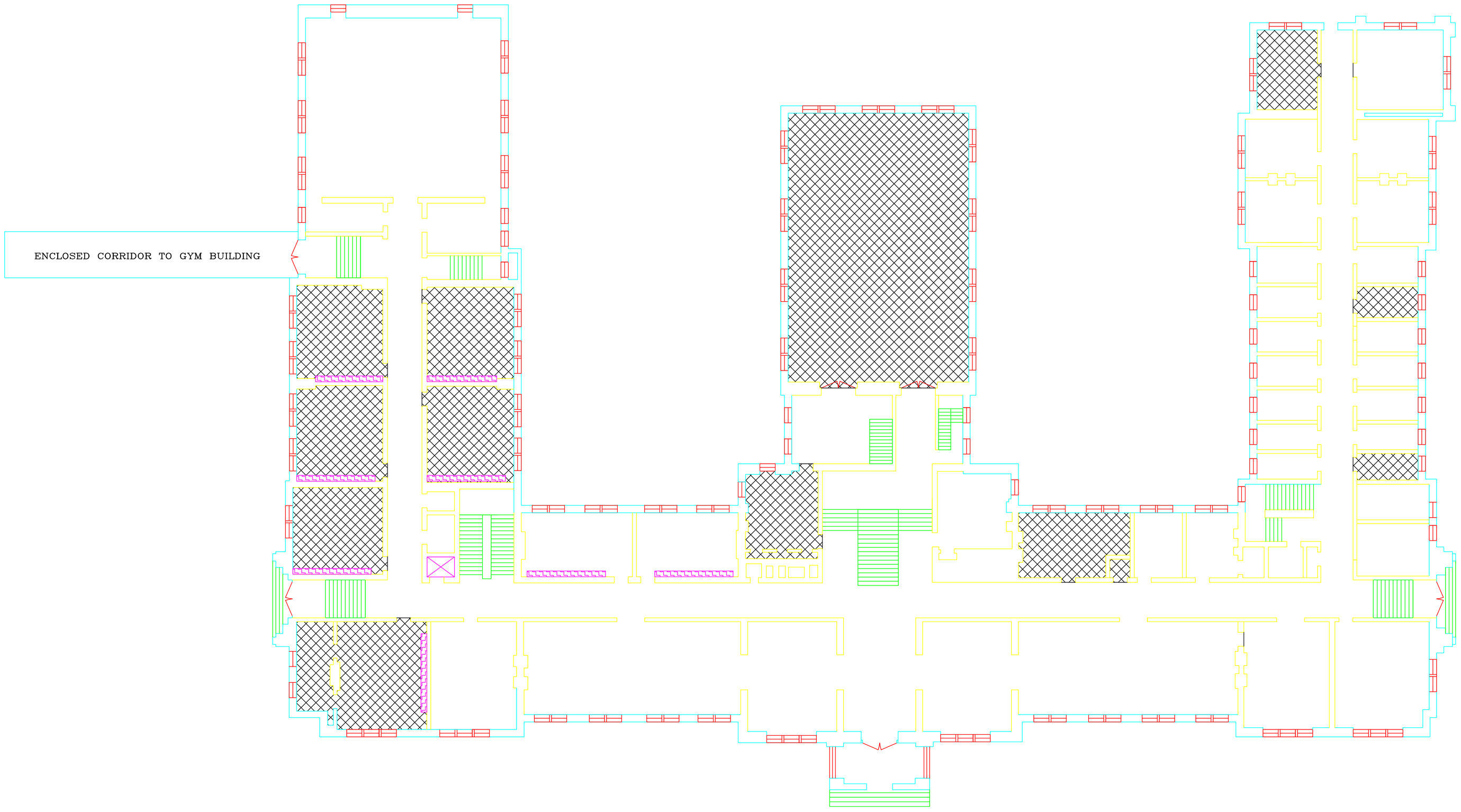


LEGEND:

- ACM FLOOR TILE AND MASTIC 5,900 SF
- ACM TRANSITE CEILING TILE 315 SF
- ACM WINDOW CAULK & PUTTY (154 WINDOWS)
- ACM CHALKBOARD & MASTIC 1,324 SF

INCORPORATED VILLAGE OF GARDEN CITY

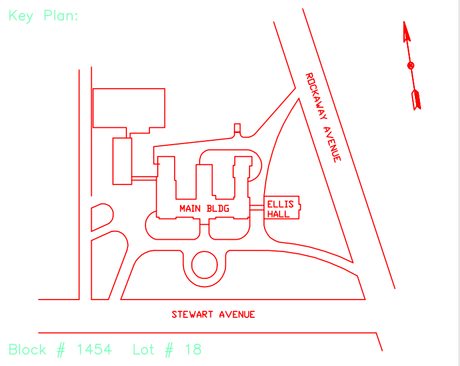
Consultants:

AIRTEK ENVIRONMENTAL CORP.
39-37 29th STREET
LONG ISLAND CITY, NY 11101
TEL: 718.937.3720
FAX: 718.937-3721

NOTE: Drawing may be printed at reduced scale

No. Date Revision

Key Plan:



Block # 1454 Lot # 18

Discipline Lead:	M. PORTER
Designer:	M. PORTER
Drawn by:	M. PORTER
Checked by:	????????????

Scale: AS NOTED

Date: 10/29/2010

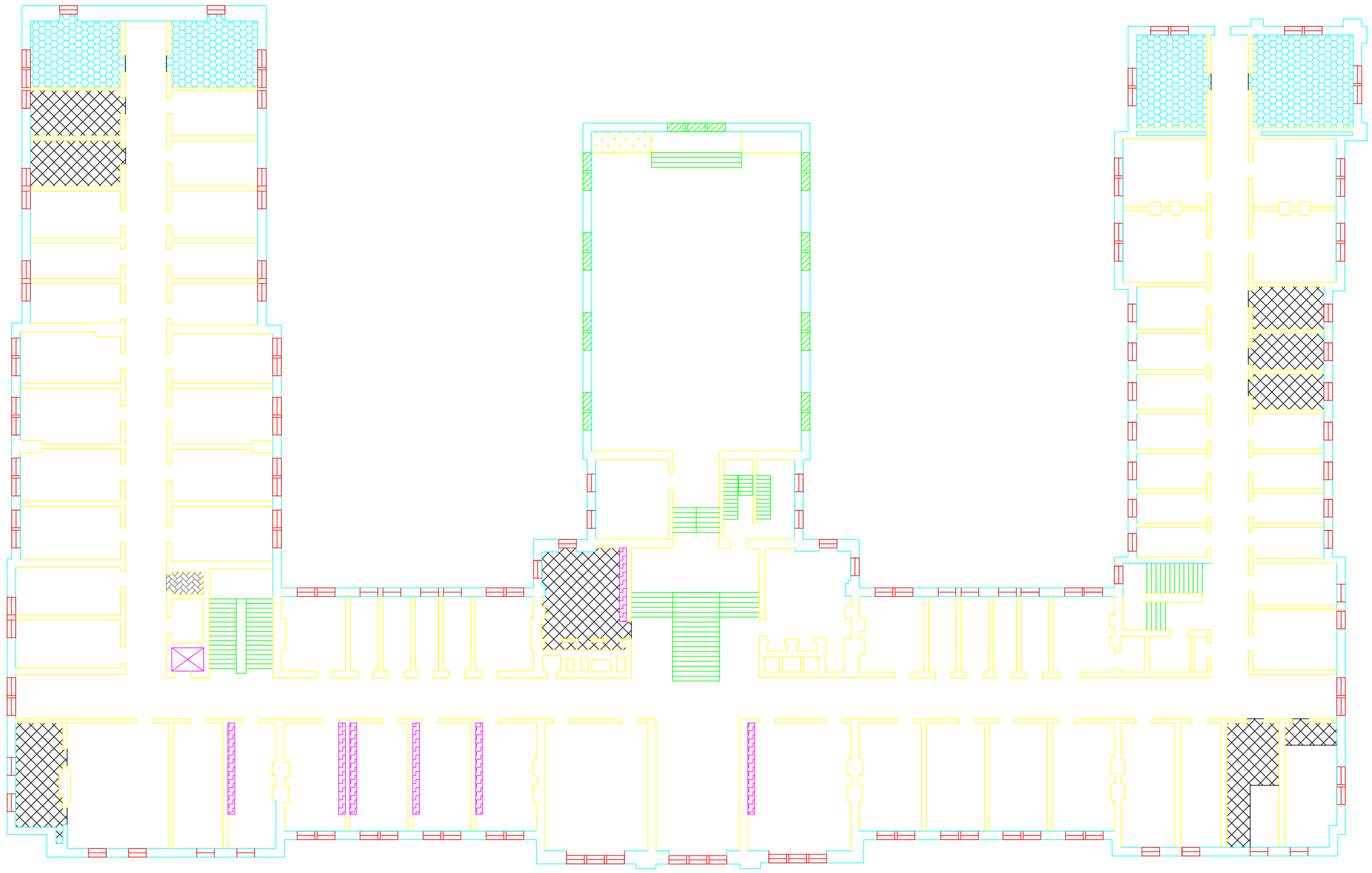
Project:
ST. PAUL'S SCHOOL

Address:
287 STEWART AVENUE, GARDEN CITY, NY

Drawing Title:
FIRST FLOOR ASBESTOS LOCATION PLAN

Drawing No.:
H103.00

Sheets in Contract Set:
of



LEGEND:

- ACM FLOOR TILE AND MASTIC 1,200 SF
- ACM TRANSITE CEILING TILE 706 SF
- ACM WINDOW CAULK & PUTTY (132 WINDOWS)
- ACM STAINED GLASS WINDOW PUTTY 2,300 LF
- ACM SHEET INSULATION 90 SF
- ACM LINOLEUM 56 SF
- ~~ACM~~ CHALKBOARD & MASTIC 640 SF

INCORPORATED VILLAGE
OF GARDEN CITY

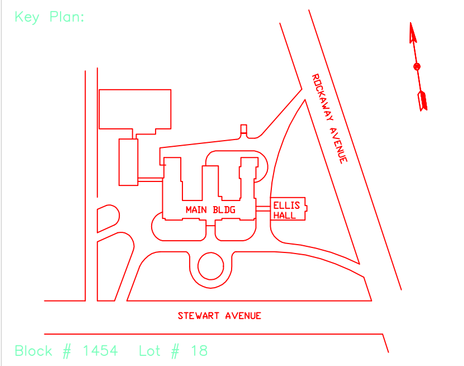
Consultants:

AIRTEK ENVIRONMENTAL CORP.
39-37 29th STREET
LONG ISLAND CITY, NY 11101
TEL: 718.937.3720
FAX: 718.937-3721

NOTE: Drawing may be printed at reduced scale

No. Date Revision

Key Plan:



Block # 1454 Lot # 18

Discipline Lead:	M. PORTER
Designer:	M. PORTER
Drawn by:	M. PORTER
Checked by:	????????????

Scale: AS NOTED

Date: 10/29/2010

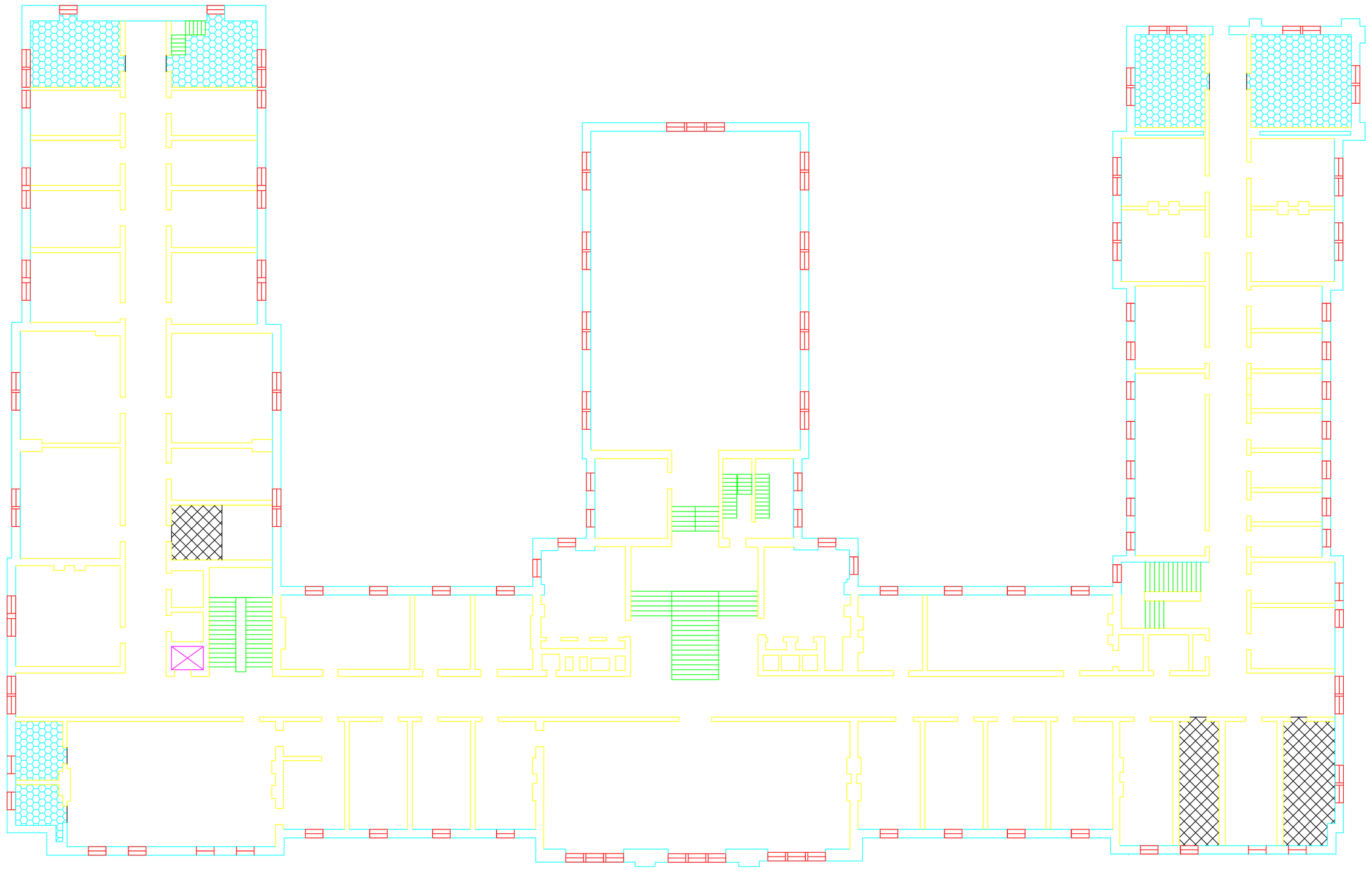
Project:
ST. PAUL'S SCHOOL

Address:
287 STEWART AVENUE, GARDEN CITY, NY

Drawing Title:
SECOND FLOOR
ASBESTOS LOCATION
PLAN

Drawing No.:
H104.00

Sheets in Contract Set:
of



LEGEND:

ACM FLOOR TILE AND MASTIC 480 SF

ACM TRANSITE CEILING TILE 871 SF

ACM WINDOW CAULK & PUTTY 127 WINDOWS

INCORPORATED VILLAGE
OF GARDEN CITY

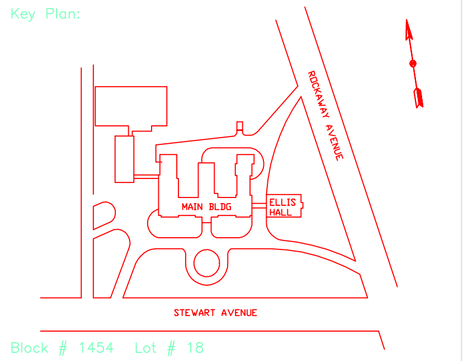
Consultants:

AIRTEK ENVIRONMENTAL CORP.
39-37 29th STREET
LONG ISLAND CITY, NY 11101
TEL: 718.937.3720
FAX: 718.937-3721

NOTE: Drawing may be printed at reduced scale

No.	Date	Revision

Key Plan:



Block # 1454 Lot # 18

Discipline Lead:	M. PORTER
Designer:	M. PORTER
Drawn by:	M. PORTER
Checked by:	???????????
Scale: AS NOTED	Date: 10/29/2010

Project:
ST. PAUL'S SCHOOL

Address:
287 STEWART AVENUE, GARDEN CITY, NY

Drawing Title:
THIRD FLOOR ASBESTOS LOCATION PLAN

Drawing No.:
H105.00

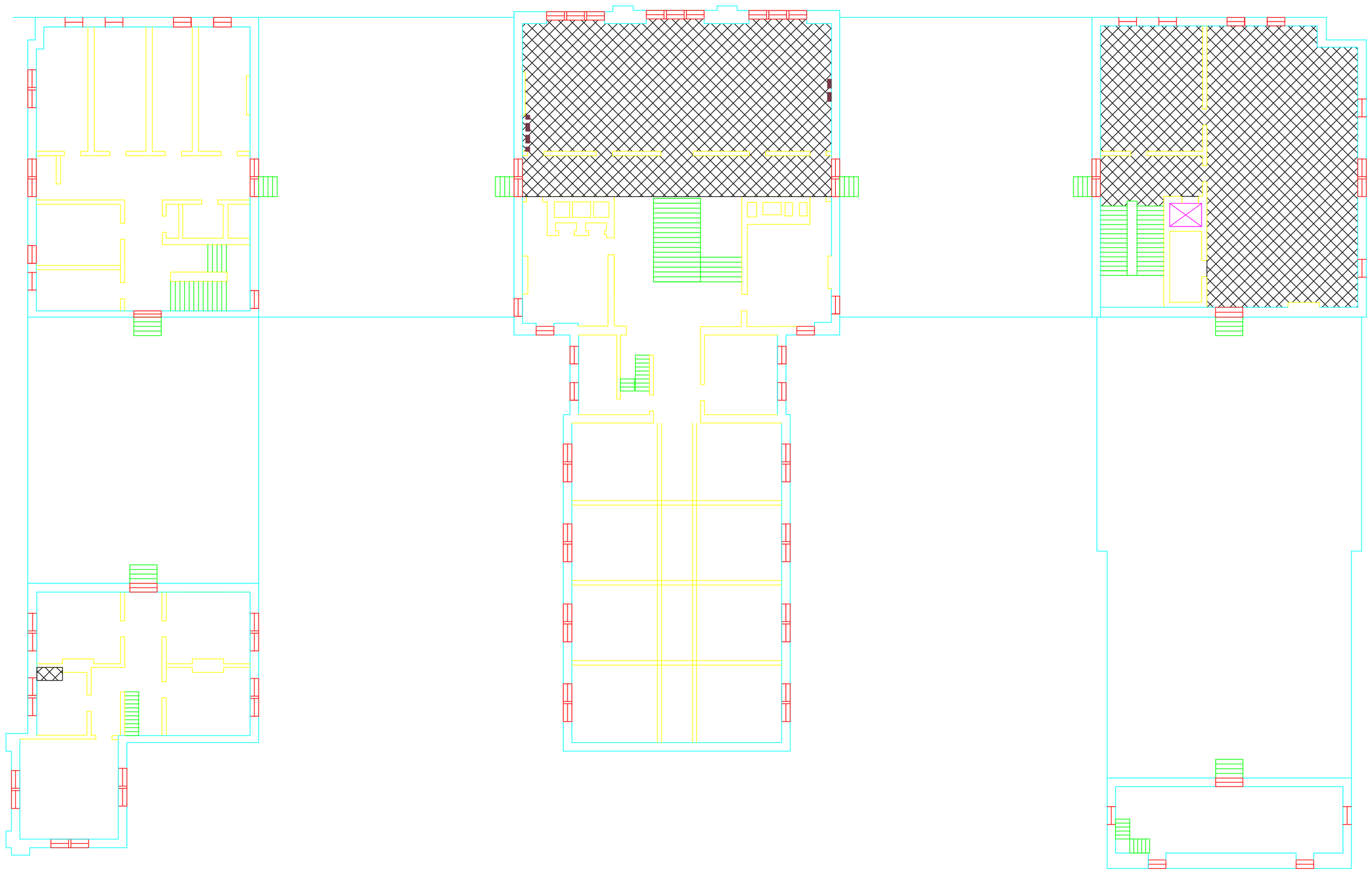
Sheets in Contract Set:
of

LEGEND:

ACM FLOOR TILE AND MASTIC 4,875 SF

ACM PIPE INSULATION 10 LF

ACM WINDOW CAULK & PUTTY 77 WINDOWS



INCORPORATED VILLAGE
OF GARDEN CITY

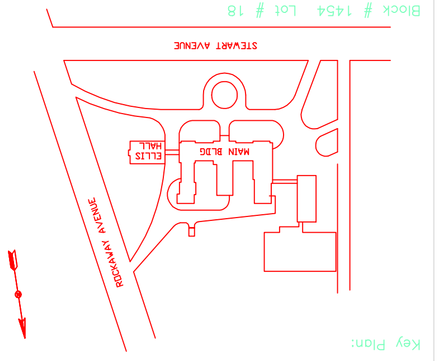
NOTE: Drawing may be printed at reduced scale

Consultants:

AIRTEK ENVIRONMENTAL CORP.
39-57 28th STREET
LONG ISLAND CITY, NY 11101
TEL: 718.937.3720
FAX: 718.937.3721

No. Date Revision

Key Plan:



Block # 1454 Lot # 18

Discipline Lead: M. PORTER

Designer: M. PORTER

Drawn by: M. PORTER

Checked by: ??????????

