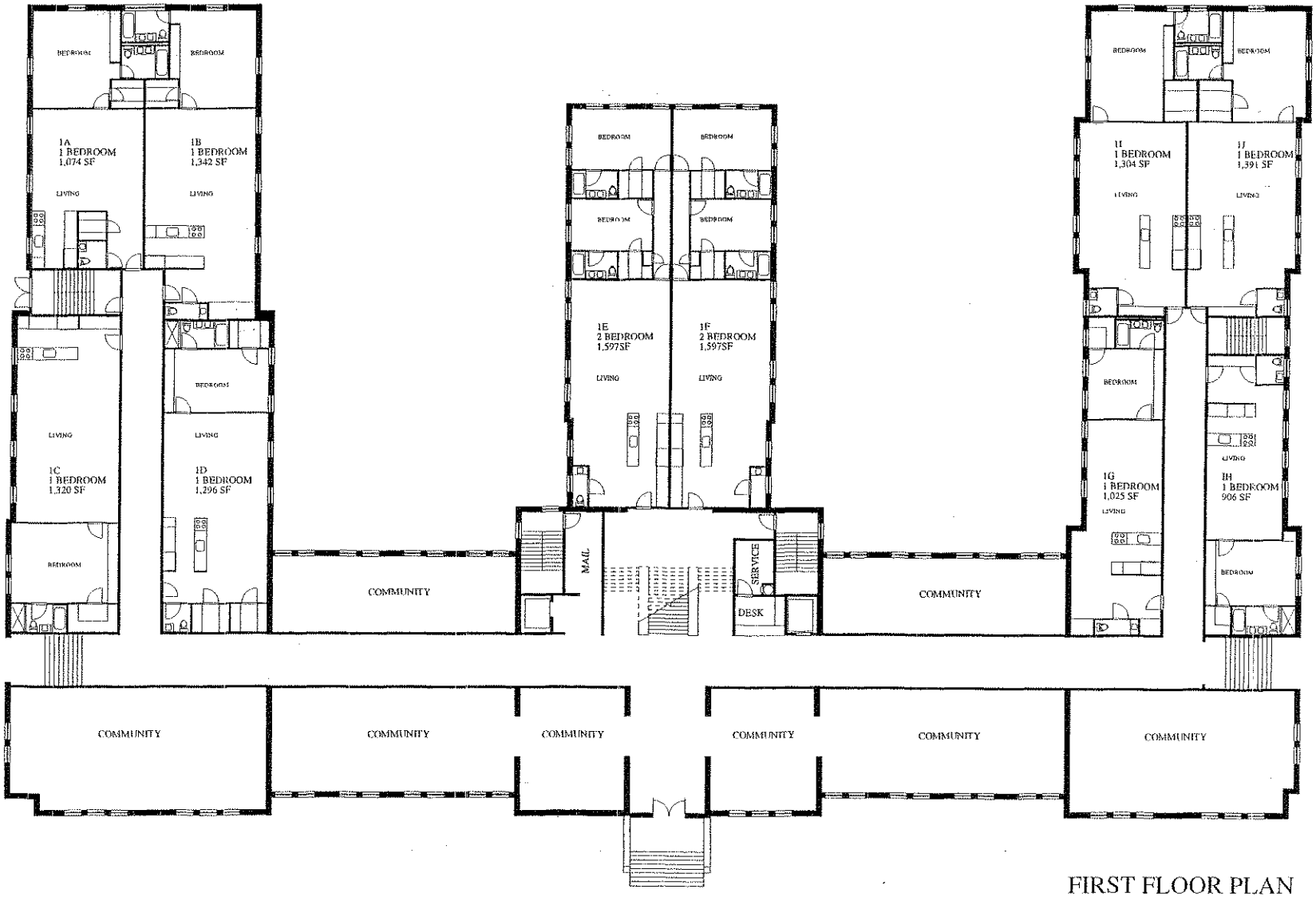
Scale 1" = 100'-0"





