

APPENDIX A

GD109 122 027 17 PM 1:30

COST PROPOSAL

(To be submitted in a separately sealed envelope)

The fee proposal shall include all the services required in the Request for Proposal for the services outlined herein. Estimated completion time must be included with cost proposal.

The Village will evaluate the fee proposal of the Firm who is technically rated first, with a goal to negotiate an Agreement that represents the best value to the Village for these defined services.

Proposer: Lloyd Westerman/ Westerman Construction Co. Inc.
Title: CEO

| <u>Proposed Services</u> | <u>Total</u> |
|---|-----------------|
| Develop and submit to the Village a full comparative analysis of the benefits and disadvantages to renovate or demolish the existing Saint Paul's Complex | \$ 69,000 |
| Total: | \$69,000 |

Estimated Completion Time _____ Number of Days: 70 calender days



October 12, 2022

Saint Paul's Complex

Village of Garden City
351 Stewart Avenue
Garden City, NY 11530
Attn.: Village Administrator

Re: Request for Proposal
Comparative Analysis - Building Alteration and Renovation versus Demolition, Saint Paul's Complex, Garden City, NY 11530

Westerman Construction is pleased to submit our qualifications in response to Comparative Analysis - Building Alteration and Renovation versus Demolition
Saint Paul's Complex, Garden City

In accordance with your RFP dated September 26th 2002 we provide the following response:

We are excited to present our team qualifications to the Request for Proposals for the Comparative Analysis - Building Alteration and Renovation versus Demolition at Saint Paul's Complex, Garden City, New York. We are thrilled about the possibility of developing a comparative analysis to renovate or demolish the existing Saint Paul's Complex.

This report will empirically review the financial costs, energy consumption and environmental impact of demolishing the existing building or constructing a new structure based on previously obtained information from Beyer Blinder Belle and Thornton Tomasetti. Our cost proposal is based on the documents from the previous study being made available to us. We will empirically review the structure stability, mechanical systems, and general infrastructure of the existing building. This information will be used to assess the renovation costs for the building by comparing the existing systems to those of a new building of equal area and style.

Since the building can be programmed a number of various ways and construction styles can vary in cost, we will conclude the report with possible options for renovations and master planning for future phases. This site has an amazing opportunity to reach the general public, educate patrons in an active and passive manner, and create a connection to the future of Garden City while preserving part of its history. We have reviewed the documents provided on the Villages' website and understand that a great amount of effort and work has already been provided. Our proposal is also reliant on these documents being made available to us.

As there is a requirement that our evaluation to be professional certified, we are collaborating with design team of VAKOTA architecture and the office of Sean Fennel PE with whom we have worked on a number of historic community facilities.

Specifically with Sean Fennel we have previously worked to determine means of retaining historic and architecturally significant facades so that the non-historic portions of the building can be demolished.

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Our ability to estimate and budget is based on the fact that we are an active contractor engaged in renovating similar buildings for a variety of uses. We have just demolished an old convent building in Harlem. The Boriken project mentioned below was the conversion of a similarly derelict building that was converted to a state of the art healthcare facility. Our cost knowledge is thorough and up to date. We estimate by using unit costs which are derived from labor and material observations and market understanding. We will provide a detailed, trade by trade cost summary.

We have included the sampling, probes for sampling, and general detection of hazardous materials, particularly asbestos and lead paint. Mold will be visually identified as those types of molds that have been identified by the CDC as being toxic and then sampled. The results of this sampling will be stamped by an Industrial health hygienist registered in the State of New York.

Lloyd Westerman, our principal and founder will personally take the lead of this important assignment: He will attend building walkthroughs, meetings, will oversee estimating efforts, and will attend all meetings and presentations to the staff, the elected officials and the public.

Lloyd Westerman, who has over 40 years of experience in construction management and estimating, will with Stephen Taylor, AIA of Vakota Architect, with 20 years of experience, including seven years at the Bronx Zoo (WCS) personally evaluate the existing building, and will be intimately involved with the budgeting and preparation of the final report.