Scale: AS NOTED

Date: 10/29/2010

Project: ST. PAUL'S SCHOOL

Address: 287 STEWART AVENUE, GARDEN CITY, NY

Drawing Title: FOURTH FLOOR ASBESTOS LOCATION PLAN

Drawing No.: H106.00

Sheets in Contract Set: of

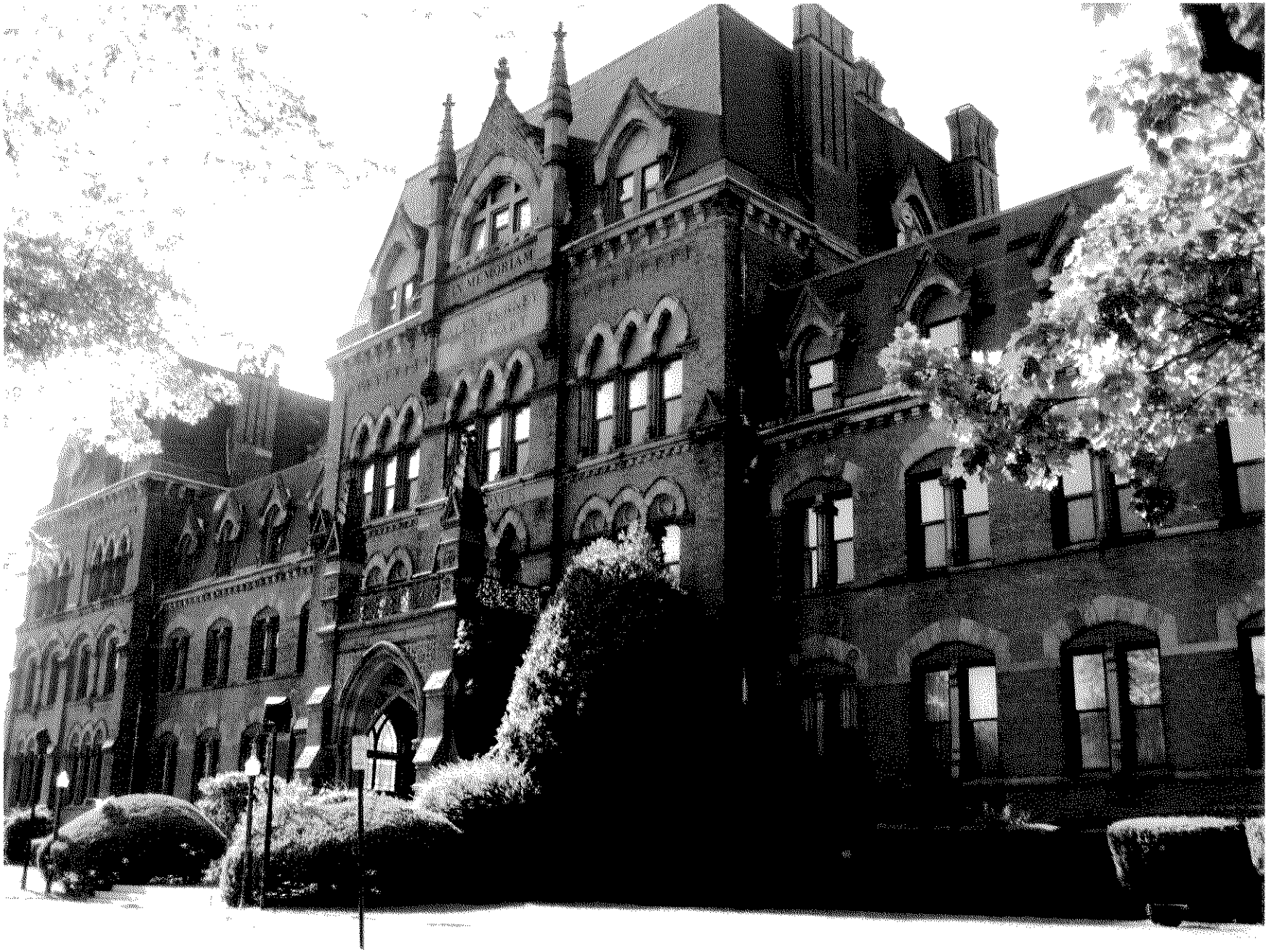
An Alternative Proposal to Save St. Paul's

Presented to the Garden City Board of Trustees
By the Committee to Save St. Paul's &
The Garden City Historical Society
6/29/2010

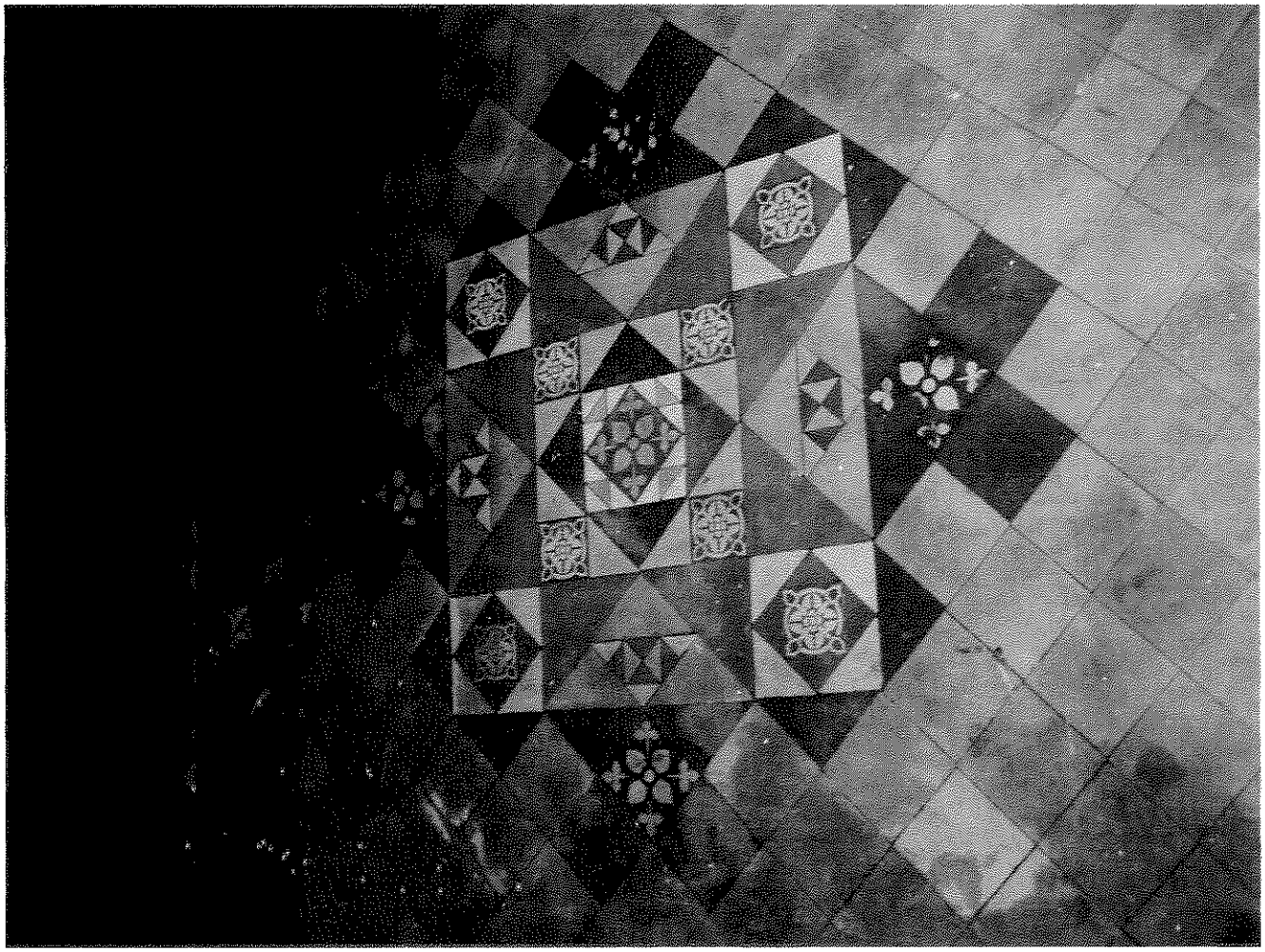
A reasonable and affordable plan to preserve St. Paul's for public use

Why Save St. Paul's?

- Most significant real estate in GC
- Ruled by the courts a "public trust"
- Cost to average taxpayer for demo approx $120/yr
- What does Village get in return?
- DEIS states –"Unless the Proposed Action were abandoned, there would be an unavoidable "**significant adverse impact**" on
  - Historic resources
  - Aesthetic resources
  - Community character
  - Cluett Hall
  - More consultant $$




KING



Our Mission

- To develop a reasonable, realistic and affordable plan for preservation of St. Paul's under the following conditions:
  - Maintain **public** control
  - Stabilize the building
  - Preserve historic features where possible
  - **Public** use within the building
  - Prove financially acceptable to majority
  - Full compliance with Village Building Code
  - Annual cost to average taxpayer no greater than demo

Outline of Plan

- Building turned over to Conservancy
- Board composition to reflect entire Village
- Conservancy issues 15-year bonds
- Bonds backed by lease payments from Village
- Basic Plan = $8,000,000 (same as demo +)
- Provision for operating costs = $2,000,000
- Total = $10,000,000
- Annual cost to taxpayer less than or equal to demo

Resources Employed

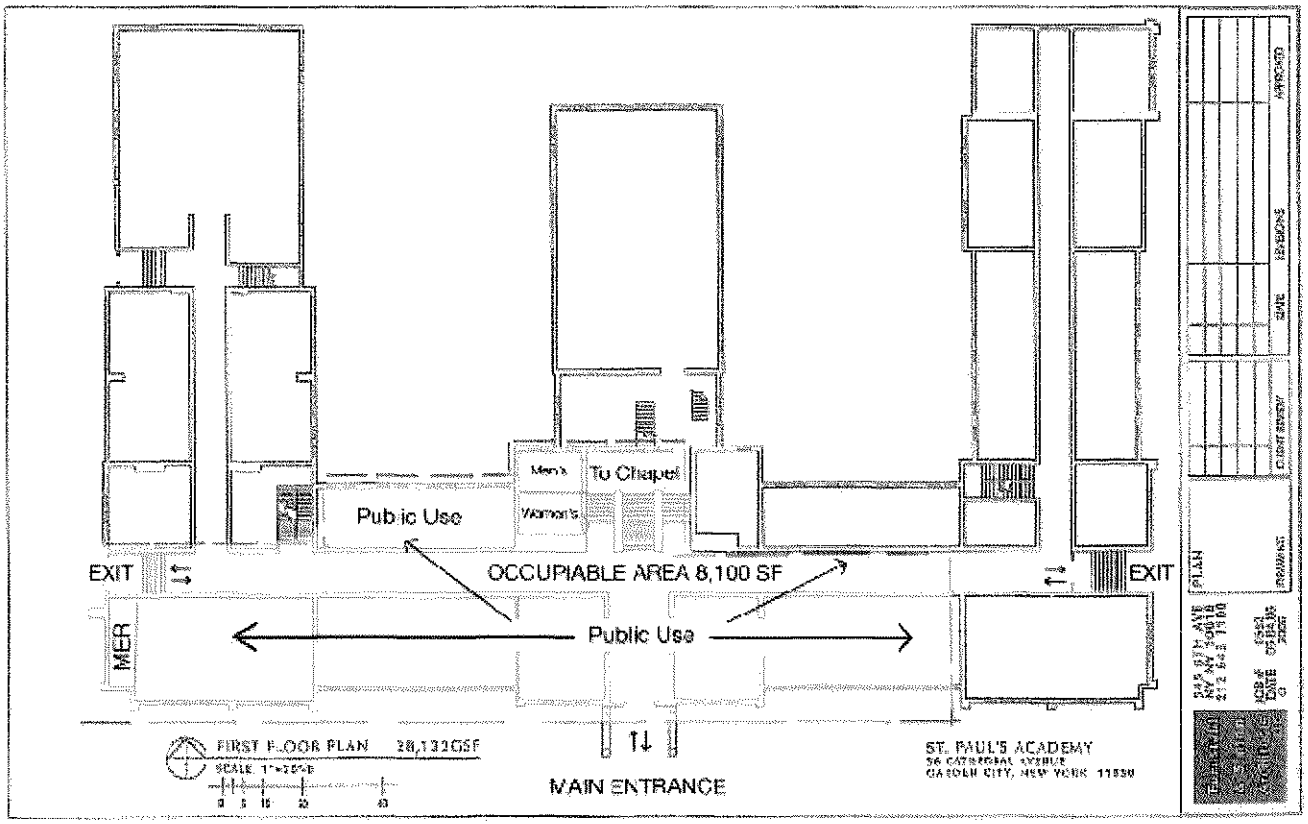
- Hired Bill Sullivan, formerly of Sullivan and Nickel
  - Respected building consultant
  - Intimately familiar with building
  - Limit basic plan to $8 million
- Consulted with public finance experts and experts in municipal law
- Hired architect well-versed in historic preservation and code compliance
- Consulted with The Garden City Historical Society and other community groups

Our Plan

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

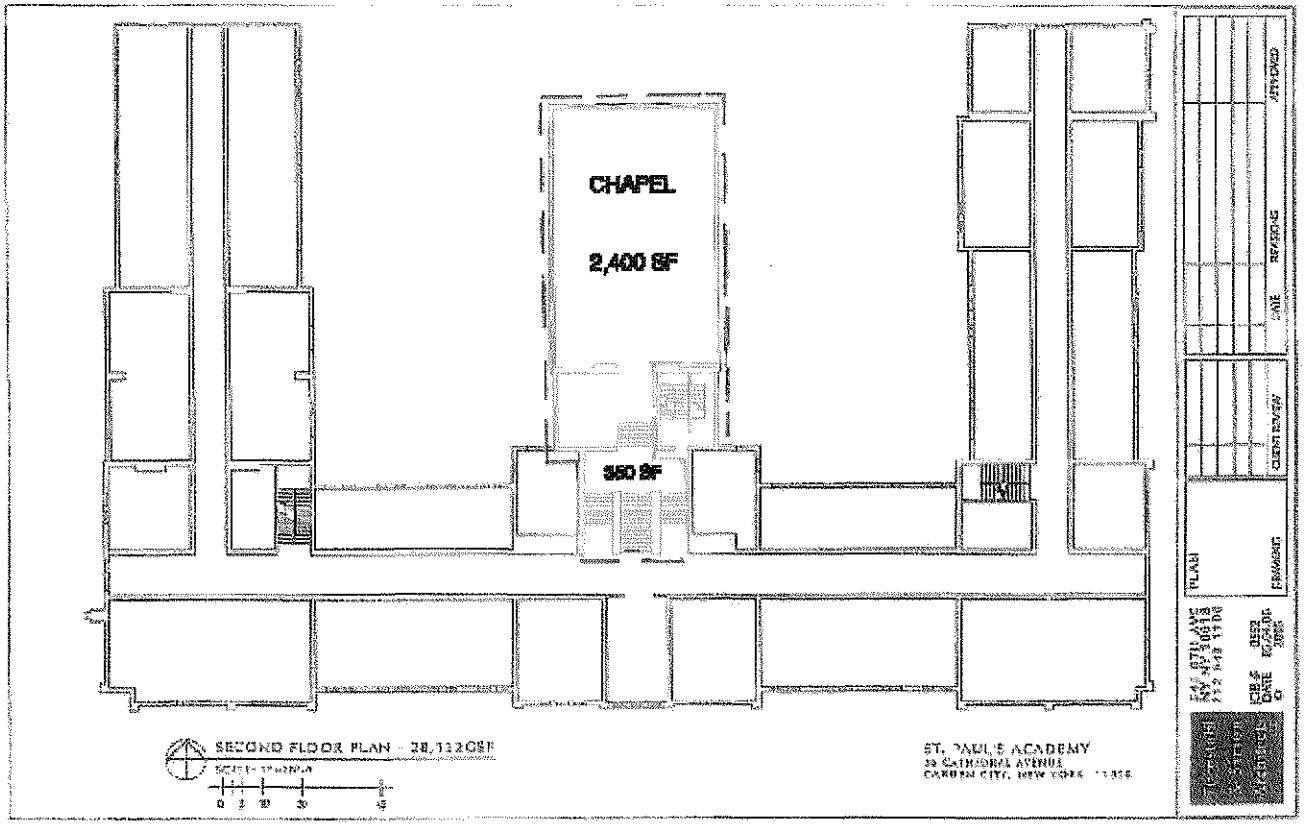
Construction Schematics & Costs

Bill Sullivan



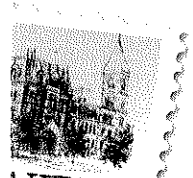
NOTES:

1. **Dotted lines indicate occupiable area limits**
2. **Plan includes creation of new mechanical equipment rooms to services 1st floor & Chapel**
3. **Plan includes creation of 2 new toilet rooms**
4. **Plan includes creation of 2 hr. fire separation of occupied to non-occupied spaces**
5. **Plan includes new dry pipe fire protection & new fire alarm system in entire bldg.**
6. **Plan includes lead management program for all work areas**



NOTES:

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



St Paul's School
Stabilization Program

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

Exterior Reduced Scope

Est. Date : 9.December 2009
Est. No. :
File Code : St Pauls
Lead Estr. :WPS
Dwgs. Rec'd :Floor Plans Only

Description	Quantity	Unit	Cost	Total	Comments
EXTERIOR RESTORATION or SIMPLE STABILIZATION					
A) Roof Repair/Replacement					
Manlifts/ Scaffolding/Safety	1	LS	150000.00	150,000	
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	
Replace Water Damaged Structural Wood Components	1	Allow	50000.00	50,000	
Install New Shingle Roof	320	SQ	150.00	48,000	
Install New Copper Roof Flashings @ Slate Roof	5,129	LF	25.00	128,225	
Install New Copper Gutters and Downspouts in Selected Areas	479	LF	25.00	11,975	Reduced Scope Balance Deferred
SUBTOTAL Roof Repair & Replacement (Direct Work)				**1,236,384**	
B) Masonry Repair/Replacement					
ManLifts / Scaffolding	1	Allow	0.00	0	In Roofing Scope
Clean Exterior Façade - Basic	1	Allow	50000.00	50,000	Cleaning Must precede Repointing etc.
Repoint Façade	1	Allow	50000.00	50,000	Selected Areas
Replace/Repair Stone Sills	1	Allow	15000.00	15,000	
Spalling Brick Repair	1	Allow	25000.00	25,000	Selected Areas
Repair Structural Masonry Cracking	1	Allow	25000.00	25,000	
Replace Structural Masonry as Required	1	SF	25000.00	25,000	Selected Areas
Heavy Stain and Growth Removal	1	SF	20000.00	10,000	Selected Areas
SUBTOTAL Masonry Repair & Replacement (Direct Work)				**200,000**	
C) Window Repair/Replacement					
ManLifts / Scaffolding/Safety	1	Allow	35000.00	35,000	
Repair/Replace Existing Windows Where Damaged	1	Allow	75000.00	75,000	Window Replacement can be Phased Starting w/those in worst condition
Furnish and Install New Weather Shield Over Stained Glass	1	Allow	25000.00	25,000	
Exterior Sealants	1	Allow	15000.00	15,000	
Furnish, Install or Repair Exterior Entrance Doors	1	Allow	30000.00	30,000	Doors That Enter Public Use Space
Repair Miscellaneous Exterior Doors	1	LS	20000.00	20,000	Doors not in Public Use Space
SUBTOTAL Window Repair & Replacement (Direct Work)				**200,000**	
TOTAL DIRECT WORK (Partial Scope)				**1,636,384**	
GENERAL CONDITIONS (8%)				130,911	
CONTRACTOR OH/P (5%)				88,365	
ESCALATION (0%)				0	Not Included Currently at 3% /yr
INCIDENTALS (16%)				296,906	A/E Consultants, Testing, Some Legal
DESIGN CONTINGENCY(8%)				148,453	
CONSTRUCTION CONTINGENGY(8%)				148,453	
TOTAL BUILDING COST (Reduced Scope)				**2,449,470**	

St Paul's School
10,500 SF Occupied Space

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

Est. Date : 9 December 2009
Est. No. :
File Code : St Pauls
Lead Estr. : WPS
Dwgs. NONE

Description	Quantity	Unit	Cost	Total	Comments
RECONSTRUCTION For OCCUPANCY - 10,200 SF Space					
INTERIOR ACTIVITIES					
Remove Existing Finishes	5,600	SF	$10.00	$56,000	
Structural Modifications @ Existing Masonry Walls	5,600	SF	$12.00	$67,200	
Restore Existing Finishes @ Corridors	2,500	SF	$20.00	$50,000	Cleaning , Some Limited Repairs
Chapel Woodwork Cleaning	1	Allow	$150,000.00	$150,000	
Chapel Finishes	2,400	SF	$85.00	$204,000	
Chapel Electrical Lighting	2,400	SF	$20.00	$48,000	
Grand Stairway Work	1	Allow	$65,000.00	$65,000	Some Restoration, new lighting, etc.
Install Fire Rated "Separation" Partitions W/Doors	1	Allow	$50,000.00	$50,000	Provide Fire Seaparation Occupied from Unoccupied Areas
Install New 2nd Means of egress Stairs from Chapel	1	Allow	$100,000.00	$100,000	Required for Chapel Ocupancy - No Location Yet
Create New Toilets Complete	2	Allow	$50,000.00	$100,000	Includes Required Plumbing - No Ceramic Tile
Install New Finishes (Ceilings, Floors, Walls, Paint)	5,600	SF	$55.00	$308,000	Save Existing Wood Trim Etc.
Building Specialties	5,600	SF	$8.00	$44,800	
MECHANICAL/ELECTRICAL/FIRE PROTECTION ACTIVITIES					
New HVAC System (10,500sf)	35	Tons	$5,000.00	$175,000	Equipment, Installations, Room Construction
HVAC Distibution	10,500	SF	$14.00	$147,000	
Electrical Wiring Power and Lighting Distribution	10,500	SF	$17.00	$178,500	
Upgrade Electrical Service Incoming	1	Allow	$45,000.00	$45,000	
Lighting	10,500	SF	$12.00	$126,000	
Install New Fire Sprinkler System "DRY"	125,000	SF	$8.00	$1,000,000	Install Dry System in entire Building
LULA Elevator	1	Allow	$60,000.00	$60,000	Includes Enclosure Req'd for ADA Compliance
Fire Alarm/Security	125,000	SF	$5.50	$687,500	Install new PA System in entire Building
BUILDING PREMIUMS					
Lead Area Premium	1	Allow	$75,000.00	$75,000	Mitigate 10,200 sf and Lead Training/Management Balance
TOTAL DIRECT WORK				**$3,737,000**	
GENERAL CONDITIONS (8%)				$298,960	
CONTRACTOR OH/P (5%)				$190,600	
ESCALATION (0%)				$0	
F,F, & E				$0	
INCIDENTALS (16%)				$676,250	A/E/CM Fees, Testing, Permits, Some Legal
DESIGN CONTINGENCY(5%)				$245,140	
CONSTRUCTION CONTINGENCY(8%)				$392,225	
TOTAL BUILDING COST				**$5,540,175**	

St Paul's School
SUMMARY

Sullivan Builders Group

Est. Date : 9 December 2009
Est. No. :
File Code : St Pauls
Lead Estr. :WPS
Dwgs. Rec'd :NONE

St Paul's School Renovation
Garden City, New York
ARCH: None
CONCEPTUAL BUDGET ESTIMATE SUMMARY

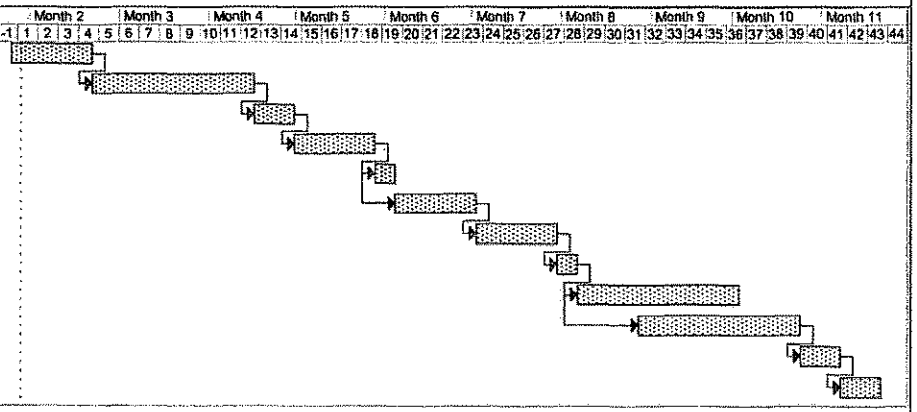
Description	Quantity	Unit	Cost	Total	Comments
SUMMARY SHEET					
10,500 SF Usable w/Reduced Exterior Measures					
Exterior Work Reduced Scope				2,449,470	
Interior Fitout 10,500sf				5,540,175	
TOTAL DIRECT WORK				**7,989,645**	
GENERAL CONDITIONS				Incl w/Work Estimate	
CONTRACTOR OH/P				Incl w/Work Estimate	
ESCALATION (0%)				Not Included	
F,F, & E				Not Included	
INCIDENTALS (Varies)				Incl w/Work Estimate	
DESIGN CONTINGENCY				Incl w/Work Estimate	
CONSTRUCTION CONTINGENGY				Incl w/Work Estimate	
TOTAL BUILDING COST				**7,989,645**	

Questions re Construction Costs

- Current figures vs August 2004
- Difference between private vs Village
- Ellis Hall
- Timeline

St Paul's Academy

ID	Task Name	Duration
1	Prepare Building Program	1 mon
2	Prepare Design Documents	2 mons
3	GC/Committee Review Documents	0.5 mons
4	Prepare Bidding Documents	1 mon
5	GC Build Dept Review	0.25 mons
6	Bid/Award Period	1 mon
7	Contract/ Insurance/ Bonds	1 mon
8	Onsite Mobilization	0.25 mons
9	Exterior Activities	2 mons
10	Interior Activities	2 mons
11	Receive Cert of Occupancy	0.5 mons
12	VofGC Commission Building	0.5 mons



Project: St Pauls School 25 June 2010
Date: 6/28/2010

Task | Progress | Summary | External Tasks | Deadline
Split | Milestone | Project Summary | External Milestone

Structure and Financing

Frank McDonough

Outline of Financial Plan

- Establish Conservancy
- Transfer of building ownership
- Village owns land
- Assumptions on demo cost $5.8 + $2.2= $8
- Demo finance period – 10 years(see chart)
- Reduced scope restoration (see chart)
- Restoration + Operating Costs(see chart)
- Prior Experience and Meeting with HDW

Benefits of Conservancy

- Speed of procurement
- Significant cost savings – 15% - 30%
- Rapid start up
- Tax deductible contributions
- Access to multiple grants

Demolition at $8 million – 10 yrs

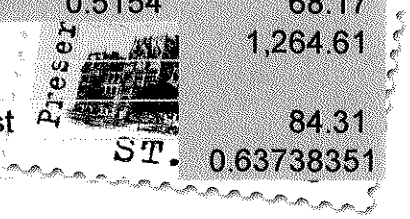
					06/22/10	
	BOND TEMPLATE		2010/11 ASSESSMENTS:		$107,104,539	
FUTURE ISSUE			2010 AVERAGE ASSESSMEN		13,227	
ISSUE PRICE	$8,000,000					
INTEREST RATE	3.50%					
PERIOD OF BONDS	10					
	ANNUAL DEBT SERVICE- PRI	OUTSTANDING BALANCE	INTEREST	ANNUAL DEBT SERVICE	DEBT SERVICE TAX RATE	COST TO AVERAGE HOME
1	800,000.00	8,000,000.00	280,000.00	1,080,000.00	1.0084	133.38
2	800,000.00	7,200,000.00	252,000.00	1,052,000.00	0.9822	129.92
3	800,000.00	6,400,000.00	224,000.00	1,024,000.00	0.9561	126.46
4	800,000.00	5,600,000.00	196,000.00	996,000.00	0.9299	123.00
5	800,000.00	4,800,000.00	168,000.00	968,000.00	0.9038	119.54
6	800,000.00	4,000,000.00	140,000.00	940,000.00	0.8776	116.09
7	800,000.00	3,200,000.00	112,000.00	912,000.00	0.8515	112.63
8	800,000.00	2,400,000.00	84,000.00	884,000.00	0.8254	109.17
9	800,000.00	1,600,000.00	56,000.00	856,000.00	0.7992	105.71
10	800,000.00	800,000.00	28,000.00	828,000.00	0.7731	102.25
assessment figures pper proposed 2010/11 budget						1,178.15
				Average Annual cost		117.82
				Average Tax Rate		0.89071855

AREA'S IN BLUE ARE VARIABLES, YELLOW ARE FORMULAS 06/28/10

BOND TEMPLATE 2010/11 ASSESSMENTS: $107,104,539

FUTURE ISSUE		2010 AVERAGE ASSESSMEN	13,227
ISSUE PRICE	$8,000,000		
INTEREST RATE	3.50%	Based on GKST Market Card for 4/21/2006 & Fiscal Advisors estimate	
PERIOD OF BONDS	15		

	ANNUAL DEBT SERVICE- PRIN	OUTSTANDING BALANCE	INTEREST	ANNUAL DEBT SERVICE	DEBT SERVICE TAX RATE	COST TO AVERAGE HOME
1	533,333.33	8,000,000.00	280,000.00	813,333.33	0.7594	100.44
2	533,333.33	7,466,666.67	261,333.33	794,666.67	0.7420	98.14
3	533,333.33	6,933,333.33	242,666.67	776,000.00	0.7245	95.83
4	533,333.33	6,400,000.00	224,000.00	757,333.33	0.7071	93.53
5	533,333.33	5,866,666.67	205,333.33	738,666.67	0.6897	91.22
6	533,333.33	5,333,333.33	186,666.67	720,000.00	0.6722	88.92
7	533,333.33	4,800,000.00	168,000.00	701,333.33	0.6548	86.61
8	533,333.33	4,266,666.67	149,333.33	682,666.67	0.6374	84.31
9	533,333.33	3,733,333.33	130,666.67	664,000.00	0.6200	82.00
10	533,333.33	3,200,000.00	112,000.00	645,333.33	0.6025	79.70
11	533,333.33	2,666,666.67	93,333.33	626,666.67	0.5851	77.39
12	533,333.33	2,133,333.33	74,666.67	608,000.00	0.5677	75.09
13	533,333.33	1,600,000.00	56,000.00	589,333.33	0.5502	72.78
14	533,333.33	1,066,666.67	37,333.33	570,666.67	0.5328	70.48
15	533,333.33	533,333.33	18,666.67	552,000.00	0.5154	68.17
						1,264.61
				Average Annual cost		84.31
				Average Tax Rate		0.63738351



AREA'S IN BLUE ARE VARIABLES, YELLOW ARE FORMULAS 06/28/10

BOND TEMPLATE 2010/11 ASSESSMENTS: $107,104,539

FUTURE ISSUE 2010 AVERAGE ASSESSMEN 13,227

ISSUE PRICE $10,000,000

INTEREST RATE 3.50% Based on GKST Market Card for 4/21/2006 & Fiscal Advisors estimate

PERIOD OF BONDS 15

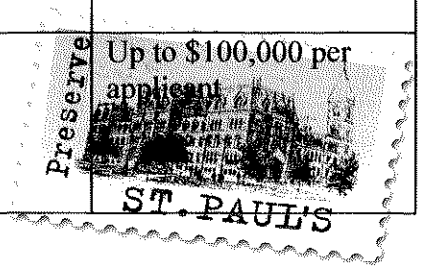
	ANNUAL DEBT SERVICE- PRI	OUTSTANDING BALANCE	INTEREST	ANNUAL DEBT SERVICE	DEBT SERVICE TAX RATE	COST TO AVERAGE HOME
1	666,666.67	10,000,000.00	350,000.00	1,016,666.67	0.9492	125.55
2	666,666.67	9,333,333.33	326,666.67	993,333.33	0.9274	122.67
3	666,666.67	8,666,666.67	303,333.33	970,000.00	0.9057	119.79
4	666,666.67	8,000,000.00	280,000.00	946,666.67	0.8839	116.91
5	666,666.67	7,333,333.33	256,666.67	923,333.33	0.8621	114.03
6	666,666.67	6,666,666.67	233,333.33	900,000.00	0.8403	111.15
7	666,666.67	6,000,000.00	210,000.00	876,666.67	0.8185	108.26
8	666,666.67	5,333,333.33	186,666.67	853,333.33	0.7967	105.38
9	666,666.67	4,666,666.67	163,333.33	830,000.00	0.7749	102.50
10	666,666.67	4,000,000.00	140,000.00	806,666.67	0.7532	99.62
11	666,666.67	3,333,333.33	116,666.67	783,333.33	0.7314	96.74
12	666,666.67	2,666,666.67	93,333.33	760,000.00	0.7096	93.86
13	666,666.67	2,000,000.00	70,000.00	736,666.67	0.6878	90.98
14	666,666.67	1,333,333.33	46,666.67	713,333.33	0.6660	88.09
15	666,666.67	666,666.67	23,333.33	690,000.00	0.6442	85.21
						1,580.74
				Average Annual cost		105.38
				Average Tax Rate		0.79672938

Other Considerations

- Private fundraising
- Grant Opportunities
- Ellis Hall
- Possible Uses and additional funds
  - *"The Garden City Community Arts & Recreation Center"*

Possible Grant Funding Sources

Program/Grantor	Contact	Offer	Criteria/Strings/Scope	Amount Available
Save America's Treasures	www.nps.gov National Park Service	Preservation work on historic structures and sites	Listing on National Register of Historic Places; Nonprofit 501 (c) (3) organizations and local governments may apply; dollar-for-dollar match	$125,000 - $500,000; In 2005, average award to historic properties, $299,000
OPRHP	www.nysparks.com/grants	Environmental Protection Fund (EPF)	Restoration of historic properties; Listing on State or National Registers of Historic Places required. Matching grant basis up to 50% of total project cost. Applicant must convey 5-to-20 year covenant to OPRHP. Application deadline late August	Funding cap of $1,000,000 for projects over $4,000,000.
Nassau County	Grant already made	Environmental Bond Award	Per Village, funds still available for hazardous material abatement	$300,000
State Historic Preservation	Nysparks.state.ny.us/shop/grants/index.htm			
New York State Legislature		NYS Tax Credits		
Nat'l Trust Community Investment Corporation	Ntcicfunds.com	Rehabilitation Tax Credits – sale to investors	Listing on National Register of Historic Places; Application reviewed by SHPO and Nat'l Park Service	20% of qualified rehab expenditures available to building owner
Nat'l Trust	Brent Leggs, Boston Regional Office, 617-523-0885; www.nthp.org	Lowe Charitable and Educational Foundation grant; Sept deadline for applications		Up to $100,000 per applicant



NYS Legislature (Member Items)	Senator Kemp Hannon			
Empire State Development Corporation	restoreny@empire.state.ny.us (800) STATE NY (800) 782-8369	Restore NY	Second and third round of grants in late winter and late spring – each round may have up to $125 million available; must be matched by at least 10%; construction to preserve, rehab vacant/abandoned properties	Up to $5,000,000 per project

Capital Campaign and Fundraising Professionals

Name	Contact	Expertise
M3 Development	Mark Saffren, 631-697-3577	Development and fundraising campaigns; Consultant to the Montauk Playhouse Community Center Foundation. Foundation also worked with the project engineer to estimate costs of items that could be donated. To see ideas: www.montaukplayhouse.org
Community Counselling Service (CCS)	Craig Chindemi, VP; Thomas Kissane, VP/Managing Director; 461 Fifth Avenue, 3rd Floor, NY, NY 10017; 212-695-1175	Private fundraising efforts on a flat fee basis. Could include feasibility and planning study, followed by a 12 to 24 month campaign – personal interviews with community leaders to determine financial potential for project. ID key individuals to spearhead campaign. Will present findings and recommendations.