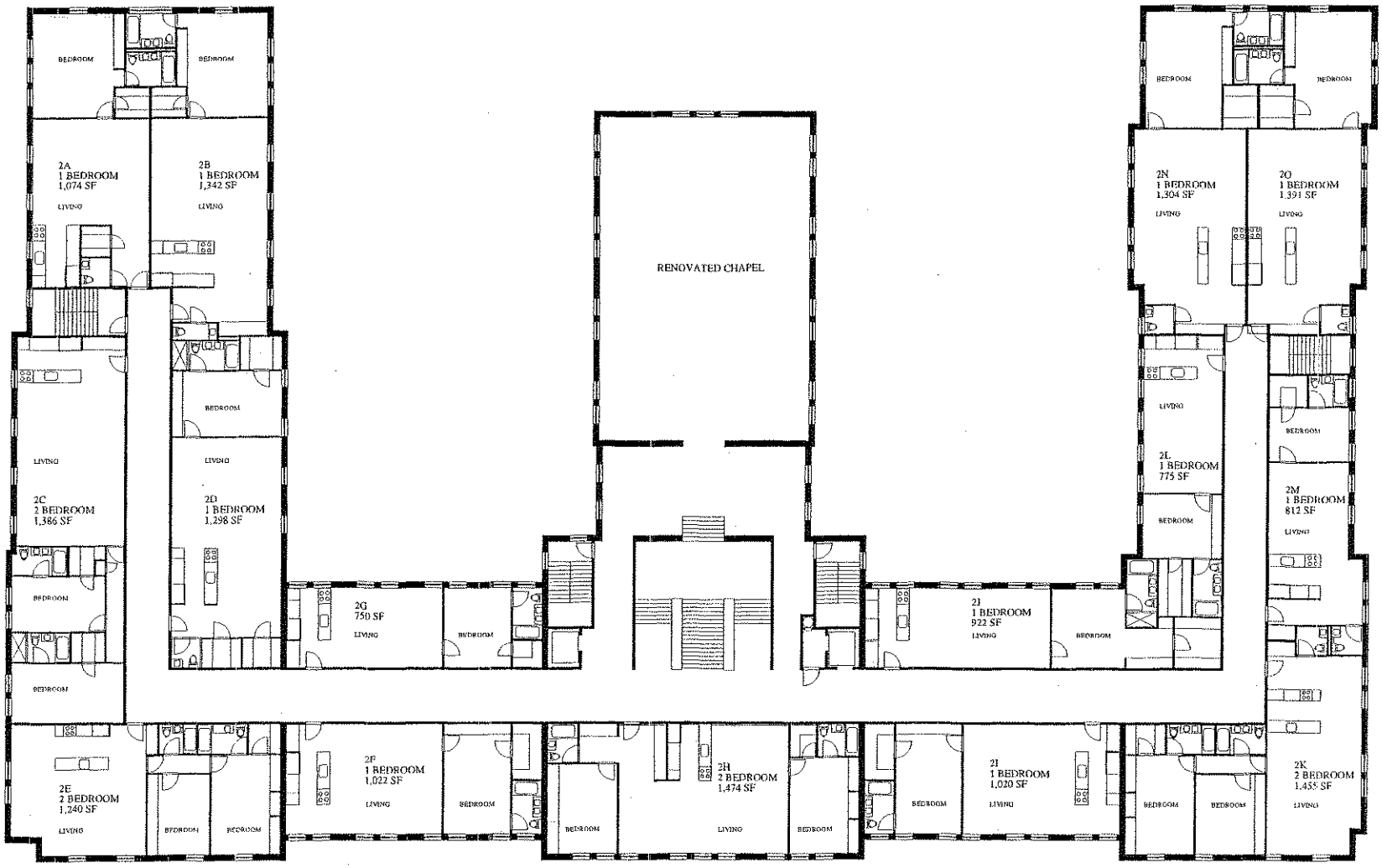
LOWER LEVEL PLAN

Scale 1" = 20'-0"



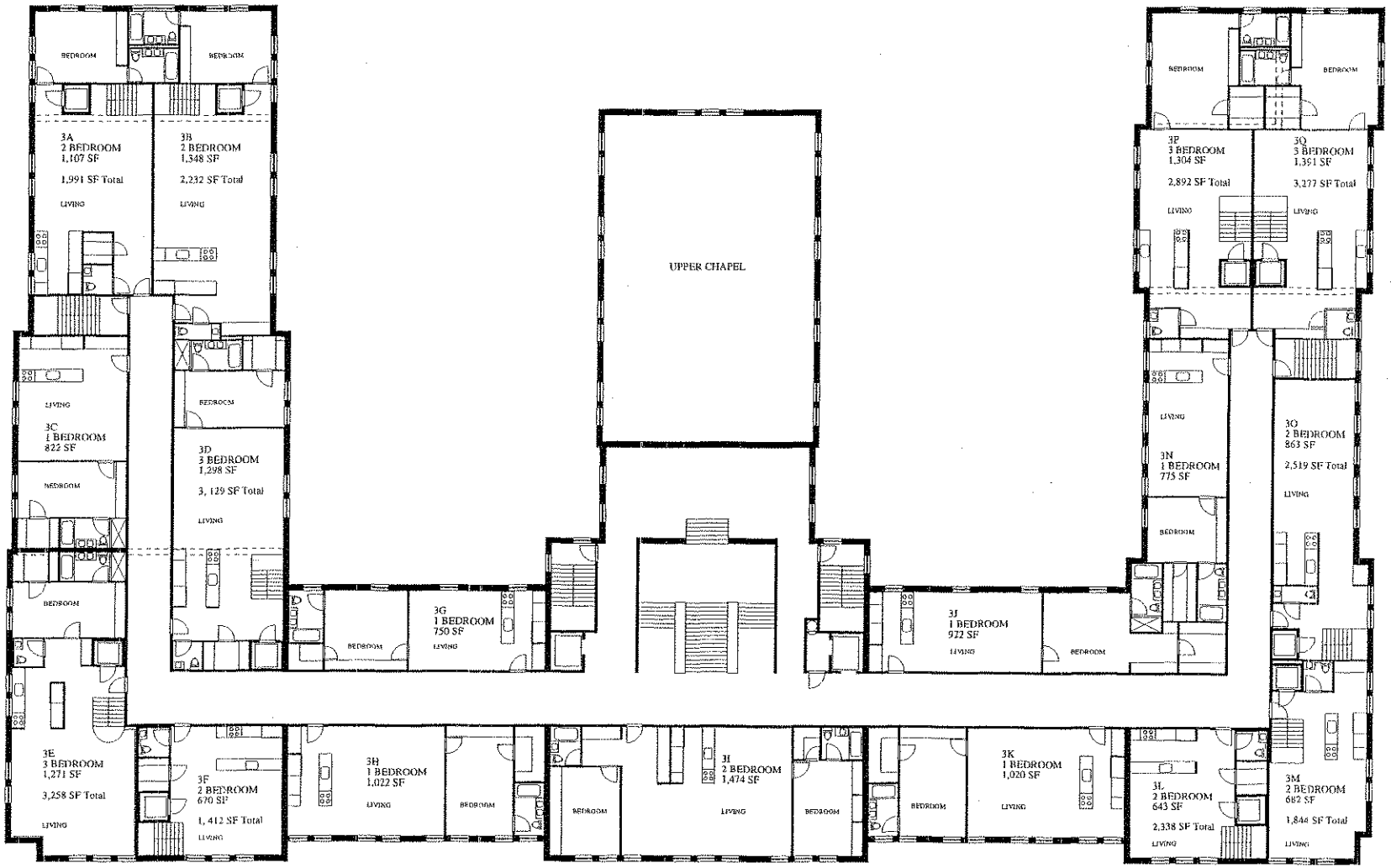
FIRST FLOOR PLAN

Scale 1" = 20'-0"