Before founding Westerman Construction, Lloyd worked for two of the country's largest construction management firms, NICO Construction and Bovis Lend Lease (LMB) gaining experience in museum renovations, base building, and corporate interiors. In his 40 years in the construction industry, Lloyd has gained an unparalleled breadth of experience with unique and challenging building projects. He has served as a consultant to public and private clients who value his thoughtful and thorough treatment of their work. He holds a Bachelor of Arts in Art and Architectural History from Vassar College.

For greater detail and great images please see our very up to date website:

<https://westermancm.com/>

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Saint Paul's Complex

Our qualifications for this assignment:

Historic Preservation Awards:

New York Landmarks Conservancy Lucy G. Moses Preservation Award
The Hispanic Society of America. 2019

New York Landmarks Conservancy Lucy G. Moses Preservation Award
St. Thomas Church, Stained Glass and Exterior Facade Restoration 2017

New York Landmarks Conservancy Lucy G. Moses Preservation Award
The Williamsburg Branch of the Brooklyn Public Library 2009

Friends of the Upper East Side Historic Districts Transformation Award
The Frick Collection, Portico Gallery 2012

The United States General Service Administration Honor Award Renovation of the
Thurgood Marshall U.S. Courthouse Foley Square New York City (Cass Gilbert) 2014

New York State Historic Preservation Award Outstanding Rehabilitation and Commitment to
Community Revitalization Greenpoint Manufacturing and Design Center
Architect: Oaklander, Coogan & Vitto PC 2006

New York State Historic Preservation Award
Outstanding Rehabilitation and Commitment to Community Revitalization
Greenpoint Manufacturing and Design Center McKibbin Street Project 2009

Brooklyn Chamber of Commerce - Building Brooklyn Award Winner - Community Facility
Williamsburg Branch Library Renovation and Rehabilitation 2005

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Saint Paul's Complex

Restoration and renovation of Romanesque revival buildings:



The Public Theater – Facade Restoration and New Grand Entrance and Lobby Improvements, Ennead Architects (Polshek Partnership) Award Winning: SARA | New York Council – Award of Honor Pre-construction and construction services for exterior restoration of original brownstone facade, including Jahn mortar, pre-cast elements, repointing, full scaffold and exterior lighting. Lobby project included installation of large granite steps thrusting onto Lafayette Street, metal and glass entrances, monumental cantilevered metal and glass awning, mezzanines attached to cast-iron columns, new mechanical systems, new lobby floor, patron's lounge, cafe and bathrooms. All work occurred in occupied and active theater. Construction Manager as Constructor (CMc) 2012 \$35mm



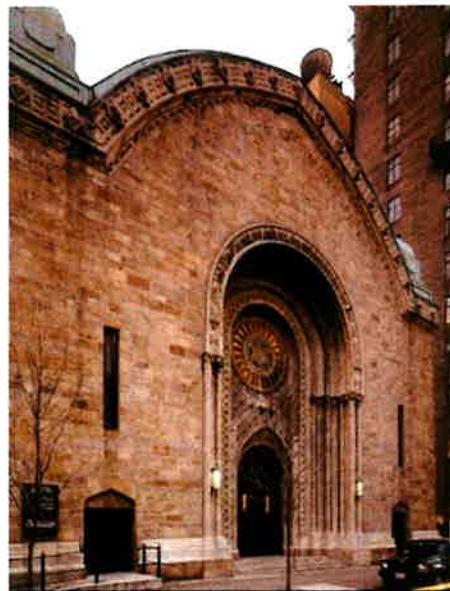
Boriken Neighborhood Health Center | LEED Certified NK Architects; Stantec Federally funded alteration of 40,000 sf 19th century building to be converted into a clinic for the underserved area of Spanish Harlem. Work includes a new building addition consisting of demolition and subsequent reconstruction of an adjacent annex building including underpinning and excavation, and creating pass-throughs at joint party wall to marry the two spaces. Work also includes new roof, stairs, central core, elevators, lobby, exam rooms, dental operatories, offices, sterile areas, secure areas, new mechanical, electrical sprinkler and gas services, LEED Accreditation, Article 28 and Letter of Need, DoH project. 2013 CM at risk. \$20mm