Internships and Volunteers

Name	Contact	Expertise
Columbia University	Janet Foster, Assistant Director, Historic Preservation Program, Graduate School of Architecture, Planning and Preservation, 400 Avery Hall, 212-854-3080 www.learn.columbia.edu/hp www.arch-preservation@columbia.edu	
Cornell University	For instructions on posting information and recruiting, call 800-999-8725 M. Susan Lewis, Director, College of Architecture, Art & Planning Career Services, B1 West Sibley, Cornell U, Ithaca 607-255-7696; aapcareer@cornell.edu	Historic preservation, landscape architecture, graphic design and planning students available.
University of Vermont	Thomas Visser, Director, Historic Preservation Program, Dept of History, Wheeler House 802-656-3180 or 0577; histpres@zoo.uvm.edu Info at www.uvm.edu/histpres	

For Senior Citizens

- More Space than available at current Senior Center or Cottages
- Provide devoted space for senior women
- Incorporate (Senior Connections) part-time basis from Adelphi

Youth

- After school and Friday night activities for students
- Can consult with the Middle Country Public Library, which involved young people in planning and constructing their very successful Teen Center.

Meeting Rooms

Scouts, sports clubs, Grandmothers Club

- Local arts and theater groups for exhibits and shows
- Possible venue for exhibitions.

School District

- Small concerts by District's music program, such as the Chamber group
- Site for Adult Education classes

Village Recreation Program

- expand current programs offered at other locations - Cluett Hall and Community Park
- Venue for Village Historian to hold his Garden City history lectures

A viable plan to preserve St. Paul's

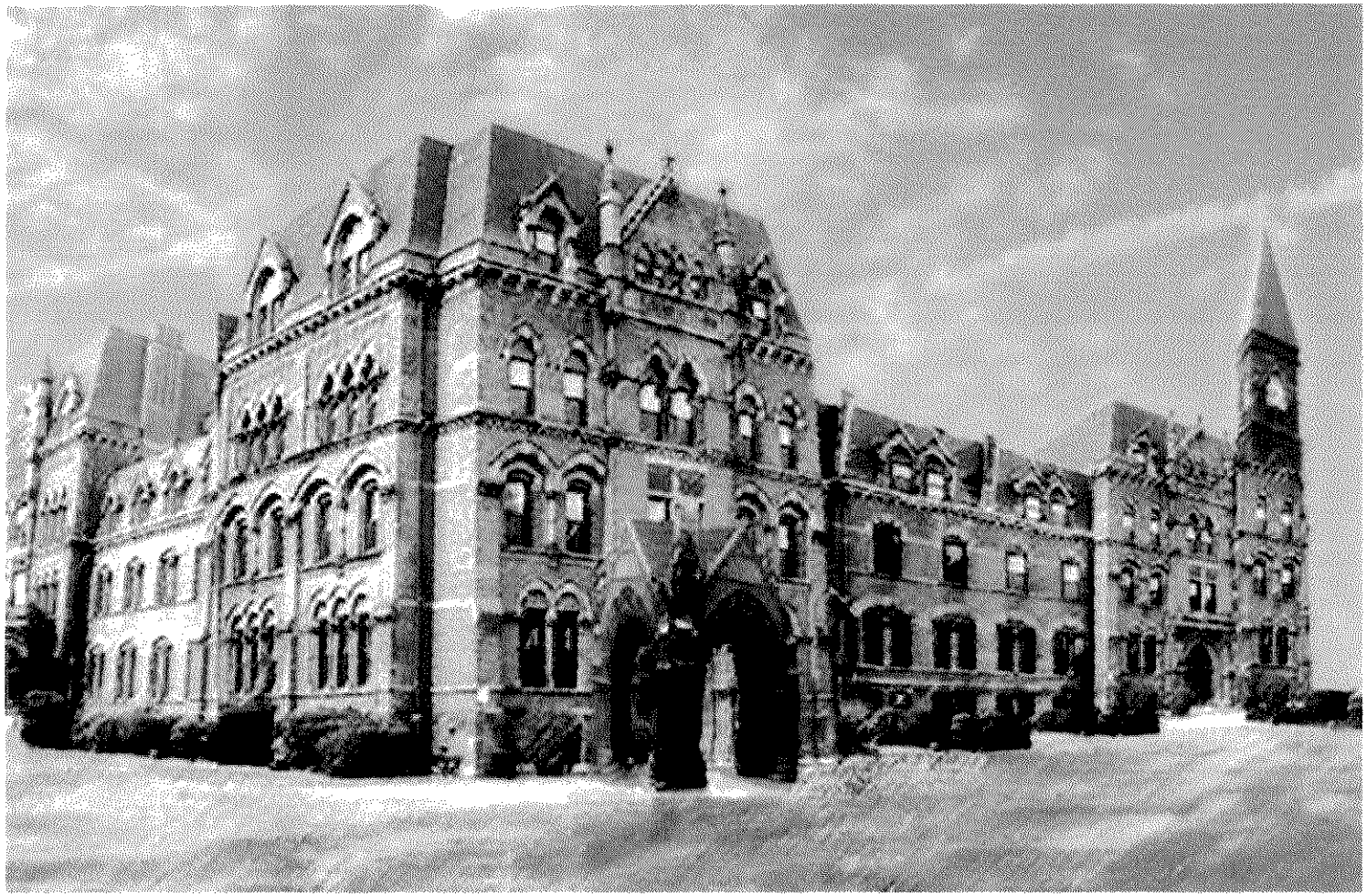
- Protects the structure for current & future use
- Maintains Village control
- Provides for public use
- Costs no more than demolition
- adaptive re-use for an historic building
- Preserves a priceless treasure
- Let's get info out on Websites
- QUESTIONS

If we all join together …

we can make this work…

and the residents will embrace it!

ST. PAUL'S
Preserve




Preserve
ST. PAUL'S

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

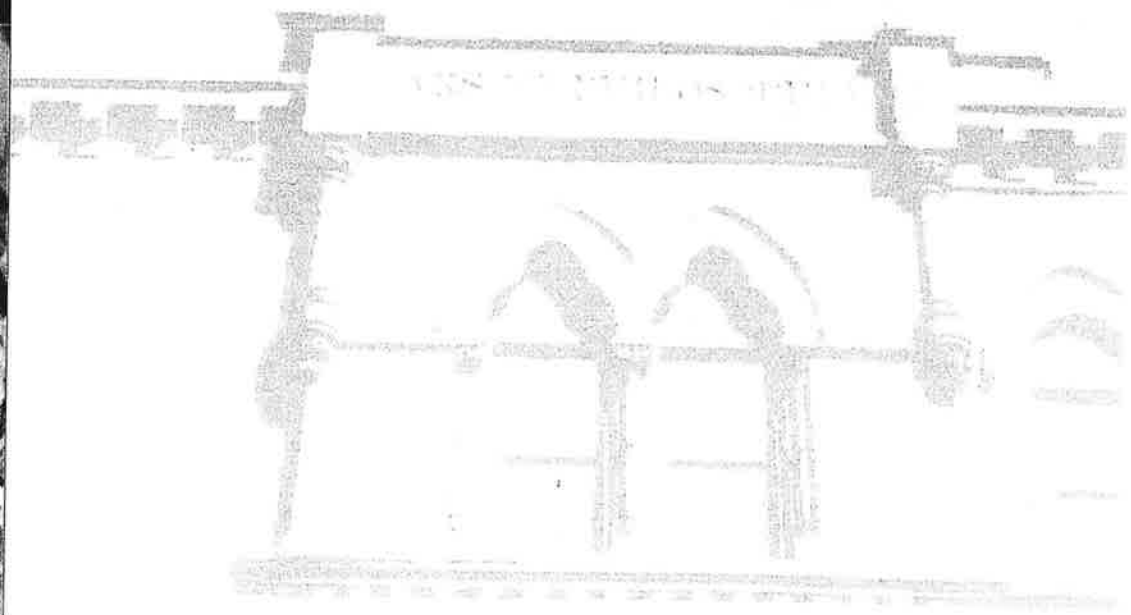
M A I N B U I L D I N G

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



Einhorn Yaffee Prescott
Architecture & Engineering, PC
440 Park Avenue South
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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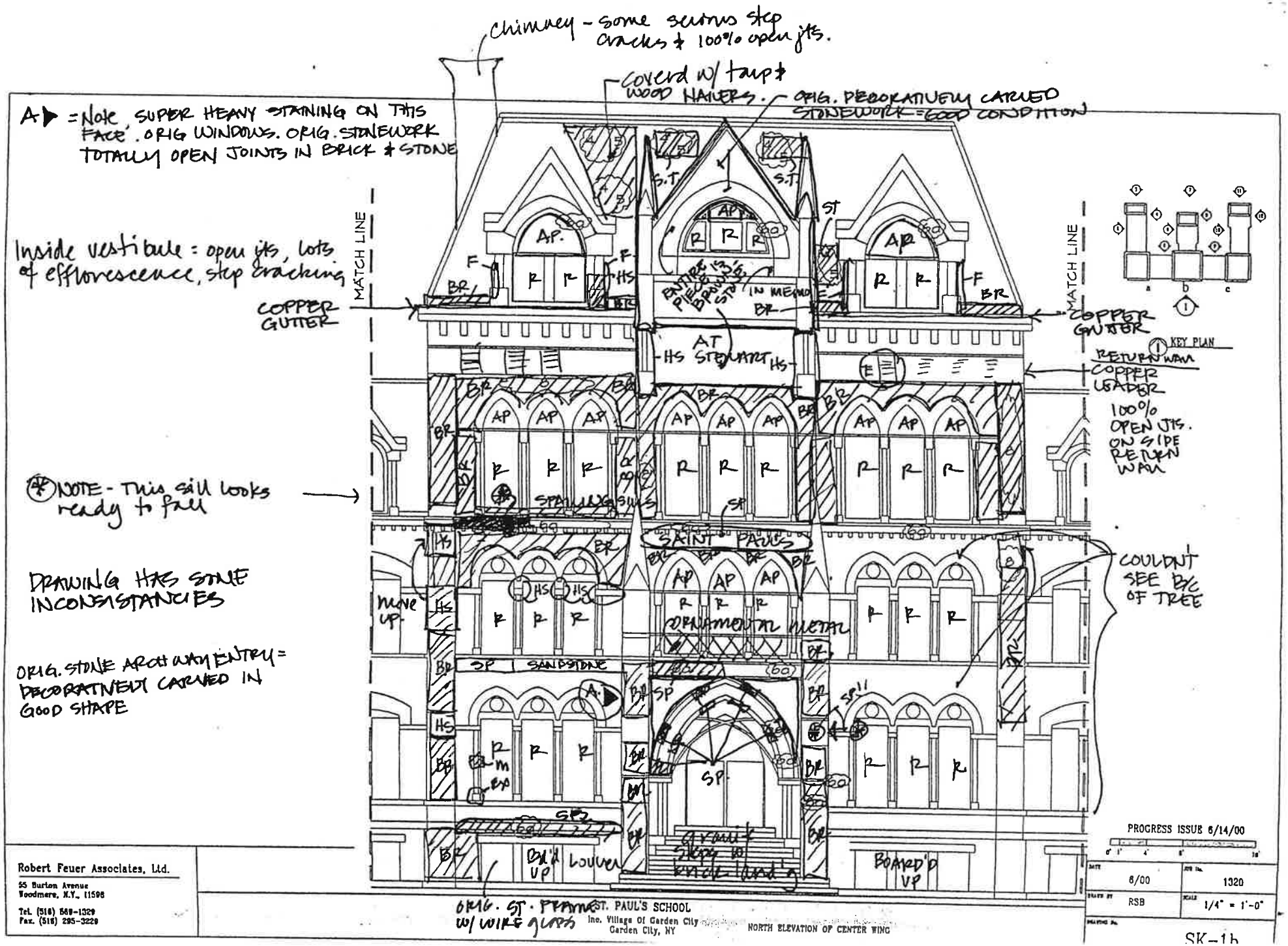
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY

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
AP
R
BR
HS
F
S.T.
ST
SP
AT STEWART
SAINT PAUL'S
ORNAMENTAL METAL
SANDSTONE
STAINING
COPPER GUTTER
KEY PLAN
RETURN WALL COPPER LEADER
100% OPEN JTS. ON SIDE RETURN WALL
NOTE - This sill looks ready to fall
DRAWING HAS STONE INCONSISTANCIES
ORIG. STONE ARCH MAIN ENTRY = DECORATIVELY CARVED IN GOOD SHAPE
COULDN'T SEE B/C OF TREE
Bd'd UP LOUVER
BOARD'D UP
ORIG. ST. FRAME W/ WIRE GLASS
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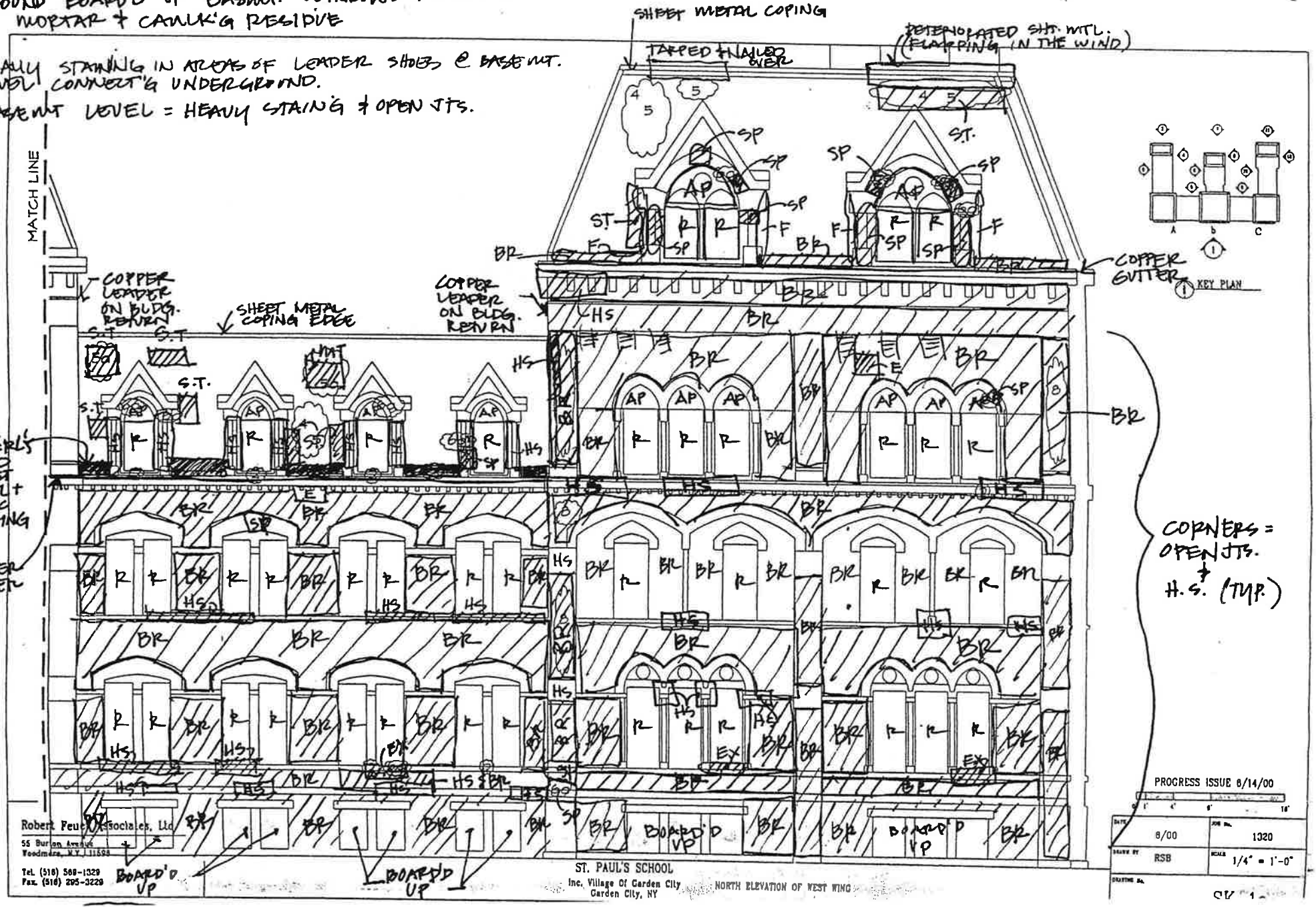
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY
NORTH ELEVATION OF CENTER WING
PROGRESS ISSUE 6/14/00
DATE 6/00
JOB No. 1320
DRAWN BY RSB
SCALE 1/4" = 1'-0"
SK-1b

- 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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Garden City, NY