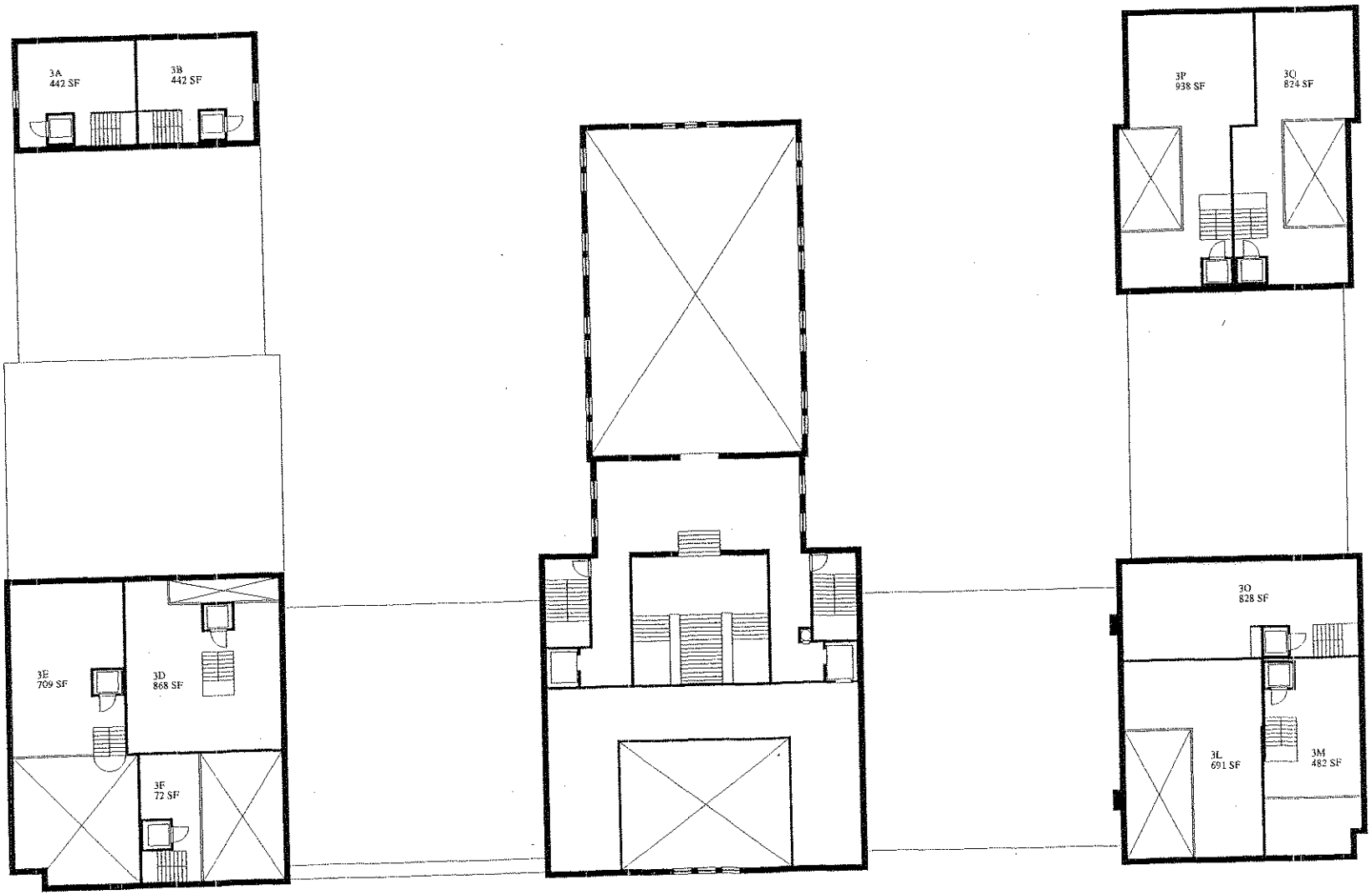
SECOND FLOOR PLAN

Scale 1" = 20'-0"