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Brooklyn Public Library – Williamsburg Branch Renovation Vincent Benic Architect
Award Winning: New York Landmark Conservancy – Lucy G. Moses Preservation Award
Renovations including exterior restoration, ADA elevator, offices, mechanical upgrades and millwork
improvements. Construction Manager as Constructor (CMc) 2004 \$5mm



Congregation B'nai Jeshurun – Renovation of Historic Synagogue
Bromley Caldari Architects Award Winning: IFRAA International Award for Religious Art and Architecture –
Renovation B'nai Jeshurun Synagogue
Renovations to a historic, landmarked synagogue including a 10,000 ft two-tiered space frame, stained glass
restoration, and polychrome and faux painting, new elevator, bathrooms, and offices. (CMc) 1997 \$5mm

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Publicly Funded Projects

Westerman has completed or worked on Twenty One (21) or over \$150,000,000 worth of "pass-through" or CCG- Cultural Grant projects since 1999:

We acted as Construction Manager (CM) on every project. We purchased the Work open book with client participation; administered and superintended the project. Contract type varied.

On all of these projects, Westerman Construction Co., Inc. provided budgets at various stages of drawing development.

Brooklyn Museum Central Chiller Plant Upgrade (\$4mm) 2005 - DDC
Brooklyn Museum Hall IIIB (\$6mm) - DDC
Brooklyn Museum Sackler Center for Feminist Art (\$4mm) 2005 – DDC (Award)
Brooklyn Public Library, Greenpoint (\$17mm) 2016 – Completion: Fall 2020 – DDC (Award)
Brooklyn Public Library Williamsburg Branch (\$4mm) 2004 – DDC (Award)
City Center Dome (\$5mm), 2004 – EDC
City Center HVAC (\$10mm) 2005 - EDC
City Center, Studio Upgrades (\$2.5mm) 2017 – Completion: Spring 2019 - EDC
Cloisters Exterior Restoration Phase I (\$2.5mm) 2002 - DDC
David H. Koch Theater - Exterior Restoration (\$3mm) 2004 - DDC, EDC LCRD
Dixon Place Theater (\$2.5mm) 2008 – DDC, LMDC, NYSCA
Flea Theater (\$10mm) – 2017 DDC, LMDC
Hispanic Society of America, Skylight Infill (\$5mm) 2017 Completion Fall 2018 DDC (Award)
New York Botanical Gardens Library Gallery (\$500K) 2002 – DDC
New York Historical Society and Library (\$8mm) 2003 - DDC
NYPL Schomburg Center and Landmark Building (\$16mm) 2017 -DDC, NYSCA
Police Athletic League Harlem Tennis Center (\$3mm) 2006 – DDC (GC)
Public Theater Exterior Restoration (\$4.5m) Phase V 2010 - 2011 - DDC
Public Theater Phase II (\$4mm) 2002 - DDC
Public Theater Renovation and MEP upgrade (\$35m) Phase V 2010 - 2012 – DDC (Award)
Public Theater Roofing (\$3mm) P III 2006 – DDC

Westerman Construction Co., Inc. is presently involved with one (1) Capital Cultural Grants:

Anthology Film Archives, Renovation and expansion (\$15mm) DDC

Reference: Mr. Steve Wong, Chief Passthrough Unit, NYC Department of Design and Construction (718) 391-2550

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Major ESTIMATING and Pre-construction ASSIGNMENTS

The Thurgood Marshall United States Courthouse Renovation Program. (2005-present) Responsibilities included providing detailed cost estimates for Conceptual Design, 100% Design Development, 50% Documents, 90% Documents and Final Documents for three phases consisting of Bulk Demolition, Exterior Restoration and Mechanical, Electrical and Plumbing interior upgrades. All estimates were reconciled between CMa, CMc and Westerman Construction. Work also includes assisting the General Services Administration in the selection of a Construction Manager as Contractor (CMC). Work also included attending numerous meetings with architects, engineers, consultants GSA employees, courts employees and Judges Jacobs (USCA2C) and Jones (USDCSDNY). Total Project Cost: \$175,000,000, for Beyer Blinder Belle Architects