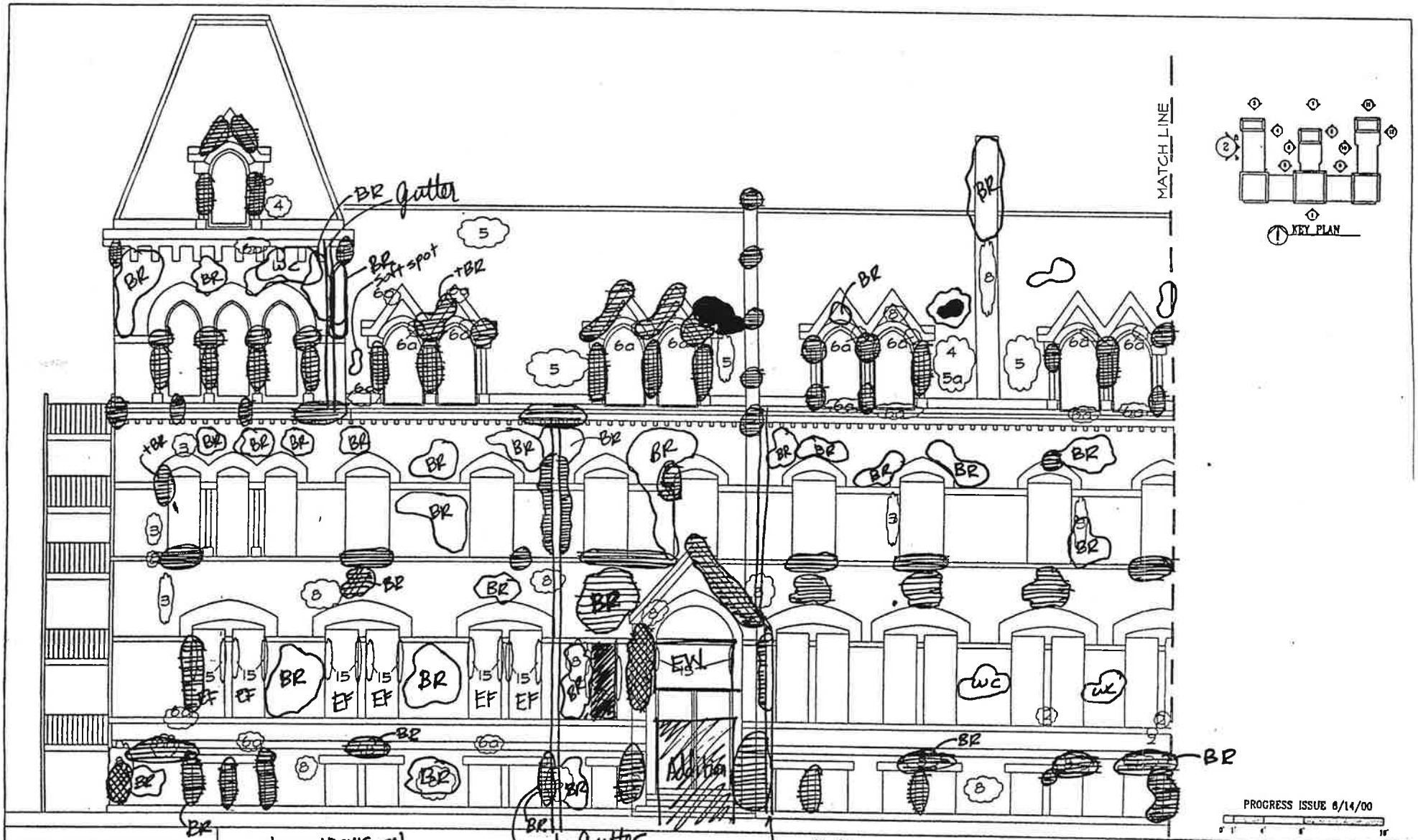
NORTH ELEVATION OF WEST WING

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



PROGRESS ISSUE 6/14/00

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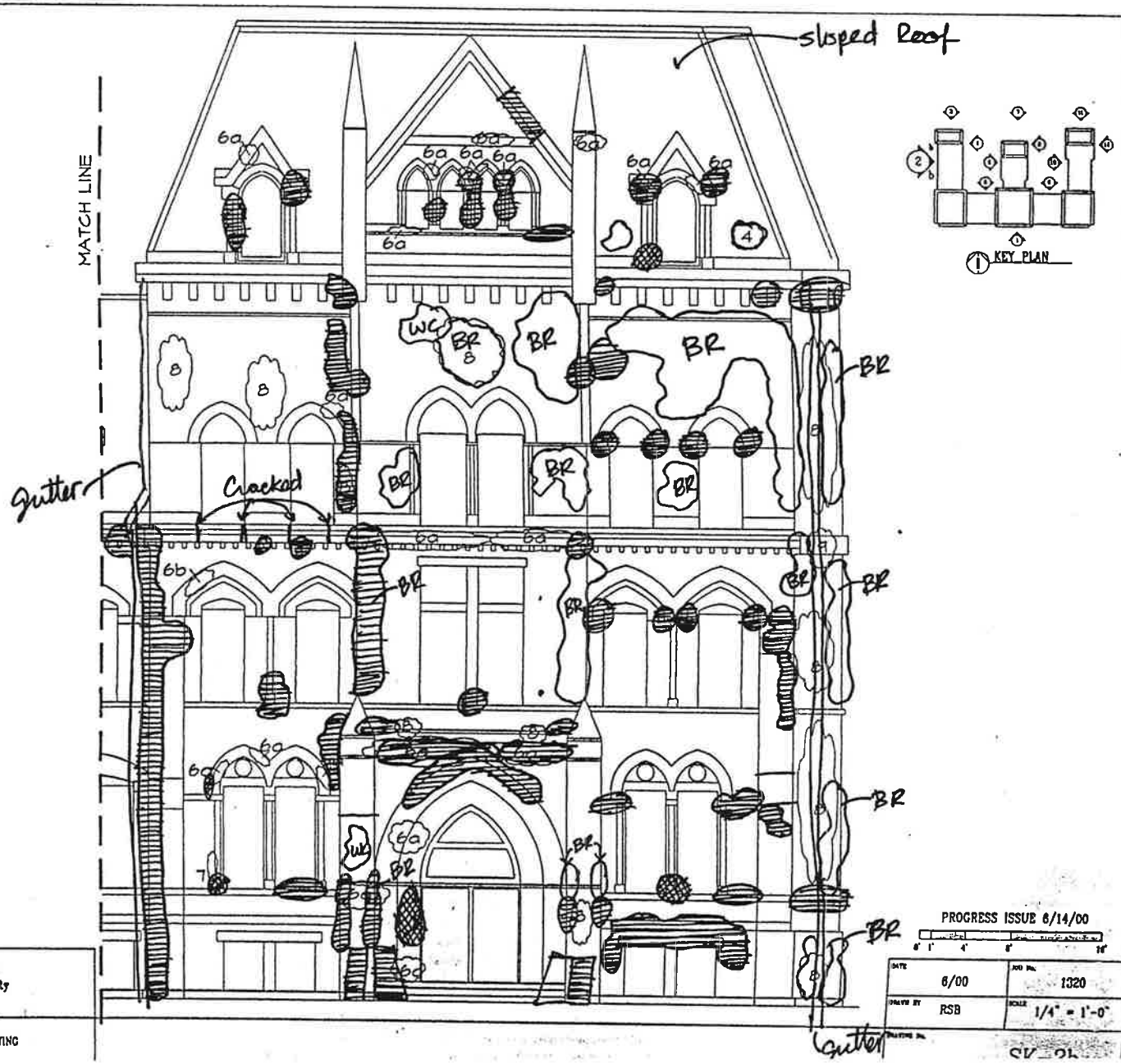
WEST ELEVATION OF WEST WING

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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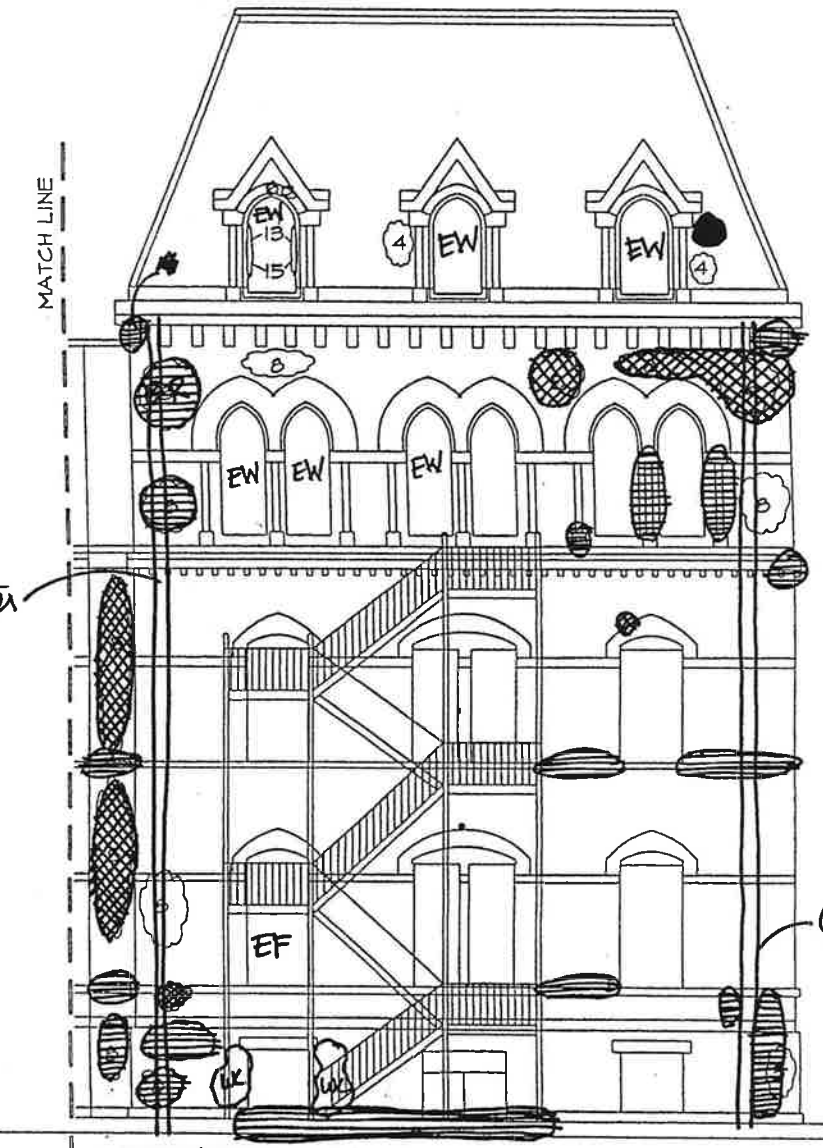
WEST ELEVATION OF WEST WING

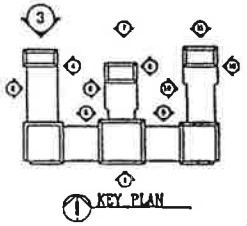
DATE	JOB No.
6/00	1320
DRAWN BY	SCALE
RSB	1/4" = 1'-0"

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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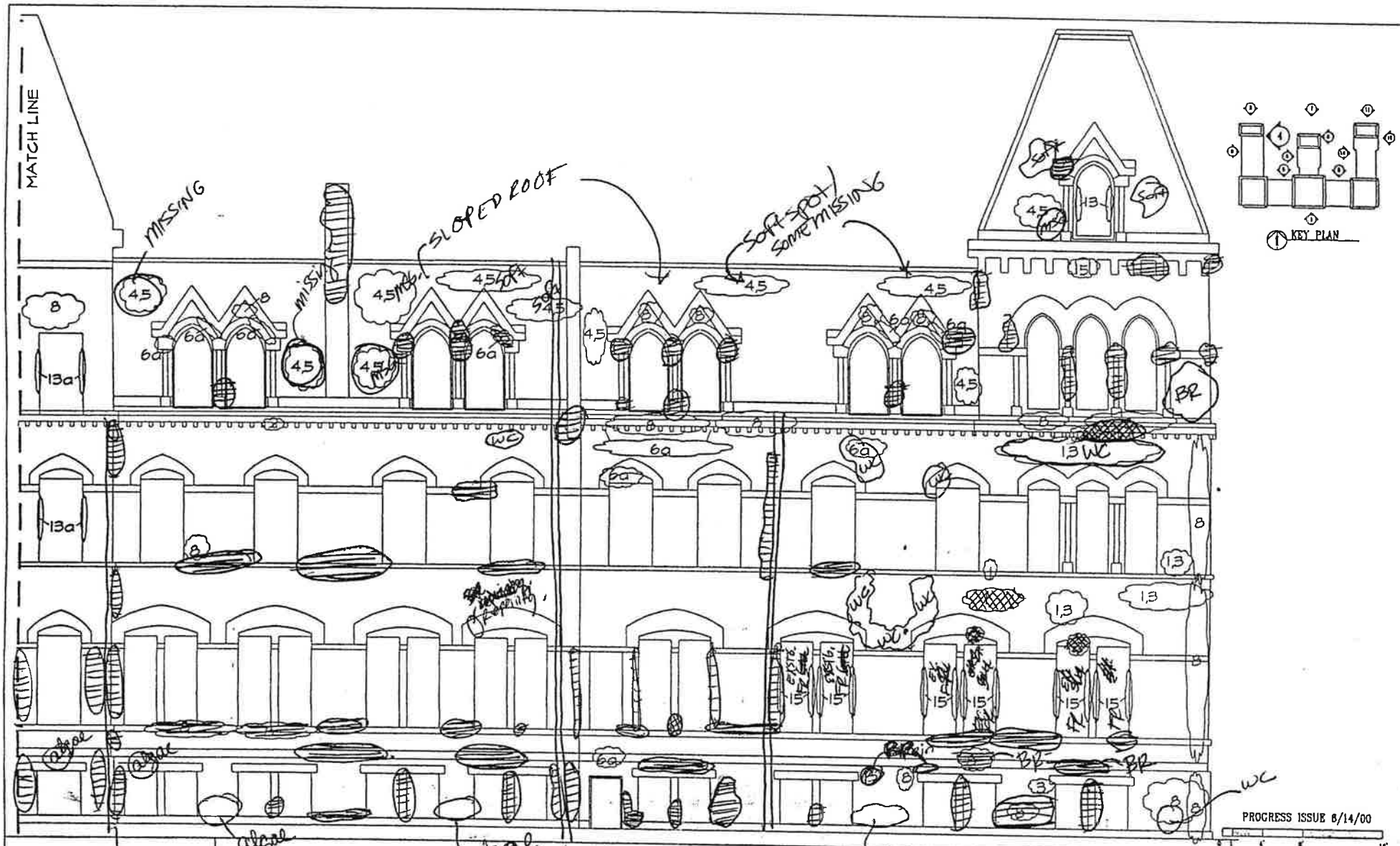
NORTH ELEVATION OF WEST WING

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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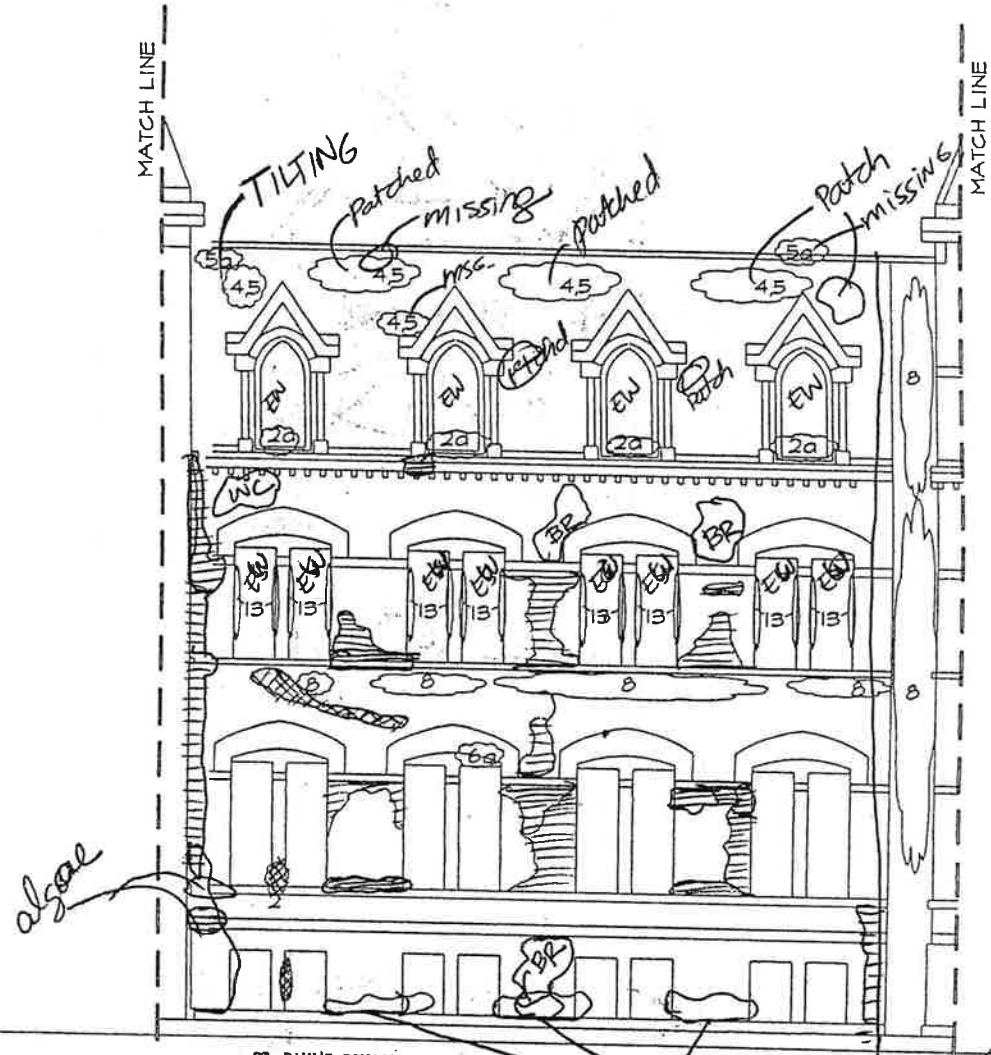
EAST ELEVATION OF WEST WING