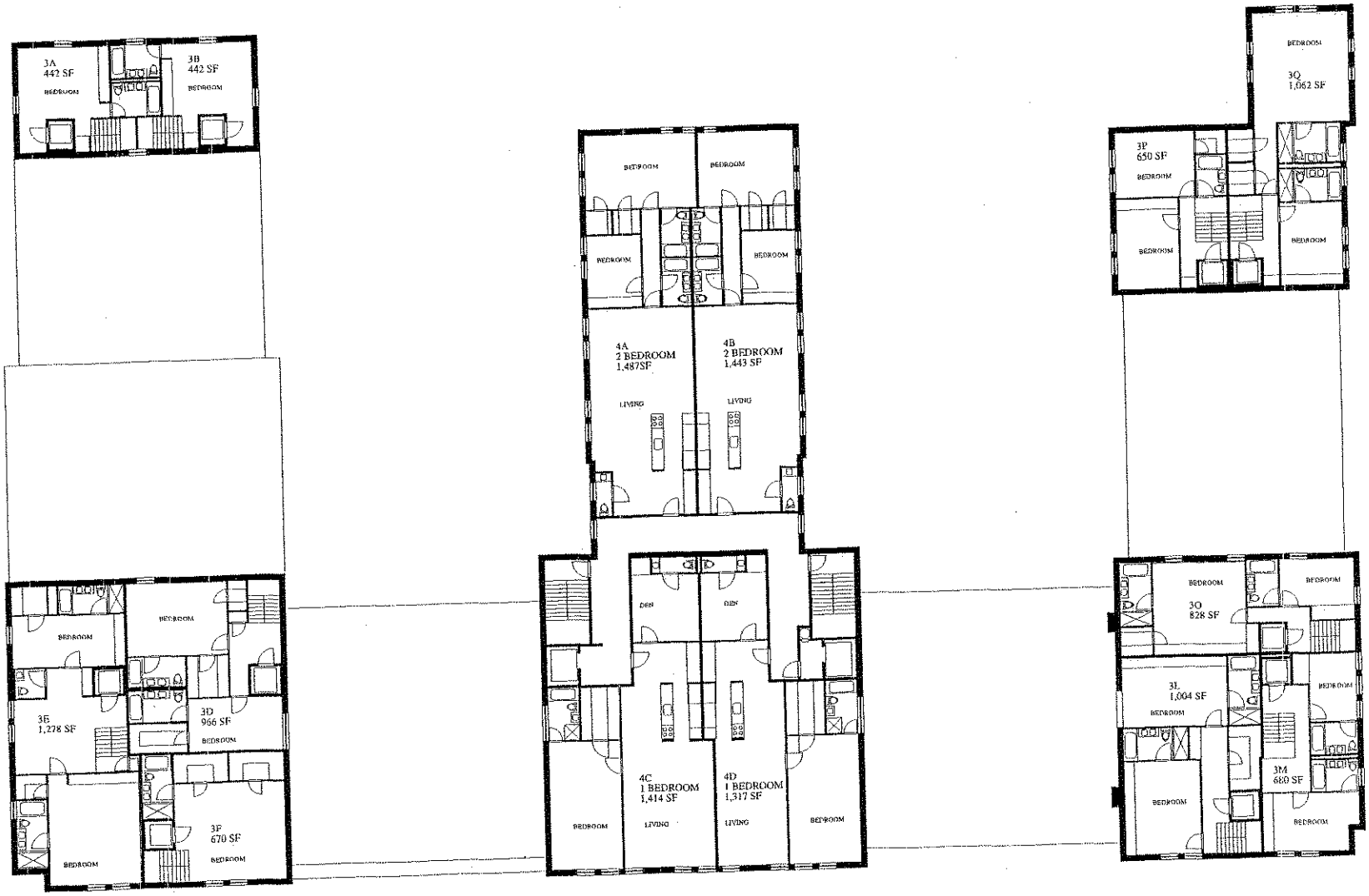
THIRD FLOOR PLAN

Scale 1" = 20'-0"



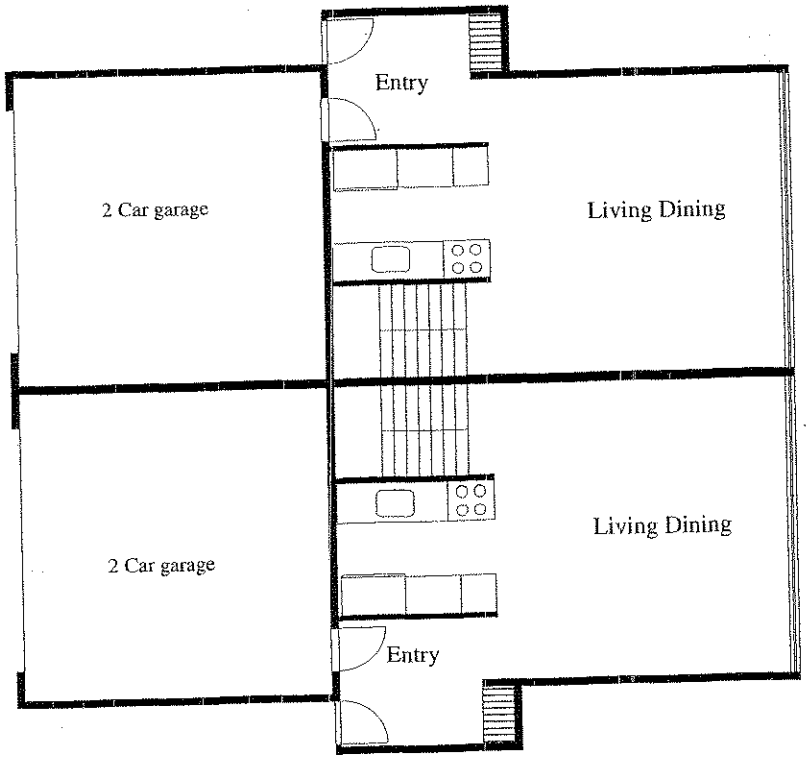
THIRD FLOOR MEZZANINE PLAN

Scale 1" = 20'-0"

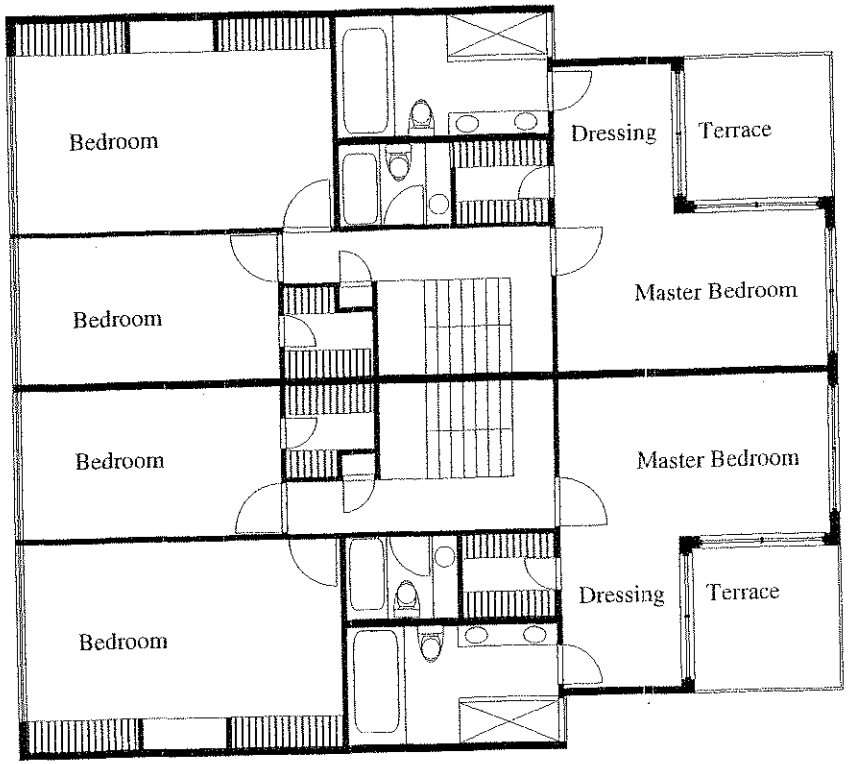


FOURTH FLOOR PLAN

Scale 1" = 20'-0"



Lower Level



Upper Level

Typical Double Unit Attached Townhouse

Scale 1/8" = 1'-0"

INCORPORATED
VILLAGE OF GARDEN CITY

#75

February 13, 2009

TO: Mayor Peter A. Bee
Board of Trustees

RE: **St. Paul's - Bernard Marson**

The following is an item for discussion with the Board at some time in the evening on Tuesday, February 17, 2009.

Enclosed is a copy of the summary notes that Lori Matsukuma, K. Backus Associates, Inc. took of the conference call with Bernard Marson regarding his and his client's (Eskar) continued interest in developing the Main Building at St. Paul's. You will recall that Eskar's proposal was rejected by the Mayor's Committee primarily because of their lack of experience with a local developer.

I have asked Karen Backus to provide me with an estimate of what her firm might charge the Incorporated Village to do a preliminary investigation (analyze whether Mr. Marson's new proposal is viable, communicate with the Incorporated Village as needed, and make recommendations to the Board of Trustees). She responded that they would charge a blended rate of Karen's time ($300 per hour) and Lori's time ($175 per hour) and that it should not exceed twenty-five (25) hours with an estimated cost of between $5,000-$6,000).

