

February 20, 2025

Giuseppe Giovanniello, Assoc. AIA, NYS CEO  
Superintendent of Building Department  
Incorporated Village of Garden City  
351 Stewart Avenue  
Garden City, NY 11530

Re: Project Summary  
Hazardous Materials Assessment  
St. Paul's School Building  
295 Stewart Avenue  
Garden City, New York  
D&B No.: 5902

Dear Mr. Giovanniello:

As requested, the purpose of this letter is to provide a summary of the work performed by D&B Engineers and Architects (D&B) in support of the hazardous material assessment and abatement design for the St. Paul's School Building located at 295 Stewart Avenue in Garden City, New York.

#### **SUMMARY OF WORK PERFORMED**

D&B was retained by the Incorporated Village of Garden City (Village) to perform a hazardous materials assessment and prepare abatement contract documents for the St. Paul's School Building. The purpose of this assessment was to determine whether hazardous materials are present within the building prior to any planned renovation activities and prepare abatement contract documents suitable for soliciting competitive bids to perform the abatement work.

In performing the hazardous materials assessment, D&B conducted an on-site survey coupled with laboratory analysis to determine the location and quantity of the following hazardous materials within the building, if present:

- Asbestos-containing materials (ACM);
- Lead-based paint (LBP);
- Polychlorinated biphenyls (PCBs);
- Universal waste;

- Refrigerant-containing equipment;
- Chemical and petroleum products;
- Mold;
- Guano; and
- Miscellaneous items, materials and equipment.

The presence of these materials were assessed consistent with D&B's approved scope of work as they require special handling at the time of removal and disposal, and/or can affect the future use of the building as part of planned future renovation efforts. The results of the assessment are presented in D&B's report entitled, "Hazardous Materials Assessment Report, St. Paul's School Building, 295 Stewart Avenue, Garden City, New York" dated October 2024. The results of the hazardous materials assessment indicated that quantities of various hazardous materials are present throughout the building. As a result, if renovation of the building was to proceed, these materials would have to be properly removed utilizing special handling procedures and disposal methods. A summary of the hazardous materials identified during the survey is provided in Attachment 1 to this letter (refer to the Hazardous Materials Assessment Report for a complete list of all hazardous materials identified during the survey).

Once the findings of the hazardous materials assessment had been summarized, D&B held a meeting with the Village to discuss the results of the survey performed, including the quantity and location of hazardous materials discovered, along with Village's intended future use of the building. Since neither the limits of renovation nor the planned future use of the building/areas had been determined by the Village at the time of this meeting, D&B was instructed by the Village to prepare the abatement contract documents to specify the complete removal of all identified hazardous materials located within the building assuming the most stringent requirements for abatement. It should be noted that D&B also completed a limited structural survey of the building as part of the assessment phase of the project so that it may be provided to prospective remedial construction contractors for reference purposes only to assist with determining the scope of work associated with completing all required abatement activities.

Subsequently, D&B prepared abatement contract documents that included technical specifications and drawings for procurement of a remedial contractor identifying the location and quantity of all materials to be removed along with the procedures and safeguards necessary to properly handle and dispose of the materials in accordance with applicable environmental regulations and industry guidance. The Contract Documents prepared by D&B also established minimum requirements for the selected Contractor to prepare a site-specific Shoring and Stabilization Plan, signed and sealed by a professional engineer licensed to practice in the State of New York, confirming existing structural conditions and providing a sequenced program for ensuring OSHA compliant access

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during all phases of the work detailing. Lastly, as part of this task, D&B also prepared a budgetary construction cost estimate to determine an order-of-magnitude cost for undertaking the abatement activities specified in the contract documents. The 100% abatement contract documents and cost estimate were provided to Garden City in November 2024. A summary of the cost estimate is provided in Attachment 2.

We look forward to continuing to support the Village on this important project. If you have any questions or require any additional information regarding the above summary, please do not hesitate to contact Michael Hofgren or myself at (516) 364-9890, Ext. 3423 and 3064, respectively.