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

SK-4

E.S. — Exsty. Sill



PROGRESS ISSUE 6/14/00

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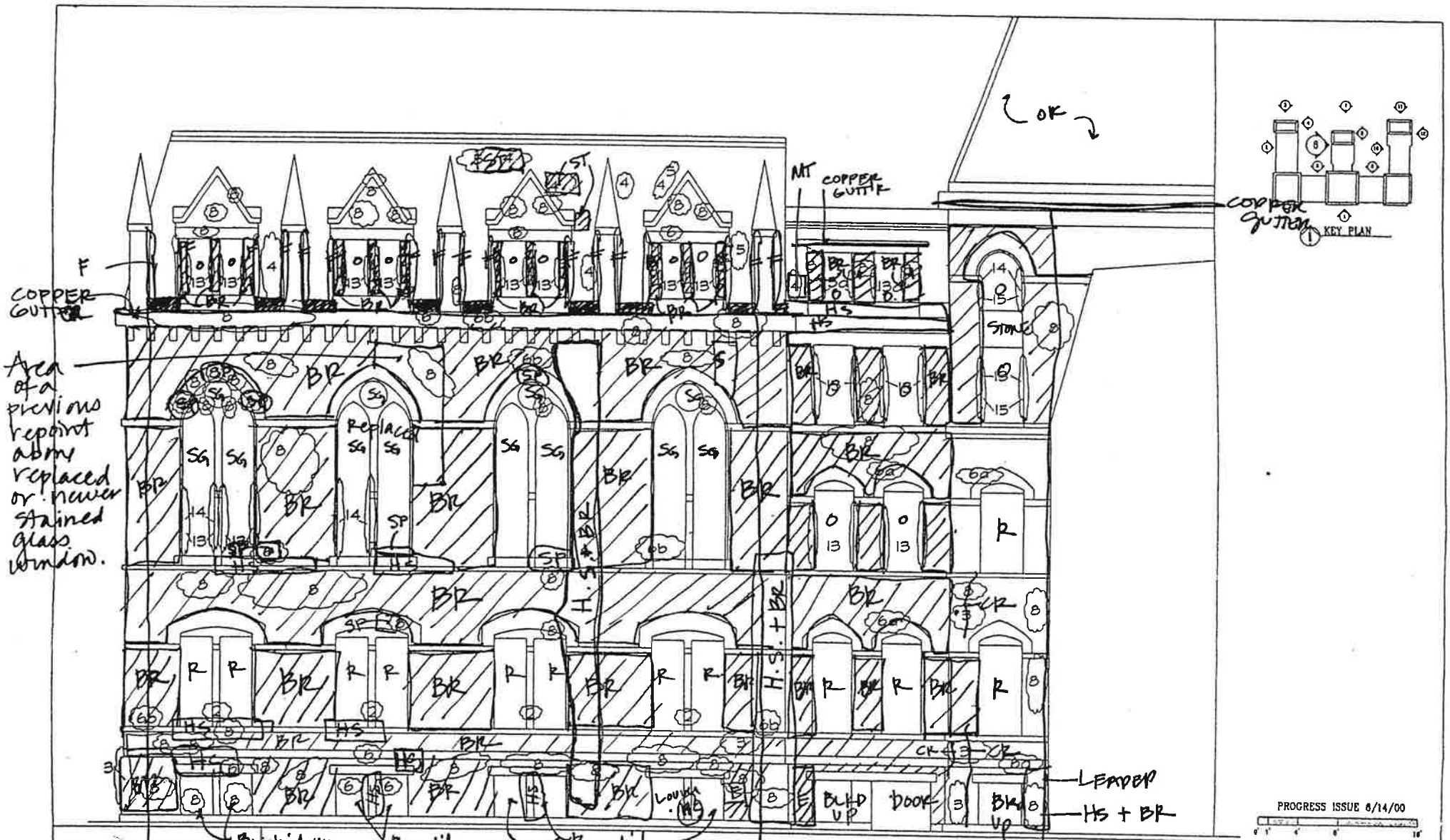
NORTH ELEVATION BETWEEN WEST & CENTER WING

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



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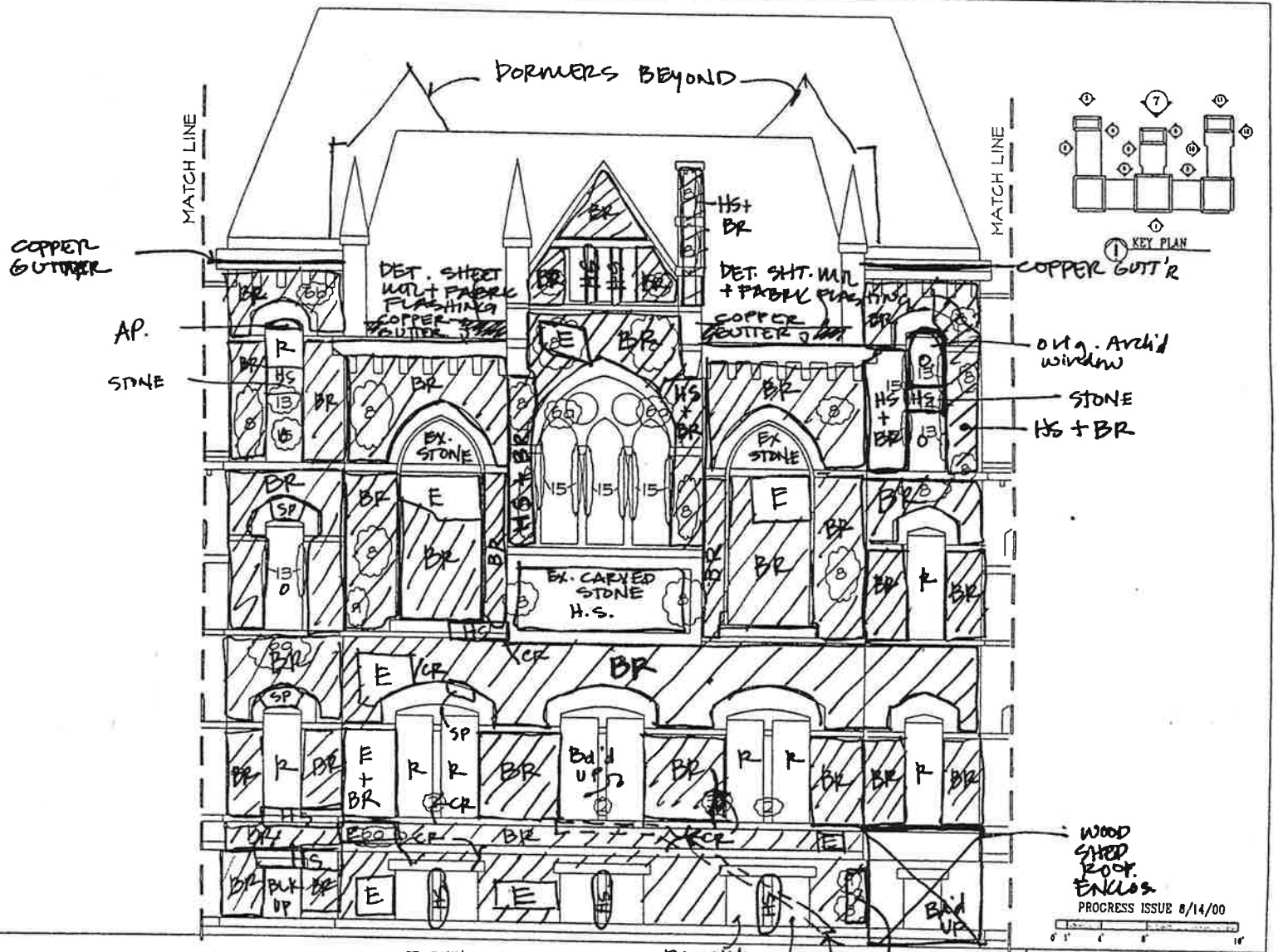
WEST ELEVATION OF CENTER WING

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



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ST. PAUL'S SCHOOL
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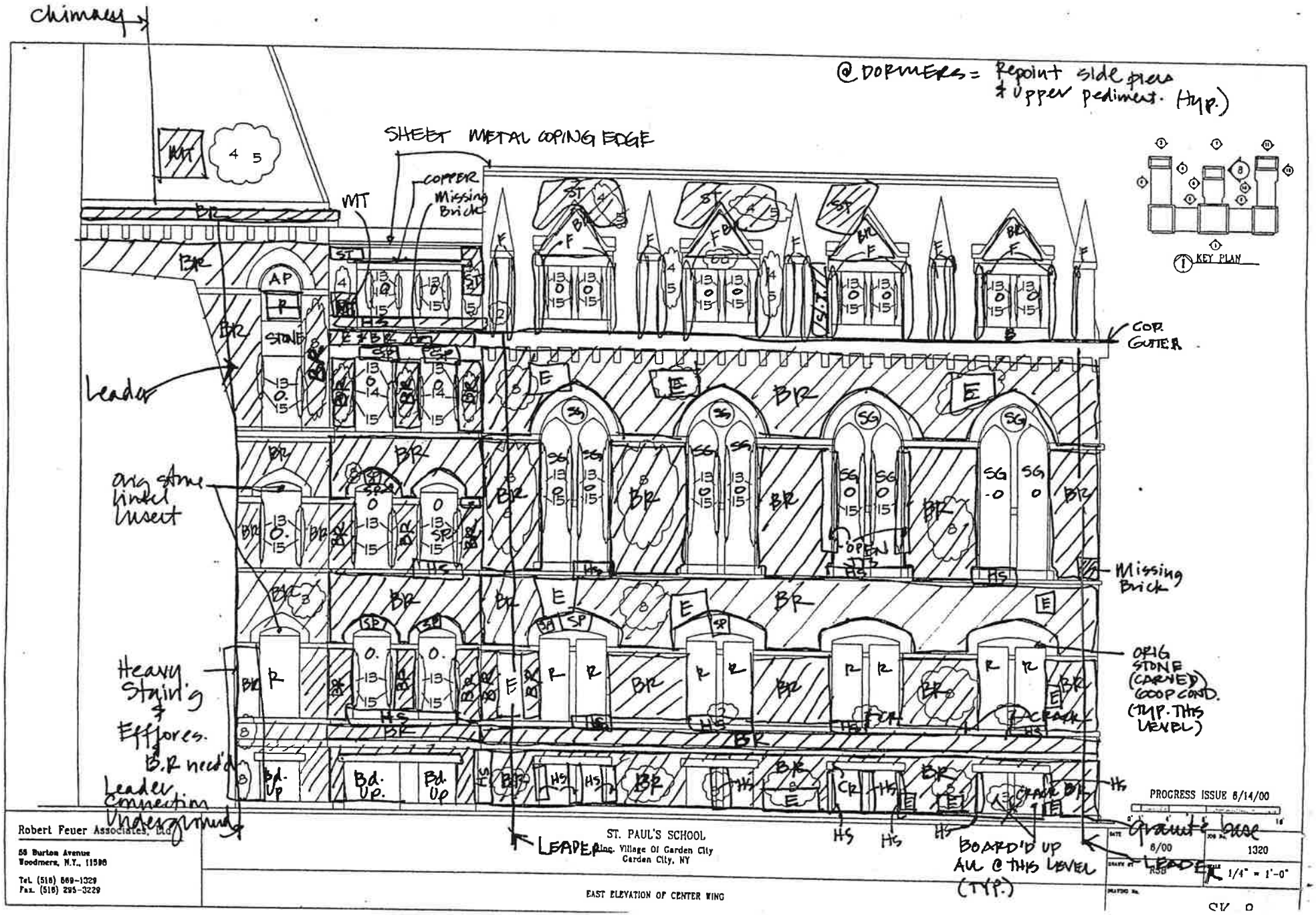
Garden City, NY

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

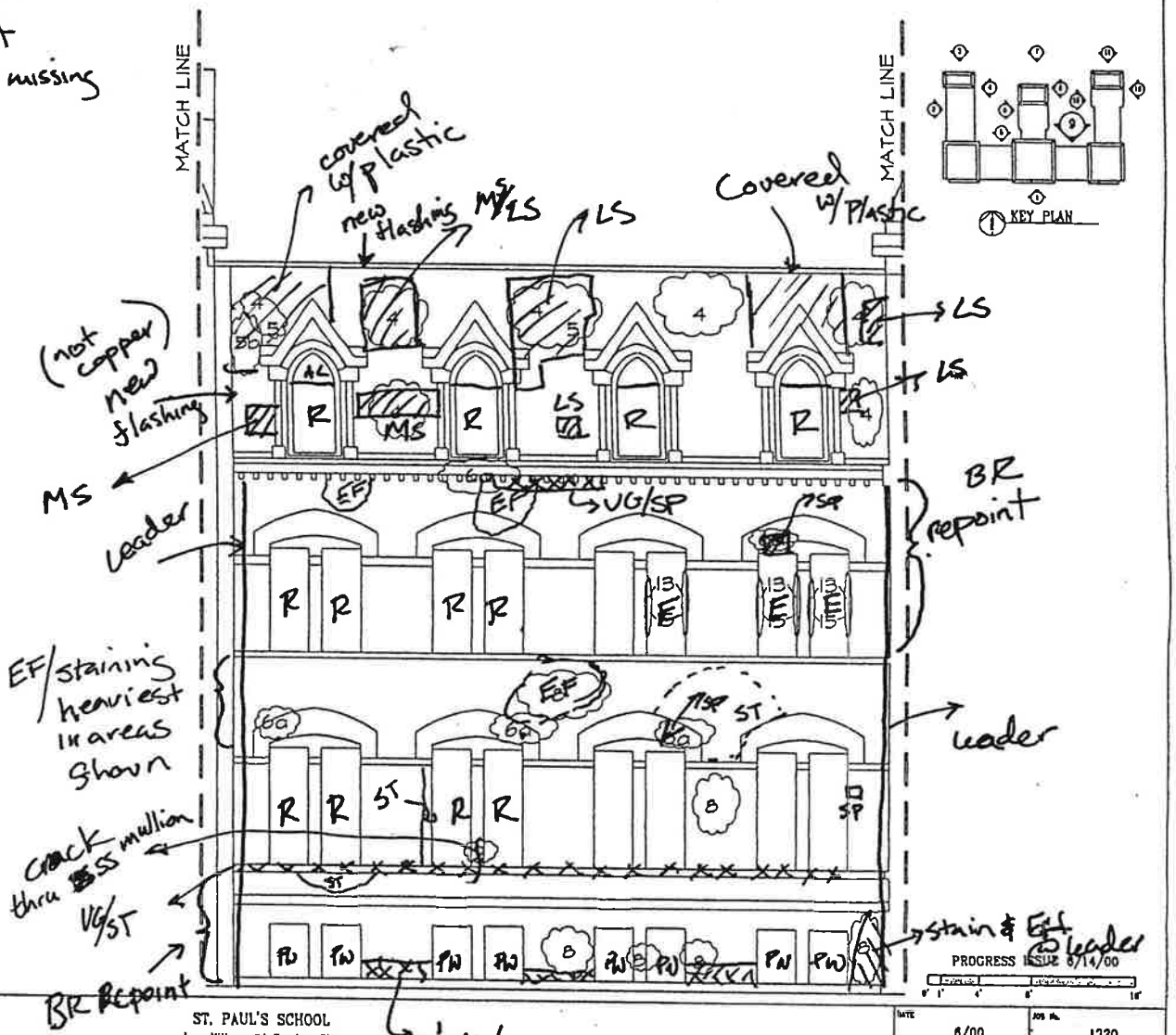
Masonry walls document - floor/material condition

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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Woodmere, N.Y., 11598
Tel. (516) 569-1329
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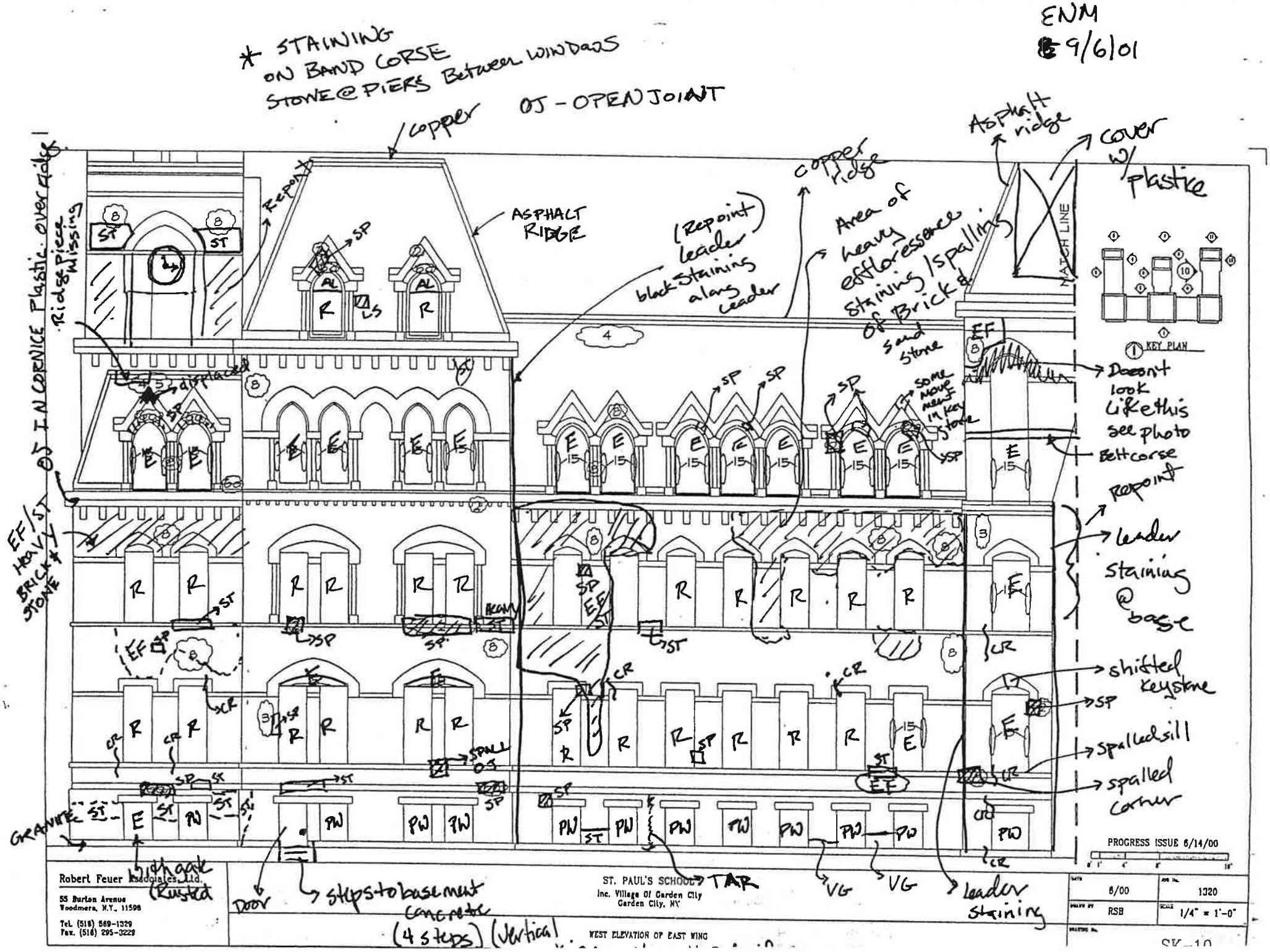
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY

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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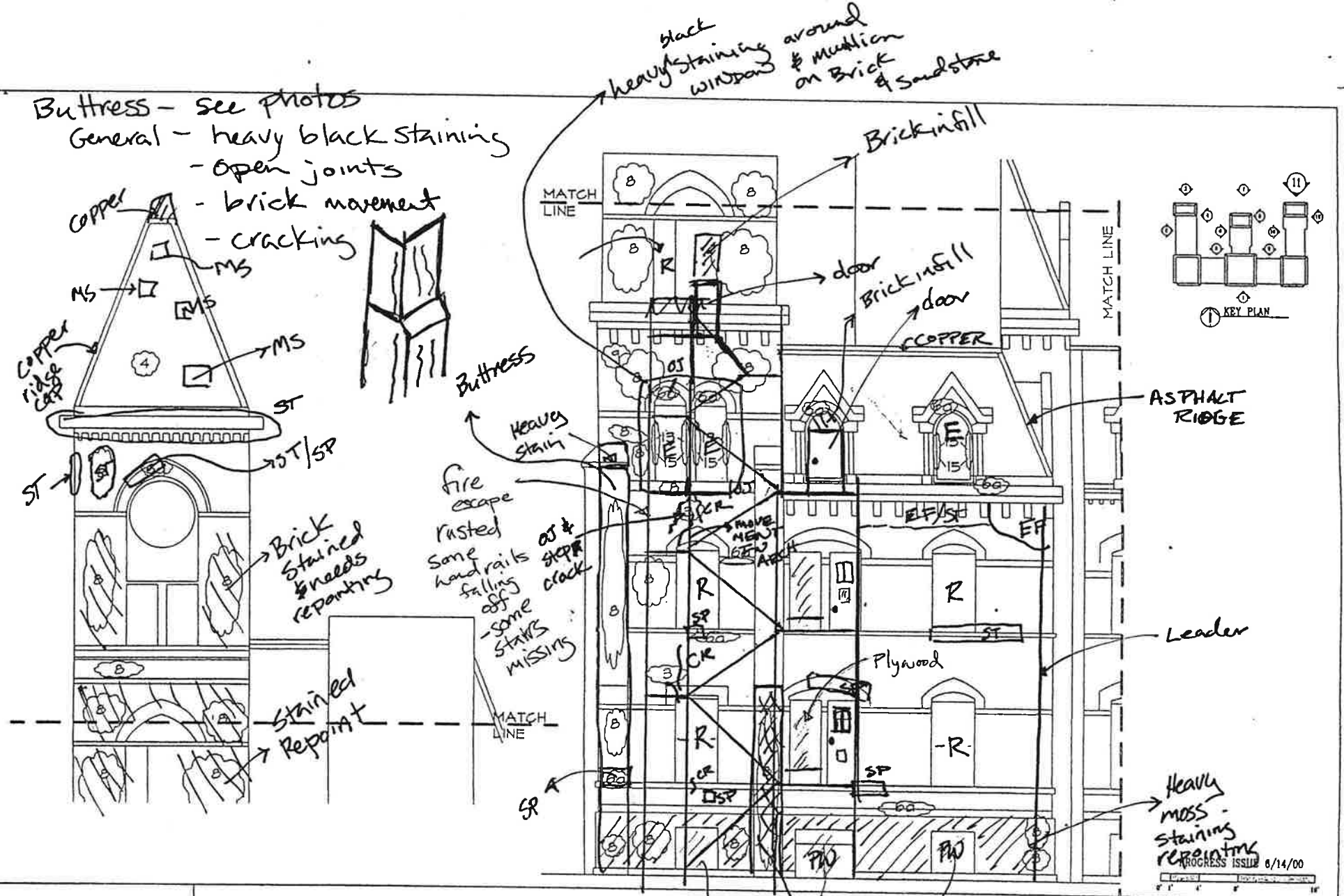
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY
WEST ELEVATION OF EAST WING
6/00
1320
RSB
1/4" = 1'-0"
SK-10



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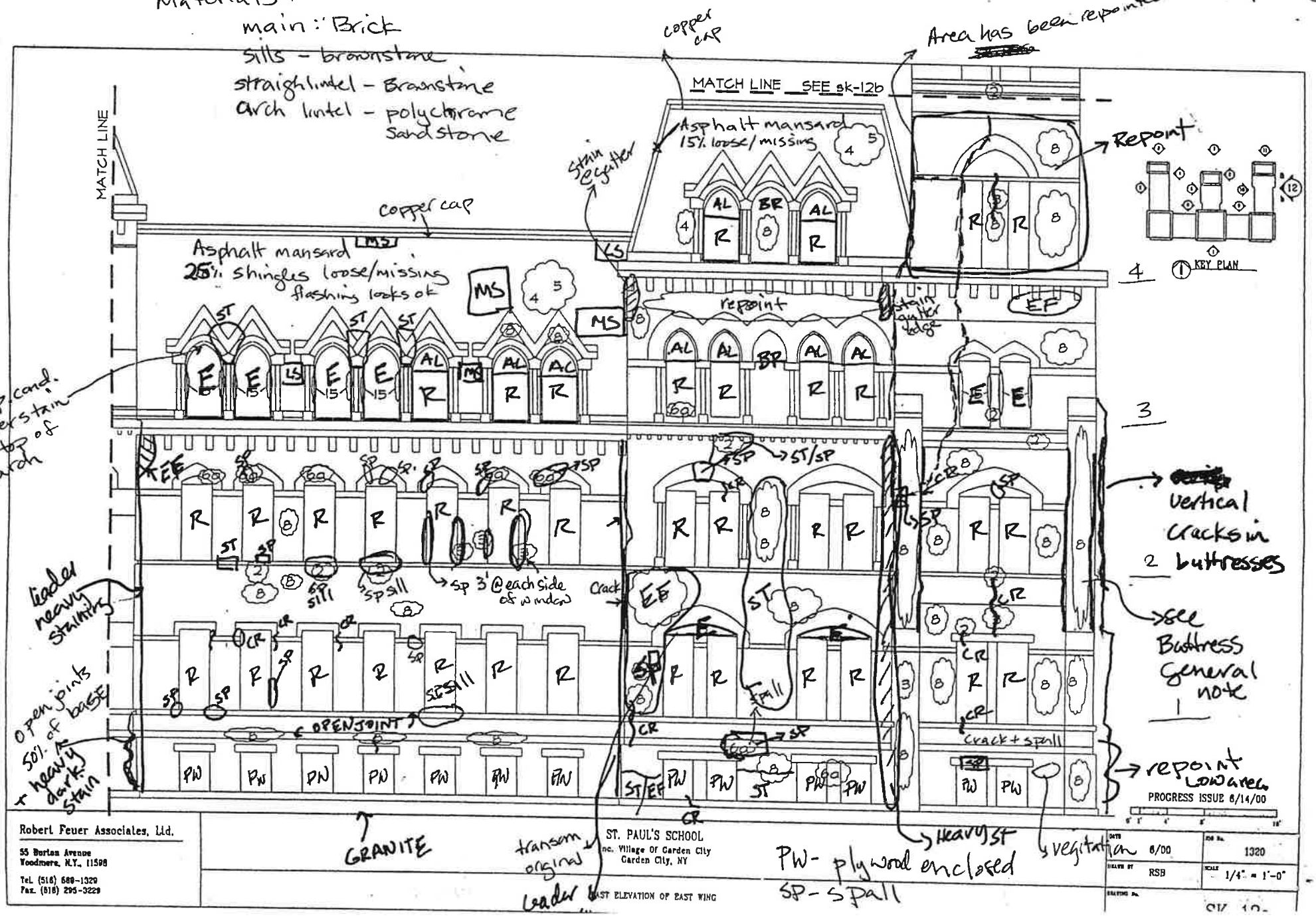
DATE 6/00	JOB No. 1320
DRAWN BY RSB	SCALE 1/4" = 1'-0"

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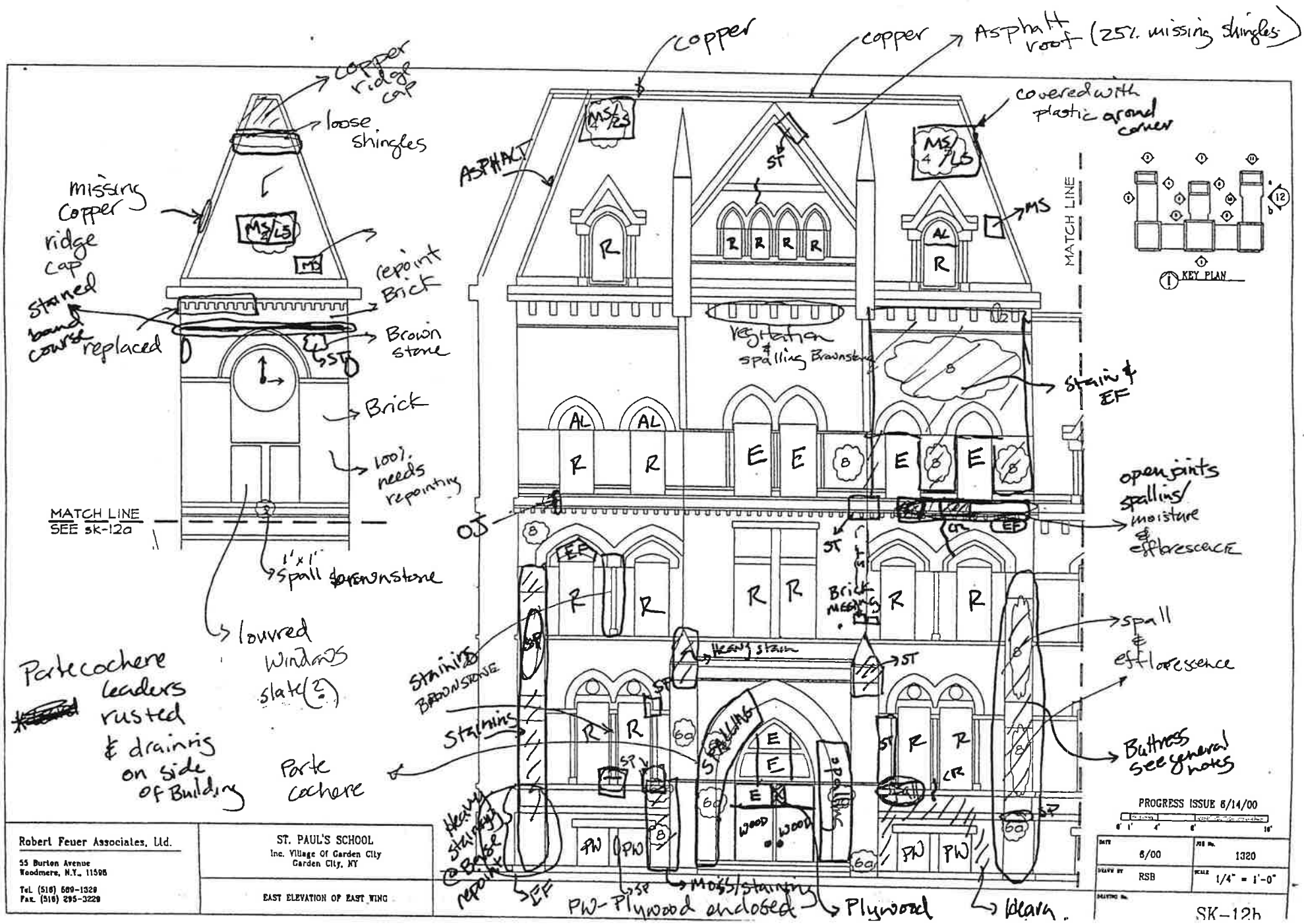
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY

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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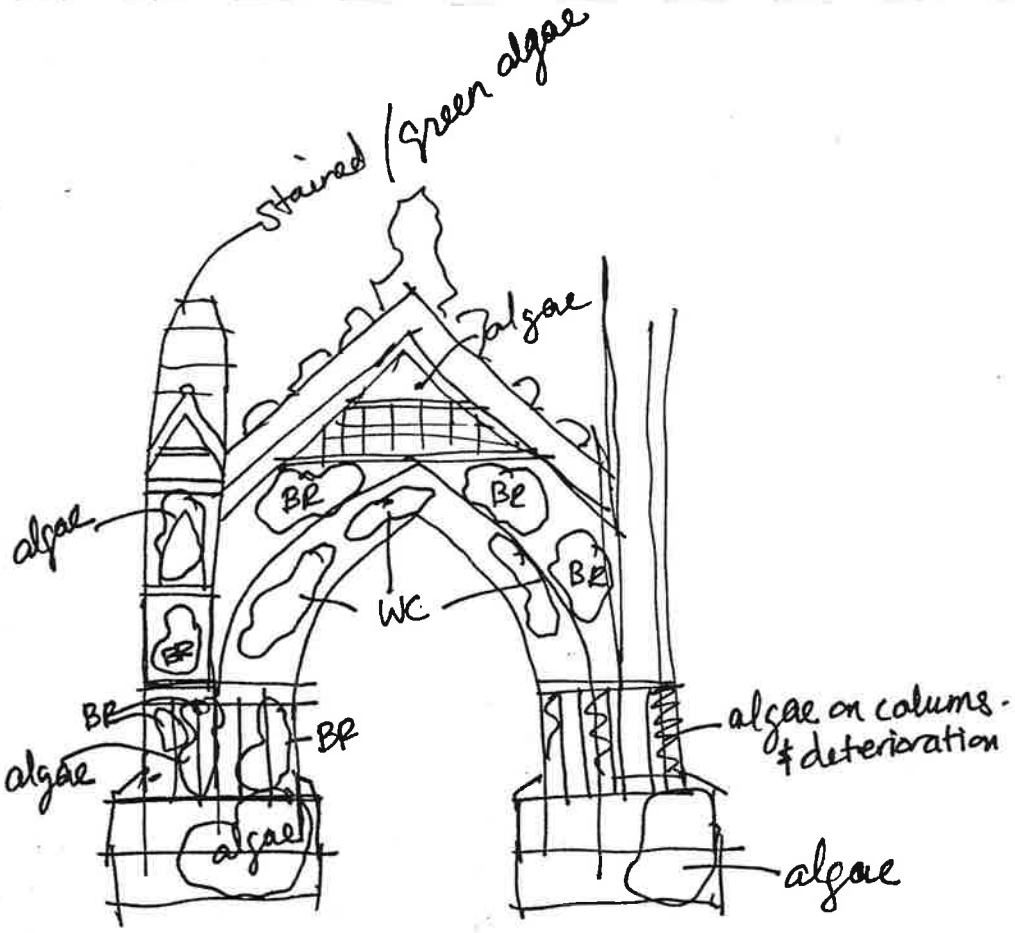
Fax. (516) 295-3229
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY
EAST ELEVATION OF EAST WING
PROGRESS ISSUE 6/14/00
DATE 6/00
JOB No. 1320
DRAWN BY RSB
SCALE 1/4" = 1'-0"
DRAWING No. SK-12b



Port Cochere

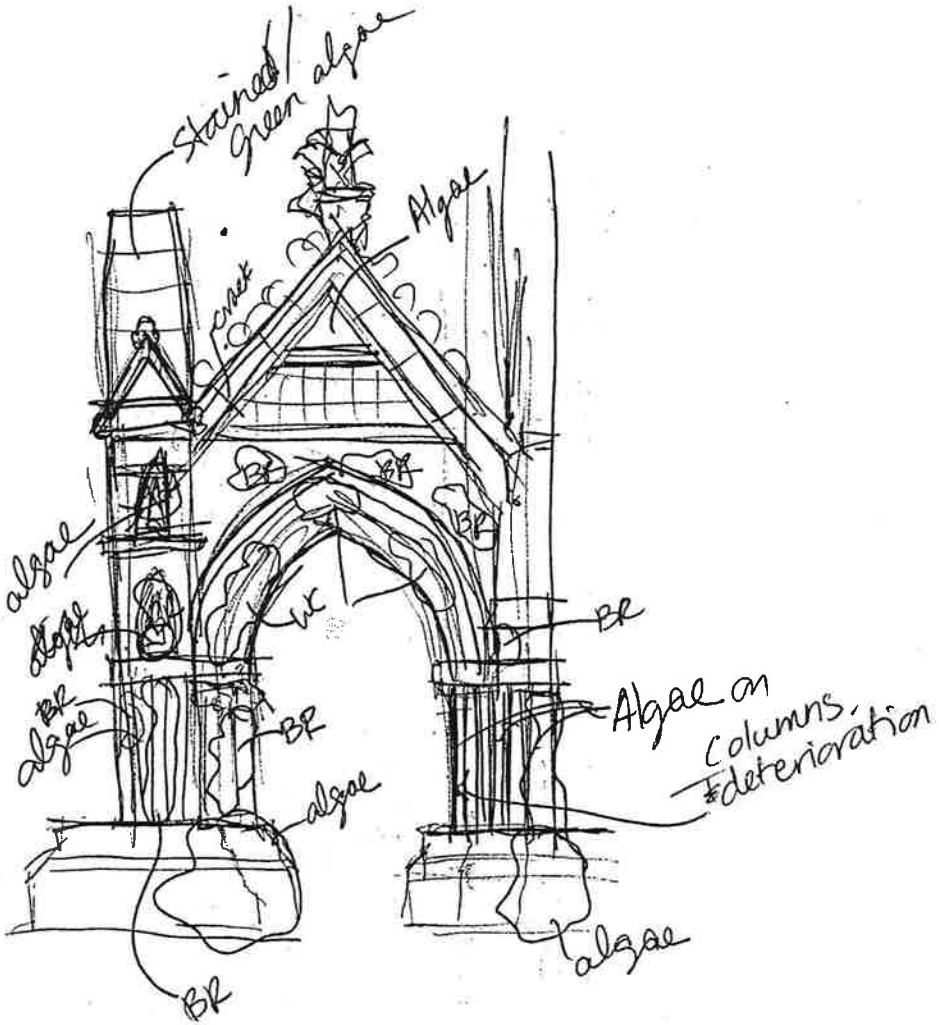

Stained/ Green algae
Algae
crust
algae
algae
BR
algae
BR
BR
algae
BR
BR
BR
BR
BR
Algae on Columns, deterioration
algae

Table of Contents

* 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

TABLE OF CONTENTS

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

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. = FOU... ...G/... ...MI... ...NT.
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 = FILLER ...ER

CHIMNEY, REPOINTG NEEDED & STRAP ANCHOR ATTACHMENT LOOKED AT

SHEET METAL COPING EDGE

50% MT 50% shifting tiles

ST.

MISSING TILE

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

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

BRICK

COPPER GUTTER

RETURN OF WALL NEEDS 100% REPOINTG

COPPER VENDER ALONG SIDE ELEV.

sheet metal coping edge.

M.T.

MATCH LINE

michelle liz

1 KEY PLAN

BRICK CORBELS

...ARDS IN NEED ...F REPOINTG

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

SHELLS GOOD COND. STAIN'G

RECESSED A BIT, PROTECTED NOT IN BAD CONDITION

ORIG. STONE = GD.