I would like some direction as to how the Board wishes to proceed with Mr. Marson and Eskar.

Robert L. Schoelle, Jr.
Village Administrator

RLS:kma
Enc.

From: Lori Matsukuma [mailto:lmatsukuma@KBackusRE.com]
Sent: Thursday, January 22, 2009 6:04 PM
To: Robert Schoelle
Cc: Karen Backus
Subject: Summary of conference call w/B. Marson

Bob,

The purpose of this email is to summarize the key points and next steps as discussed on our conference call today with you and architect Bernard Marson, representing developer Eskar International, which is owned by Simon Karimzadeh. As you know, Eskar's proposal in response to the RFP was reviewed by the Mayor's Committee and eliminated from further consideration in April 2007. Mr. Marson contacted Mayor Bee recently to request that the Village reconsider Mr. Karimzadeh's proposal, and we were asked to work with your office to better understand Mr. Marson's current request.

Mr. Marson stated that Mr. Karimzadeh remains committed to developing St. Paul's and has the financial resources and development experience to do so. Mr. Marson mentioned that Karimzadeh recently acquired the international real estate portfolio of a hedge fund, and that his interest in St. Paul's is motivated by a desire to move into the US market.

Mr. Marson summarized Eskar's proposal as follows:

- Renovation of the historic Main Building to federal standard
  - 46 luxury residential rentals
  - 8 "middle-income" apartments at the lower level or other use designated by Village
  - Dedicated community use of the first floor parlors and chapel
  - Geothermal "green" heating
  - Landscaped grounds and "English garden"
- New construction of 10 townhouse units in rear totaling 16,000 SF, equivalent to Ellis Hall SF as per RFP
- Underground parking
- Financial terms:
  - No subsidy or PILOT requested
  - Ground lease payments of $250,000/year
  - Estimated market real estate taxes of $420,000/year (note: approximately $5 psf – probably too low)
  - Intention to pursue federal historic preservation tax credit
  - Option to purchase at the end of year 5 for $5M; however, Mr. Marson stated this is no longer an essential deal team

Karen reiterated that the primary issue with the proposal as originally submitted was the lack of a qualified local development partner, as Eskar International is a UK-based firm with no US experience. The local partner originally designated, Litas Investing Co., is a Long Island-based firm, with no recent projects. Mr. Marson indicated that Litas Investing Co. is no longer a part of the project team, and that Mr. Karimzadeh would look to partner with a local developer or builder and/or enlist other local development professionals as part of a new development team.

It was agreed that as a next step, you would relay Mr. Marson's request to the Mayor and/or Trustees for direction on if and how to advance the conversation with Mr. Marson. It was further indicated to Mr. Marson, that should the Village wish to proceed with further conversations with Eskar, it will likely require the submission of a new proposal and development pro forma reflecting current market conditions.

Please let us know if we can be of further assistance.

Lori

LORI MATSUKUMA | SENIOR ASSOCIATE
K. Backus & Associates, Inc. • www.kbackusre.com
230 West 41st Street • New York, NY 10036
t. 212.460.8601 • f. 212.533.0789

Robert Schoelle

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Sent: Thursday, January 22, 2009 6:04 PM
To: Robert Schoelle
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230 West 41st Street • New York, NY 10036
t. 212.460.8601 • f. 212.533.0789
lmatsukuma@kbackusre.com

Robert Schoelle

From: Lori Matsukuma [lmatsukuma@KBackusRE.com]
Sent: Tuesday, January 20, 2009 9:36 AM
To: Robert Schoelle
Cc: Karen Backus
Subject: FW: St. Paul's - Litas/Eskar/Marson Proposal
Attachments: Memo to Committee_4-16-07.doc; HKnecht_5-25-07.pdf

Hi Bob,

How are you? In preparation for our Thursday call with Bernard Marson, I'm pulling together the Eskar/Litas/Marson proposal information. I'm forwarding a summary email I drafted last summer regarding the key issues, as well as a copy of the "short-list" memo and rejection letter to Harry Knecht of Litas. Please let me know if you need a copy of the original proposal.

From: Lori Matsukuma
Sent: Monday, August 18, 2008 9:22 AM
To: 'Mauk, John @ New York'
Cc: PBee@beereadylaw.com; rschoelle@gardencityny.net; gfishberg@cullenanddykman.com; Tom Lamberti; Karen Backus
Subject: St. Paul's - Litas/Eskar/Marson Proposal

John –

In response to your request, I'm attaching KBA's April 16, 2007 memo to the Mayor's Committee recommending which proposals should be short-listed or denied further consideration, including the Eskar/Litas proposal. The memo summarizes the process, proposals, and rationale for the recommendations. I'm also attaching the May 25, 2007 rejection letter to Litas and Eskar, which summarizes the proposal's deficiencies. I've provided additional details below. Please let us know if you need additional information.

Background and Proposal

Litas and Eskar had originally submitted proposals as part of two other teams, but joined forces after the first round of Village review. KBA had significant comments on both sets of original proposals; however, given the weak response to the RFP and Eskar's financial strength, the Committee allowed the team to interview and respond to KBA comments.

After the interview, Litas/Eskar and their newly-engaged architect, Bernard Marson, submitted a revised proposal, which consisted of the following:

- $250K per year ground lease with option to purchase for $5 million after 5 years
- Main Building to be renovated with luxury residential rentals and community/gallery space in front parlors
- 16,000 SF of new townhouses – to be sold
- Underground parking

Proposal Review

KBA and the Committee reviewed the proposal, identifying the following primary issues:

Developer Experience/Team Experience

- Eskar (JV partner, developer) is a UK-based firm with no US experience
- Litas (JV partner, investor) is a LI-based firm, with no recent projects. The projects provided as recent experience were completed over 10 years ago, and included the following:
    - St. Vincent de Paul's (Lemont, IL) – seems to be the most recent and was likely completed in the early 90's (their proposal doesn't indicate but my research on the architect suggests that planning

probably occurred in the late 80's).
  - Lundy's Restaurant Project – commenced in 1979, with work continuing over 10 years (the Lundy's Restaurant graphic is the front cover of Litas' 1981 Annual Report).
  - Myron Taylor Estate – acquired in 1977 and presumably completed in the late 70's or early 80's
- Bernard Marson (architect) is a NYC-based architect, who has completed some relevant work but had never worked with either Eskar or Litas.
- No construction manager was identified for the project.
- The team had never worked together before.
- The project proposed residential rentals to be managed by Eskar/Litas – neither have any experience in management of upscale residential projects.
- The team generally lacked credibility – aside from these issues, there were a number of elementary errors in the financials (detailed below)

Financial Feasibility
- The financials showed $11 million in revenue from townhouse sales before the site would be purchased, and did not reflect the cost of purchasing the land from the Village, which they proposed at $5 million. Ignoring financing impacts, this is a $6 million difference on a $40 million project (based on their development proforma).
- The operating budget assumed $750K per year, or $10 per rentable SF, for all operating expenses including real estate taxes. Based on our analysis, full real estate taxes for an upscale residential rental property are ~$7 per SF, which would leave $3 per SF for all other operating costs. By comparison, AvalonBay is projecting $8-$9 per rentable SF before real estate taxes.

-----Original Message-----
From: Mauk, John @ New York [mailto:John.Mauk@cbre.com]
Sent: Wednesday, August 13, 2008 5:40 PM
To: Karen Backus; Lori Matsukuma
Cc: PBee@beereadylaw.com; rschoelle@gardencityny.net; gfishberg@cullenanddykman.com
Subject: RE: Marson Proposal

Marson has been shopping around his proposal and has told those who will listen (especially including the CSSP and the Central POA) that Eskar could have done (and still can do) the development and provide what the residents want within the main building, and without the need for any concessions or additional development. In anticipation of what Marson may say and the expectation that it will be covered by the press, I would appreciate it if you and Lori would review your records and prepare a summary of the evaluation process and extensive review done of the Eskar proposal, the deficiencies the committee found in the proposal, and the reasons for its rejection. Thanks.

-----Original Message-----
From: Robert Schoelle [mailto:rschoelle@gardencityny.net]
Sent: Wednesday, August 13, 2008 4:34 PM
To: Peter Bee (internet); Trustee; Fishberg, Gerard; Brian Ridgway
Cc: Karen Backus; Lori Matsukuma
Subject: FW: Agenda 8-21-08

This is in response to a telephone call that I received from Mr. Marson today. I advised that our procedure allows him to address the Board after the Agenda items have been concluded and requested that he provide me with a written request indicating who he is representing. During our conversation he indicated that his clients application was not reviewed and that it was simply rejected by the committee. I chose not to respond. Bob
-----Original Message-----
From: Bernard Marson [mailto:bmarson@covad.net]

Sent: Wednesday, August 13, 2008 4:21 PM
To: Robert Schoelle
Subject: Agenda 8-21-08

Dear Mr. Schoelle:

As architect for the Eskar proposal re St Paul's School, I would greatly appreciate the opportunity to address the Board on August 21, 2008.

Yours truly,

Bernard Marson AIA

Robert Schoelle

From: Liz Fuentes-Paredes [lfuentesparedes@KBackusRE.com]
Sent: Tuesday, January 20, 2009 1:05 PM
To: bmarson@covad.net; Robert Schoelle
Cc: Karen Backus; Lori Matsukuma
Subject: FW: St. Paul's
Attachments: GCN SUMMARY 1-13-09.doc; ATT209397.htm

Good afternoon

The call in number for the conference call on Thursday, January 22 at 4:00pm is:

(866) 266-3378
Conference ID: 2124608601
Participant Password: 2580

If you have any questions, please do not hesitate to call the office.

Liz

From: Bernard Marson [mailto:bmarson@covad.net]
Sent: Tuesday, January 13, 2009 10:27 AM
To: Karen Backus
Subject: Re: St. Paul's

Karen:

I accept the idea of a conference call as an opening step. I hope Bob Schoelle will have a copy of our proposal handy (I can also send him one).
I'm enclosing a summary of our proposal which I sent to the editor of the Garden City News some time ago, and which you and he might find useful.

Bernie

BERNARD MARSON ARCHITECT AIA
401 BROADWAY NEW YORK NY 10013 TEL 212 965-8989 FAX 212 965-8787 Email:bmarson@covad.net

SUMMARY OF JANUARY 2007 PROPOSAL BY ESKAR INTERNATIONAL LTD

Our proposal, summarized as follows, has not been changed since its original submission in January 2007. All of the attributes of our proposal have not been negotiated, but have been offered as shown. Nobody on the Committee has spoken to us about any aspect of our proposal other than to inform us that we did not have the local experience required.

1. Not having had local experience, we didn't know enough to NOT pay taxes. We have always expected to pay taxes, not PILOT (payment in lieu of taxes) but actual taxes After speaking to the Village Tax Assessor we estimated our taxes to be as follows:

Luxury Apartments: 67,495 X $5/SF =	$337,475
Townhouse Taxes: $11,200,000 x 0.02 x0.37 =	$ 82,880
Total Annual Taxes	$420,255

   We also offered the following ground lease payment:

Ground Lease:	$250,000.

   Therefore our total annual payment to the village is: $670,255
   We naturally expect that taxes go up through the years, but have no preconditions about the success of our investment. We will simply owe the Village the legal taxes each year.
2. We do not require and have not asked for any subsidy from the Village.
3. The important spaces of the South Wing on the first floor and the chapel are to be renovated and designated for Community use.
4. We will renovate St Paul's School in accordance with the Federal Tax Incentive Program. Willingness to use the program assures a superior quality of completion.
5. We have offered a ground lease that will pay the Village $250,000 per year. We have asked for the right to buy the ground lease after five years for $5,000,000. This figure is based on the reasonable and ordinary value of a ground lease. We thought it would appeal to the town, but if not, we are content to keep paying the annual rent and allow ownership to rest with the Village.
6. We plan to build 46 luxury rental apartments and 8 middle-income apartments within the existing space of St Paul's School. No expansion of the building itself is planned, but our proposal does include ten new townhouses in the rear of the property. The middle-income apartments (for Village employees) were planned as an inducement for the Village; a Senior Center or Village administrative offices can easily be substituted if the Village prefers that use.
7. 75% of the rental apartments will be marketed for people over 55 without school-age children.
8. All the required parking is underground, except for Townhouse parking, which will be enclosed within the individual townhouses.