The Frick Collection and Art Reference Library Master Plan for New Landmark Addition and Renovation Program Responsibilities included providing detailed cost estimates for Conceptual Design, Schematic Design, for Gallery restoration, Library extension, new underground Auditorium and major MEPS upgrades. Work also included attending numerous meetings with architects, engineers, consultants. Total Project Cost: \$85,000,000. For Beyer Blinder Belle Architects and subsequently for Davis Brody Bond

The Federal Reserve Bank Extensive Renovation Program for the Chairmans' and Principal Executive Offices at 44 Maiden Lane. Responsibilities included providing detailed cost estimates for Conceptual Design, Schematic Design and Design Development for High End Renovation and Restoration for 70,000 sf of executive floors with complex MEPS upgrades. Work also included attending numerous meetings with architects, engineers, consultants. Total Project Cost: \$42,000,000 for Beyer Blinder Belle Architects

Ocean Breeze Indoor Track and Field Arena. estimating/ budgeting and value engineering services for DPR public works project including budget reconciliation, and OMB peer review with opposing estimator for distinctive building in Staten Island, NY \$100,000,000 for Sage and Coombe Architects.

Brooklyn Navy Yard Master Plan, provided extensive estimating on 60 buildings – totaling 10,000,000 square feet, site work, and historic renovations of the Navy Annex for the Brooklyn Navy Yard Development Corporation \$225,000,000 for Beyer Blinder Belle Architects

Boriken Neighborhood Health Center, Federally funded alteration of 40,000 sf 19th century building to be converted into a clinic for the underserved area of Spanish Harlem. Work includes a new building addition consisting of demolition and subsequent reconstruction of an adjacent annex building including underpinning and excavation, and creating pass-throughs at joint party wall to marry the two spaces; new roof, stairs, central core, elevators, lobby, 30 exam rooms, 10 dental operatories, offices, sterile areas, secure areas, new mechanical, electrical sprinkler and gas services, LEED Accreditation, Article 28 and Letter of Need, DOH project. CM Bonded GMP \$18,000,000 for Jacobson Shinoda, NK Architects and Stantec.



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Bard Graduate Center Town House conversion. Provided Schematic, Design Development and Contract Document estimates for the 13,000 square foot renovation and addition to the existing Bard facility on West 86th Manhattan to Ennead Architects

Corona Bathhouse, Provided estimating/ budgeting and value engineering services for DDC/DPR public works project – exterior restoration work valued at approximately \$1,750,000 for NArchitects & Walter Melvin and Associates.

Wyckoff Cultural Center, Provided estimating/budgeting services for DDC/DPR public works project – new building and interiors valued at approximately \$3,500,000 and provided detailed narrative outlining the advantages of using a PLA in lieu of a Wicks structure (multiple primary contractors). Accepted and analyzed by the NYC Mayors Office through DPR for NArchitects & Walter Melvin and Associates.

Manhattan Beach Bathhouse Master Plan,. Provided comprehensive renovations to historic Beach/Bathhouse site under landmark supervision. Exterior restoration of ornamental masonry as well as interior/exterior retrofit of essential MEPS services w/extensive hazardous removals and intrusion work overall budget of \$14,000,000 Beyer Blinder Belle Architects.

Kane Street Synagogue – 236 Kane St, Brooklyn, NY – Pre-construction management services which include evaluating existing conditions, preparing a budget based on schematic plans, value engineering, constructability review, phasing analysis, and means and methods evaluation. – \$665,000 for H3 Collaborative.

130 Duane St. New York, NY - Pre-construction management services which include evaluating existing conditions, preparing a budget based on schematic plans, value engineering, constructability review, phasing analysis, and means and methods evaluation in existing cast iron front factory building in Tribeca, \$20mm for Jonathan Schloss Architects.

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The History of Westerman Construction Co., Inc.