Very truly yours,

Frank DeVita  
Vice President

FD/MRHt/rs  
Attachments  
cc: R. Suozzi (VOGC)  
J. Borroni (VOGC)  
C. Bandini (VOGC)  
A. Tock (VOGC)  
M. Hofgren (D&B)  
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**ATTACHMENT 1**

**HAZARDOUS MATERIAL ASSESSMENT SUMMARY**

**ATTACHMENT 1**  
**INCORPORATED VILLAGE OF GARDEN CITY**  
**DEPARTMENT OF PUBLIC WORKS**  
**ST. PAUL'S SCHOOL BUILDING**  
**295 STEWART AVENUE**  
**GARDEN CITY, NEW YORK**

*Summary of Hazardous Materials*

Material	Sub-Basement	Basement	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	Exterior <sup>1</sup>
<b>Asbestos-Containing Material <sup>1</sup></b>								
Debris (CF)	10,800	--	--	--	--	--	--	--
Floor Tile (SF)	--	11,515	7,644	1,363	438	1,700	3,360	--
Floor Tile Mastic (SF)	--	960	350	350	--	--	--	--
Transit Board (SF)	--	21	--	--	--	--	--	--
Ceiling Tile (SF)	--	869	324	1,158	1,148	80	--	--
Pipe Wrap (LF)	--	1,744	--	--	--	--	15	--
Pipe Joint Cement (each)	--	407	--	--	--	--	--	--
Electric Panel (SF)	--	80	--	--	--	8	--	--
Window Caulk (SF)	--	250	--	--	--	--	--	--
Plaster (SF)	--	--	66,653	--	--	--	--	--
Drywall Joint Compound (SF)	--	--	370	649	16	1,250	1,825	--
Organ Insulation Board (SF)	--	--	--	220	--	--	--	--
Fire Doors (each)	Verify	Verify	Verify	Verify	Verify	Verify	Verify	--

<sup>1</sup> Does not include any asbestos-containing materials located on the building roof since excluded from proposed project.  
 CF: cubic feet; LF: liner feet; SF: square feet; --: not observed; verify: verify in field.

Summary of Hazardous Materials (continued)

Material	Sub-Basement	Basement	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	Exterior
<b>Lead-Based Paint</b>								
Paint Materials (SF)	175	6,567	13,905	9,130	1,533	7,932	--	2,425
<b>Polychlorinated Biphenyls</b>								
Ballasts (each)	--	183	197	20	52	5	8	--
<b>Universal Waste</b>								
Light Bulbs (each)	--	344	342	53	88	9	8	--
Batteries (each)	--	15	6	7	4	1	--	--
Aerosol Spray Cans (each)	--	--	--	--	--	3	--	--
<b>Refrigerant-Containing Equipment</b>								
Units (each)	--	2	2	1	1	--	--	--
<b>Chemical and Petroleum Products</b>								
Containers (each)	--	23	10	1	3	2	--	--
<b>Miscellaneous Items, Materials and Equipment</b>								
Smoke Detectors (each)	--	53	44	33	41	19	4	--
<b>Mold</b>								
Mold-Impacted Areas	Verify	Verify	Verify	Verify	Verify	Verify	Verify	Verify
<b>Guano</b>								
Guano-Impacted Areas (SF)	--	--	--	--	10,147	11,267	2,700 / 800 <sup>2</sup>	--

<sup>2</sup> Guano-impacted areas: 2,700 SF on fifth floor and 800 SF in clock tower.

CF: cubic feet; LF: liner feet; SF: square feet; --: not observed; verify: verify in field.

**ATTACHMENT 2**

**ABATEMENT COST ESTIMATE SUMMARY**

**ATTACHMENT 2**  
**INCORPORATED VILLAGE OF GARDEN CITY**  
**ST. PAUL'S SCHOOL BUILDING**  
**GARDEN CITY, NEW YORK**  
**ABATEMENT COST ESTIMATE**

**Cost Summary**

Ancillary Costs (10%) (Division 1)	\$830,000
Structural Stabilization	\$2,620,000

**Abatement Cost Breakdown by Floor (Division 2)**

Sub-Basement	\$370,000
Basement	\$1,040,000
First Floor	\$2,350,000
Second Floor	\$490,000
Third Floor	\$230,000
Fourth Floor	\$430,000
Fifth Floor	\$200,000
Sixth Floor (Clock Tower)	\$10,000
Exterior	<u>\$90,000</u>
Subtotal	\$8,660,000

Performance Bonds and Payment Bonds (5%)	\$440,000
General Allowance (10%)	<u>\$870,000</u>

<b>Total Construction Cost</b>	<b>\$9,970,000</b>
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Construction Administration/Oversight Fees (8%)	<u>\$800,000</u>
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<b>Total Project Cost</b>	<b>\$10,770,000</b>
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Note:

1. Ancillary costs assumed to be 10% of structural stabilization and abatement costs, and includes mobilization/demobilization, temporary facilities/utilities, permits, submittals, safety and project closeout.