9. We have paid particular attention to handicapped accessibility and the Americans with Disability Act. Our fourth floor spaces will to be reached by private elevators within the apartments. Any attempt to use these spaces without elevators is doomed because the fourth floor is approximately twenty feet over the third floor. The elevators also serve third story Mezzanine spaces suitable for home theaters or offices. All of the spaces within St Paul's are accessible in all weather from our underground garage by underground ramp.
10. We plan to use geo-thermal energy instead of fossil fuel to save annual costs and limit pollution. A well-known Mechanical Engineer has been engaged for this work.
11. We have engaged one of the world's leading lighting consultants to assure a creative and tasteful interior and exterior lighting plan.
12. We have engaged a Landscape Architect to assure creative site planning.
13, The principal of Eskar, Mr. Simon Karimzadeh, has indicated his continued interest

this week.

Yours truly,
Bernard Marson

ST. PAUL'S ACADEMY, GARDEN CITY NEW YORK
Augut 27, 2010 Revised numbers are shown in **BOLD** print

COSTS	QUANTITY	UNIT COST		
Hard Costs				
Acquisition			**$0.00**	
Demolition of Ellis Hall			$730,000.00	
Renovation Cost Existing Building	125,000	$200.00	$25,000,000.00	
New Building	16,000	$175.00	$2,800,000.00	
Parking Garage	114	$20,000.00	$2,280,000.00	
Site Drainage			$250,000.00	
Landscaping			$500,000.00	
Subtotal Hard Costs			$30,810,000.00	
Soft Costs				
Financing 6% Construction Loan (1 year)	$30,810,000.00		**$1,848,600.00**	
Marketing	141,000	$10.64	$1,500,000.00	
Architecture and Engineering 6% Construction			$1,804,800.00	
Legal			$600,000.00	
Carrying Costs	141000	$5.32	$750,000.00	
Administration 2%	141000	$4.37	$616,200.00	
Subtotal Soft Costs			$7,119,600.00	
Total Costs			**$37,929,600.00**	
SALES				
Townhouses	16,000	**$500.00**	**$8,000,000.00**	
NET COSTS			**$29,929,600.00**	
RENTAL INCOME				
Full Rental (Floors 1-4)	67,495	**$37.50**		**$2,531,062.50**
Limited Rental (Basement)	8,691	$15.00		$130,365.00
Total Rental Income				**$2,661,427.50**

EXPENSES

Land Lease			**$200,000.00**
Real Estate Taxes			**$420,000.00**
Total Income to the Village			**$620,000.00**
Other Operating Expenses	125,000	**$2.50**	**$312,500.00**
Total Operating Exoense			**$932,500.00**
Income before debt service			**$1,728,927.50**
Avail for debt service (80% Coverage)			**$1,383,142.00**
Mortgage 6% Constant			**$23,052,366.67**
Equity required			**$6,877,233.33**
Cash Flow			**$345,785.50**
Return			**5.03%**
Federal Tax Rebate 20% of 95% Renovation Costs			$4,500,000.00
Net Equity			**$2,377,233.33**
Return on net equity			**14.55%**