Thirty Years of Excellence

Since its founding in 1992, Westerman Construction Co., Inc. has maintained an unbroken tempo of one complex project after another, and each project has surpassed the expectations of its most exacting clients.

We are a small construction management/general contracting firm specializing in projects that require the type of service provided by a large firm – experienced project management and principal-level involvement – yet whose construction value may not be high enough to command such attention from a larger firm.

We provide sophistication, energy and insight for complex, important projects.

Our Clients, Our Services

Westerman Construction has been honored to perform work for many of New York City's most important not-for-profit cultural institutions, as well as major corporations and private developers.

To all of its prestigious clients, Westerman has brought an understanding of the unique requirements of each project, from maintaining curatorial environmental conditions to sequencing work so that an institution may remain operational during construction, to helping a client navigate the intricacies of multi-source funding.

How We Work

Westerman Construction adapts its project team's structure and style to meet the needs of each client – becoming, in essence, the client's own construction department.

At the outset, we work closely with the design team to ensure that all aspects of the project can be achieved within the client's budget and timeframe. We are often able to recommend methods and materials to help the client meet its budget and establish accurate schedules.

We have longstanding relationships with subcontractors and are skilled at developing new subcontractor relationships. Our highly qualified staff directs them with an unwavering attention to detail.

We have successfully managed a dozen pass-through projects. We have worked closely with the Department of Design and Construction and the Economic Development Corporation of New York City.

That much of our work over the past decade has come from repeat business and referrals from past clients is a testimony to the success of our construction management model and the care that we bring to our work.

Please visit us at <https://westermancm.com/>

Giuseppe Giovaniello

From: Lloyd Westerman <lwesterman@westermancm.com>
Sent: Wednesday, October 19, 2022 6:48 PM
To: John Borroni; Giuseppe Giovaniello; Ralph Suozzi
Subject: RE: Saint Paul's Complex, Garden City: Comparative Analysis - Building Alteration and Renovation versus Demolition

Mr. Barroni,

Thanks for getting back to me. We have included the services of Vakota Architecture, PC to assist us in code issues and determining the most basic schemes for adaptive reuse, the office of Sean Fennell, PE to empirically evaluate the structural adequacy of the existing building and to empirically design a supportive structure to retain the façade while demolishing the rest of the building, and Airtek Environmental who will do sampling of obvious asbestos, potential lead paint and toxic mold. As far as the hard demolition numbers we just demolished a large building and have a relationship with that local contractor who will give us hard budget numbers.

Apparently the building was already sampled for asbestos, so since that didn't go away, our approach to sampling is just to confirm the presence of lead, asbestos and other apparent hazards and determine if there is toxic mold which could have developed since the last report. We are prepared to budget the remediation which might be required to occur prior to demolition and certainly for re-use.

Our approach is from the standpoint of giving the Village appropriate budget numbers to help them analyze what to do with the building. We plan on doing only the most conceptual design so that we could put numbers to it. This is especially in light of the fact that the programing and use of any of the schemes has not been determined by the village. We are not doing a phase I environmental statement, nor conceptual designs for different uses – we are adhering to the RFP strictly to give you comparative costs.

One of my senior employees lives in Levittown which enhances our efficiency to show people around, evaluate and recommend. He has already photo documented a substantial part of the building. He was also the superintendent of our renovation of the Boriken Neighborhood health center which is architecturally and condition wise very similar to St. Paul's.

Our break down is as follows:

| | |
|---|-----------------|
| Architectural guidance and stamping report - Vakota | \$10,000 |
| Structural evaluation and scheme to support façade – Fennel | \$8,000 |
| Environmental hazard sampling and report - Airtek | \$8,000 |
| Mechanical evaluation and energy analysis - TBD | \$10,000 |
| Scheduling – Westerman | \$5,000 |
| Attending meetings – Westerman | \$8,000 |
| Estimating - Westerman | <u>\$20,000</u> |
| | \$69,000 |

If I can be of any further assistance or you need me to meet with the village officials please let me know.

Regards,
Stay safe stay well

Lloyd Westerman

Regards,
Stay safe stay well

Lloyd Westerman
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