HRH CONSTRUCTION LLC -- NON UNION ESTIMATE WITH HRH ACTING AS AN OWNERS REP

PROJECT: ST PAUL'S SCHOOL RENOVATION AND NEW BUILDING
Garden City Long Island, NY
CONCEPTUAL BUDGET

Building Gross Area:	130,000 sf	40,000 sf
No. of Apts.	54 ea	114 Cars

NON UNION TRADE ESTIMATE
JOB #100000-00
DATE: 11-3-10, 11-4-10 R1

Section	Trade	Building Amount	Garage Amount	Total Cost	Unit Cost	Building Remarks
01000	Site Survey	NIC			NIC	BY OWNER
01005	Test Borings	NIC			NIC	BY OWNER
02050	Demolition of Ellis Hall	$ 730,000		$ 730,000	$ 0.44	Demolition of Ellis Hall
02060	Interior Demolition	$ 780,000		$ 780,000	$ 4.59	
02200	Excavation and Foundations	$ 200,000	$ 2,135,000	$ 2,335,000	$ 13.74	Includes ramp and swimming pool and 15,000 S.F. of slab on ground
02500	Site Improvements	$ 250,000		$ 250,000	$ 1.47	
02720	Utilities	$ 75,000		$ 75,000	$ 0.44	
02900	Top soil and Planting	$ 150,000		$ 150,000	$ 0.88	
03300	Concrete Fill on Metal Deck	$ 40,000		$ 40,000	$ 0.24	
03350	Concrete Arch and Topping		$ 1,584,000	$ 1,584,000	$ 9.32	
03310	Concrete Sidewalks			$ -	$ -	Included with Site Improvements
04200	Masonry	$ 500,000		$ 500,000	$ 2.94	Interior Block Partitions
04242	Façade Pointing and Cleaning	$ 560,000		$ 560,000	$ 3.29	70,000 S.F. @ $8 S.F.
05120	Structural Steel and Metal Deck	$ 140,000		$ 140,000	$ 0.82	New Mezzanine
05500	Miscellaneous Metals and Triplex Stairs	$ 250,000		$ 250,000	$ 1.47	
06200	Millwork	$ 108,000		$ 108,000	$ 0.64	
07130	Waterproofing		$ 200,000	$ 200,000	$ 1.18	
07550	Flat Roof	$ 405,000		$ 405,000	$ 2.38	
07560	Slate Roof	$ 750,000		$ 750,000	$ 4.41	
07900	Caulking and Sealant			$ -	$ -	Included with Windows
08110	Hollow Metal	$ 54,000		$ 54,000	$ 0.32	
08410	Aluminum Entrance Work	$ 75,000		$ 75,000	$ 0.44	
08500	Garage Doors		$ 8,000	$ 8,000	$ 0.05	
08520	Window Wall, Windows and Glass	$ 1,276,000		$ 1,276,000	$ 7.51	638 New Windows in Existing Openings @ $2000 window
08710	Finish Hardware	$ 80,000		$ 80,000	$ 0.47	
08800	Glass and Glazing	$ 1,000		$ 1,000	$ 0.01	
09001	Lobby Finishes	$ 35,000		$ 35,000	$ 0.21	
09002	Community Space Finishes	$ 350,000		$ 350,000	$ 2.06	Assume 7000 S.F.
09003	Amenity Space Finishes	$ 580,000		$ 580,000	$ 3.41	Assume 7700 S.F.
09004	Chapel Restoration	$ 315,000		$ 315,000	$ 1.85	2520 S.F. @ $125 S.F.
09005	Interior Restoration	$ 125,000		$ 125,000	$ 0.74	Stair Cases and corridors
09250	Gypsum Drywall	$ 2,300,000		$ 2,300,000	$ 13.53	
09300	Ceramic Tile	$ 700,000		$ 700,000	$ 4.12	Inc. Porcelain or Marble Tile and Granite Counter Tops in Kitchens
09550	Wood Flooring	$ 540,000		$ 540,000	$ 3.18	60,000 S.F. @ $9 S.F.
09650	Resilient Flooring	$ 20,000		$ 20,000	$ 0.12	
09680	Carpeting	$ 112,000		$ 112,000	$ 0.66	Public Corridors 2,225 SY @ $50 SY
09900	Painting	$ 435,000		$ 435,000	$ 2.56	
09950	Wall Covering	NIC		NIC		NIC
10150	Toilet Partitions	$ 10,000		$ 10,000	$ 0.06	
10200	Louvers			$ -	$ -	No Louvers shown
10425	Graphics	$ 10,000		$ 10,000	$ 0.06	
10520	Lockers	$ 8,000		$ 8,000	$ 0.05	
10800	Bath and Toilet Accessories	$ 81,000		$ 81,000	$ 0.48	
11170	Compactor	$ 8,000		$ 8,000	$ 0.05	
11180	Rubish Chute	$ 10,000		$ 10,000	$ 0.06	
11450	Kitchen Appliances	$ 243,000		$ 243,000	$ 1.43	Allow $4500 per unit
11460	Kitchen Cabinets	$ 378,000		$ 378,000	$ 2.22	Allow $7000 per kitchen
11470	Vanities	$ 27,000		$ 27,000	$ 0.16	Allow $350 per vanity
12500	Window Treatments	$ 40,000		$ 40,000	$ 0.24	
13150	Swimming Pool and Hot tubs	$ 265,000		$ 265,000	$ 1.56	
13160	Saunas	$ 15,000		$ 15,000	$ 0.09	
14210	Traction Elevators	$ 1,800,000		$ 1,800,000	$ 10.59	Assume Two New Elevators and 10 Triplex Elev
14610	Hoist and Bridge					Assume no Hoist
15200	Plumbing	$ 1,400,000	$ 160,000	$ 1,560,000	$ 9.18	414 Fixtures plus staff rooms below
15300	Sprinkler	$ 600,000	$ 160,000	$ 760,000	$ 4.47	
15800	HVAC	$ 2,180,000	$ 120,000	$ 2,300,000	$ 13.53	Assume Heat Pump System

16100	Electrical Systems	$ 1,820,000	$ 200,000	$ 2,020,000	$ 11.88			
16500	Electrical Fixtures	$ 135,000	$ 75,000	$ 210,000	$ 1.24	Allow		
16600	MEPS Drawing Coordination	$ 25,000		$ 25,000	$ 0.15	Allow		
16700	MEPS Commissioning & Startup	$ 100,000		$ 100,000	$ 0.59	Allow		
17000	Misc Items at Garage		$ 75,000	$ 75,000	$ 0.44			
17500	New Town Houses	$ 2,400,000		$ 2,400,000	$ 14.12	16,000 S.F. @ $150 S.F.		
	Sub-Total	**$ 23,491,000**	**$ 4,717,000**	**$ 28,208,000**	**$ 165.93**			
19000	General Conditions			$ 2,538,720	$ 14.93			
	Sub-Total			$ 30,746,720	$ 180.86			
19100	Contingency @ 5%			$ 1,537,336	$ 9.04			
	Sub-Total			$ 32,284,056	$ 189.91			
19200	Liability Insurance 2%							
	Sub-Total			$ 32,284,056	$ 189.91			
19300	Pollution Insurance .2%							
	Sub-Total			$ 32,284,056	$ 189.91			
19400	CM Fee			$ 1,129,942	$ 6.65			
20000	**Non-Union Contractor Total**			**$ 33,413,998**	**$ 196.55**			
21000	**HRH Owner Rep Estimated Costs**							
	General Conditions			$ 846,240	$ 4.98			
	Liability Insurance			$ 631,859	$ 3.72			
	Owners Rep Fee @1.0%			$ 331,303	$ 1.95			
	HRH AS OWNERS REP TOTAL COST			**$ 1,809,402**	**$ 10.64**			
	Total Job Costs			**$ 35,223,400**	**$ 207.20**			

NON UNION RELATED NOTES:

01. EXCLUDES ALL SOFT COSTS, COST OF CAPITAL, ETC.
02. EXCLUDES A/E AND ALL OTHER CONSULTING FEES.
03. EXCLUDES BUILDING PERMIT FEE, EXPEDITING, ETC.
04. EXCLUDES SUB GUARD INSURANCE PROGRAM.
05. INSURANCE AT STANDARD LIMITS, CURRENT RATES.
06. INCLUDES DEMOLITION OF ELLIS HALL.
07. EXCLUDES AESBESTOS ABATEMENT
08. EXCLUDES REMOVAL OF CONTAMINATED AND OR HAZARDOUS MATERIAL.
09. EXCLUDES BOND.
10. INCLUDES SALES TAX.
11. EXCLUDES PURCHASING, ESTIMATING, TECH SERVICES AND EXECUTIVE SUPERVISION.
12. EXCLUDES ALL UNDERPINNING.
13. EXCLUDES ANY FITNESS CENTER EQUIPMENT FOR AMENITIES.
14. EXCLUDES RAILROAD PROTECTIVE LIABILITY INSURANCE.
15. EXCLUDES ANY COST FOR MTA FLAGMEN, INSPECTORS, ETC.

HRH RELATED NOTES:

01. EXCLUDES SUB GUARD INSURANCE PROGRAM.
02. INSURANCE AT STANDARD LIMITS, CURRENT RATES.
03. EXCLUDES BOND.