...ndstone ...ARVED ...NAMES ...F ...JUDENT ...PTH

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

50% MT 50% ST

COPPER GUTTER

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

BOARDED UP

BOARDED UP GRANITE SILL

BOARDED UP

BOARD'D UP

BOARD'D UP

BOARD'D UP

BD. UP

DOOR

granite watercourse

AREA OF VINE GROWTH ON BLDG

PROGRESS ISSUE 6/14/00

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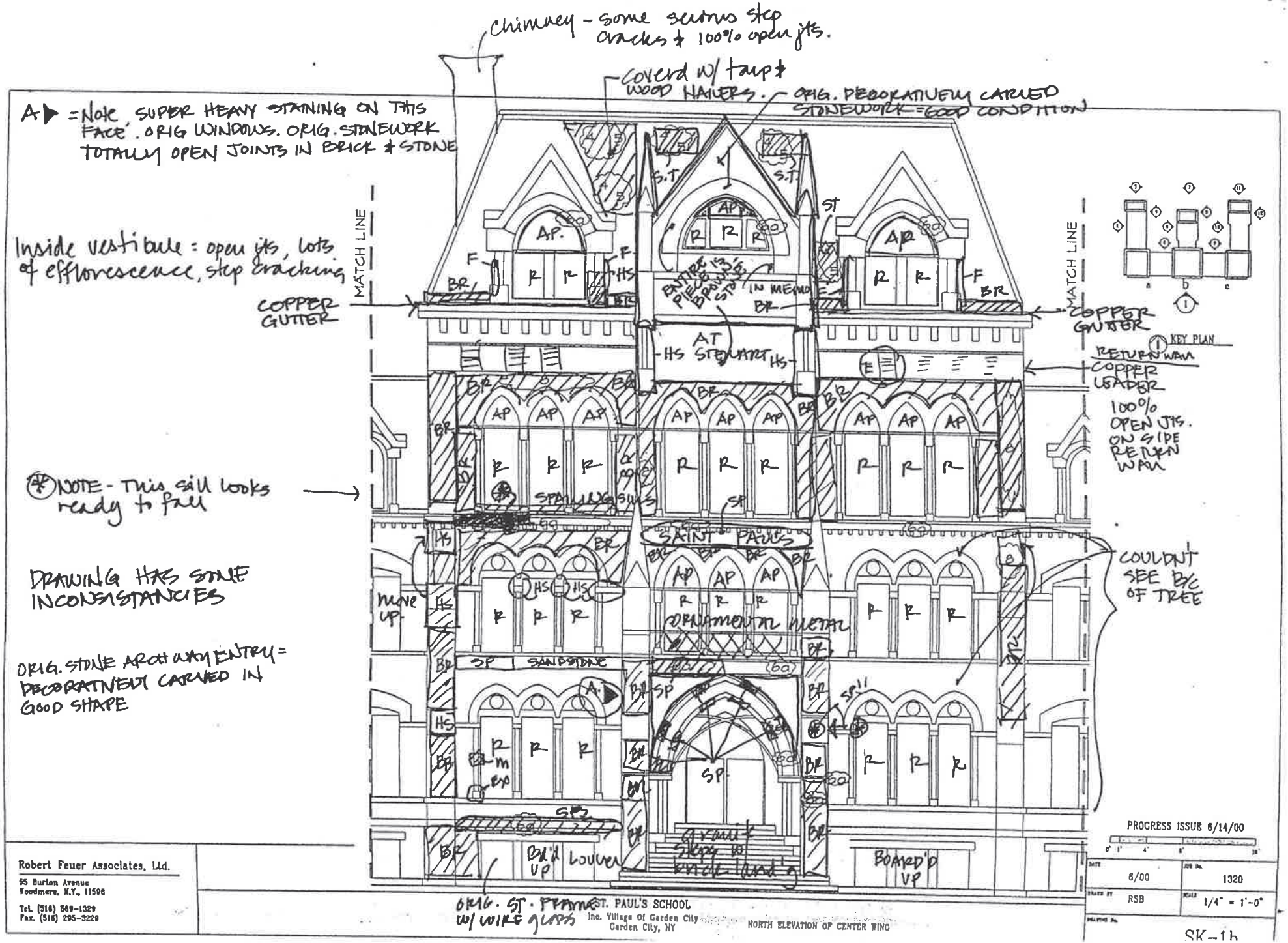
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY

NORTH ELEVATION OF EAST WING

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



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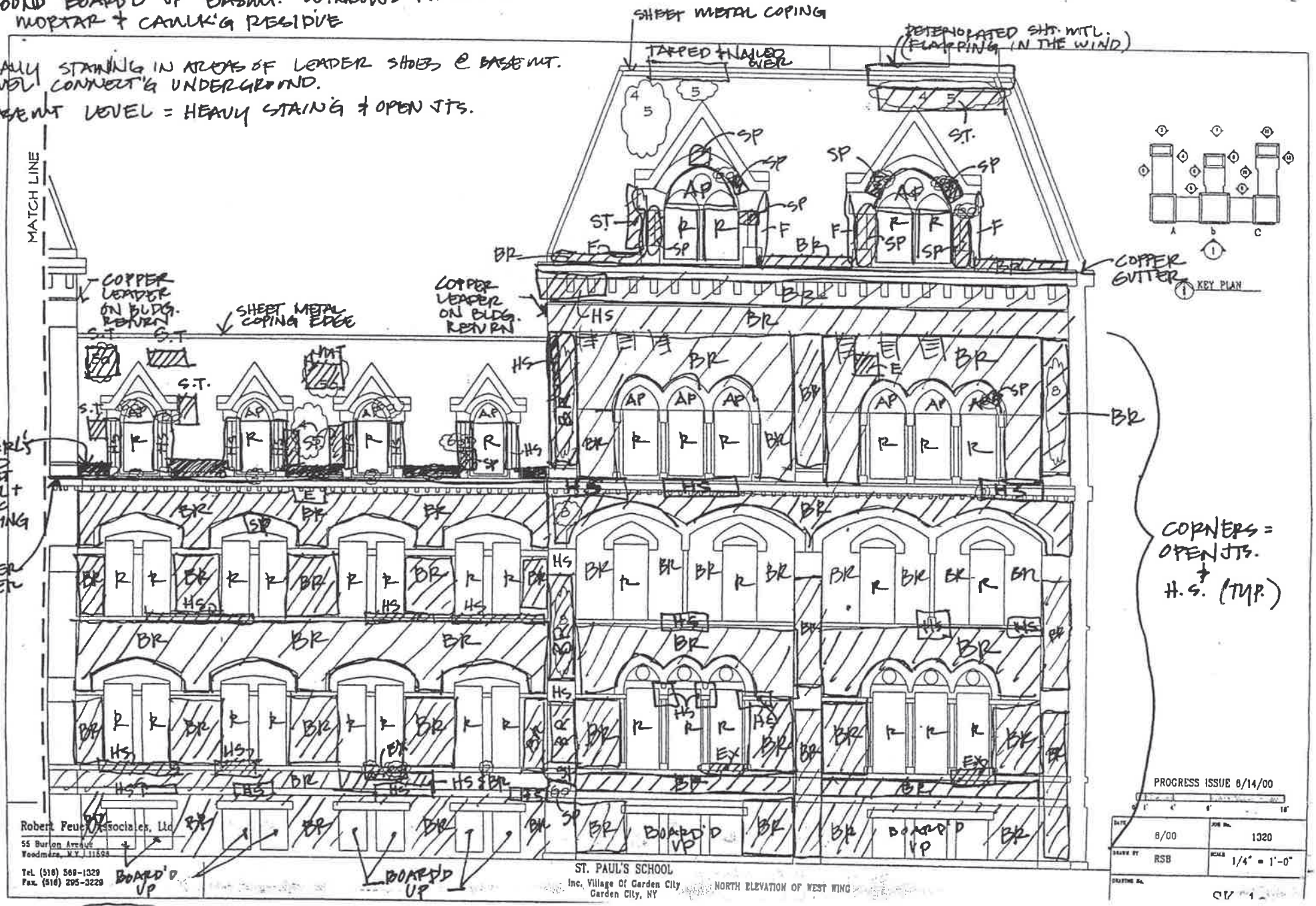
PROGRESS ISSUE 6/14/00

DATE	JOB No.
6/00	1320
DRAWN BY	SCALE
RSB	1/4" = 1'-0"
DRAWING No.	
	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.
- BASEMT LEVEL = HEAVY STAIN'G + OPEN JTS.



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

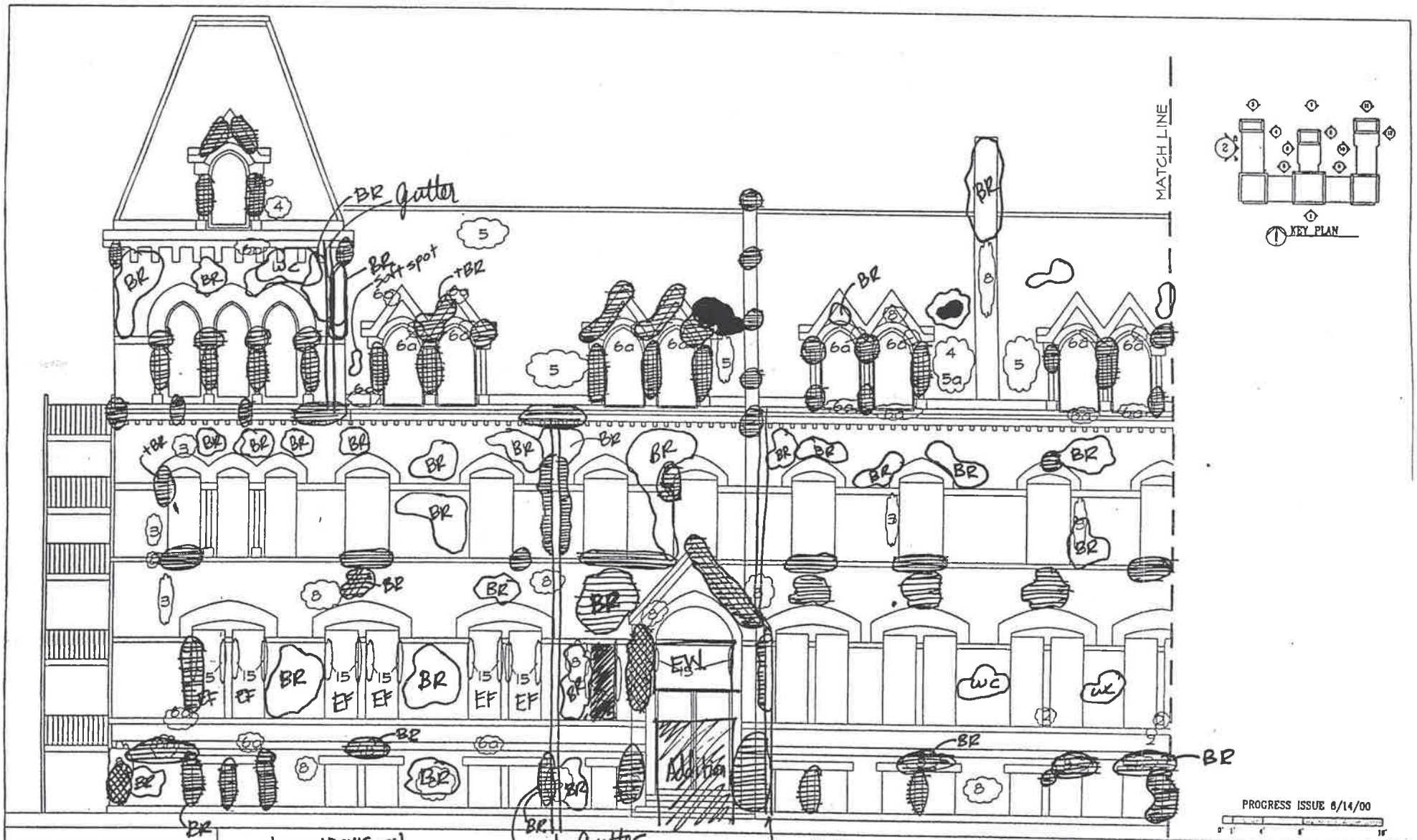
NORTH ELEVATION OF WEST WING

PROGRESS ISSUE 6/14/00

DATE	JOB No.
8/00	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



PROGRESS ISSUE 6/14/00

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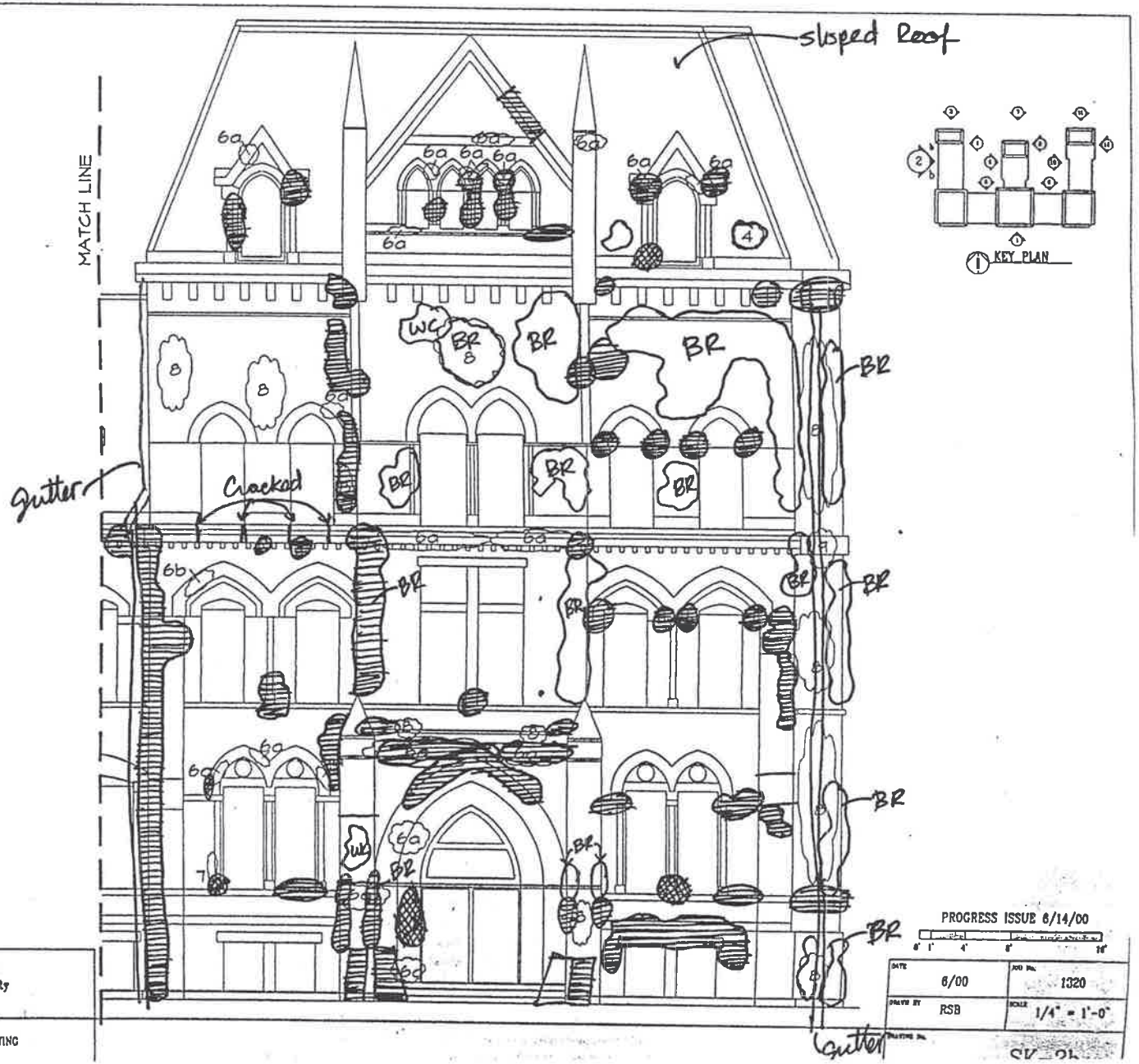
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY

WEST ELEVATION OF WEST WING

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

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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ST. PAUL'S SCHOOL
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Garden City, NY

WEST ELEVATION OF WEST WING

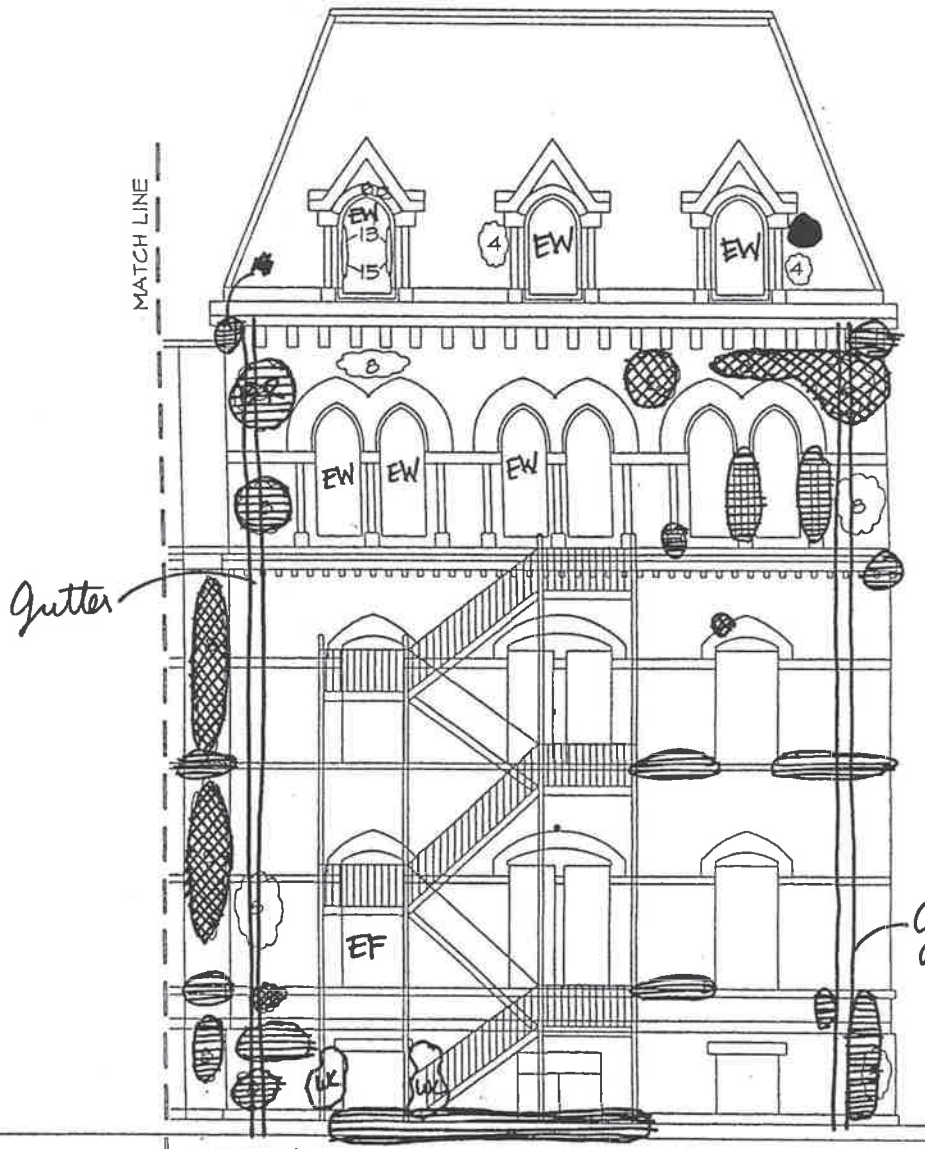
PROGRESS ISSUE 6/14/00

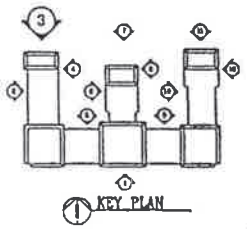
DATE	JOB No.
6/00	1320
DRAWN BY	SCALE
RSB	1/4" = 1'-0"

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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ST. PAUL'S SCHOOL
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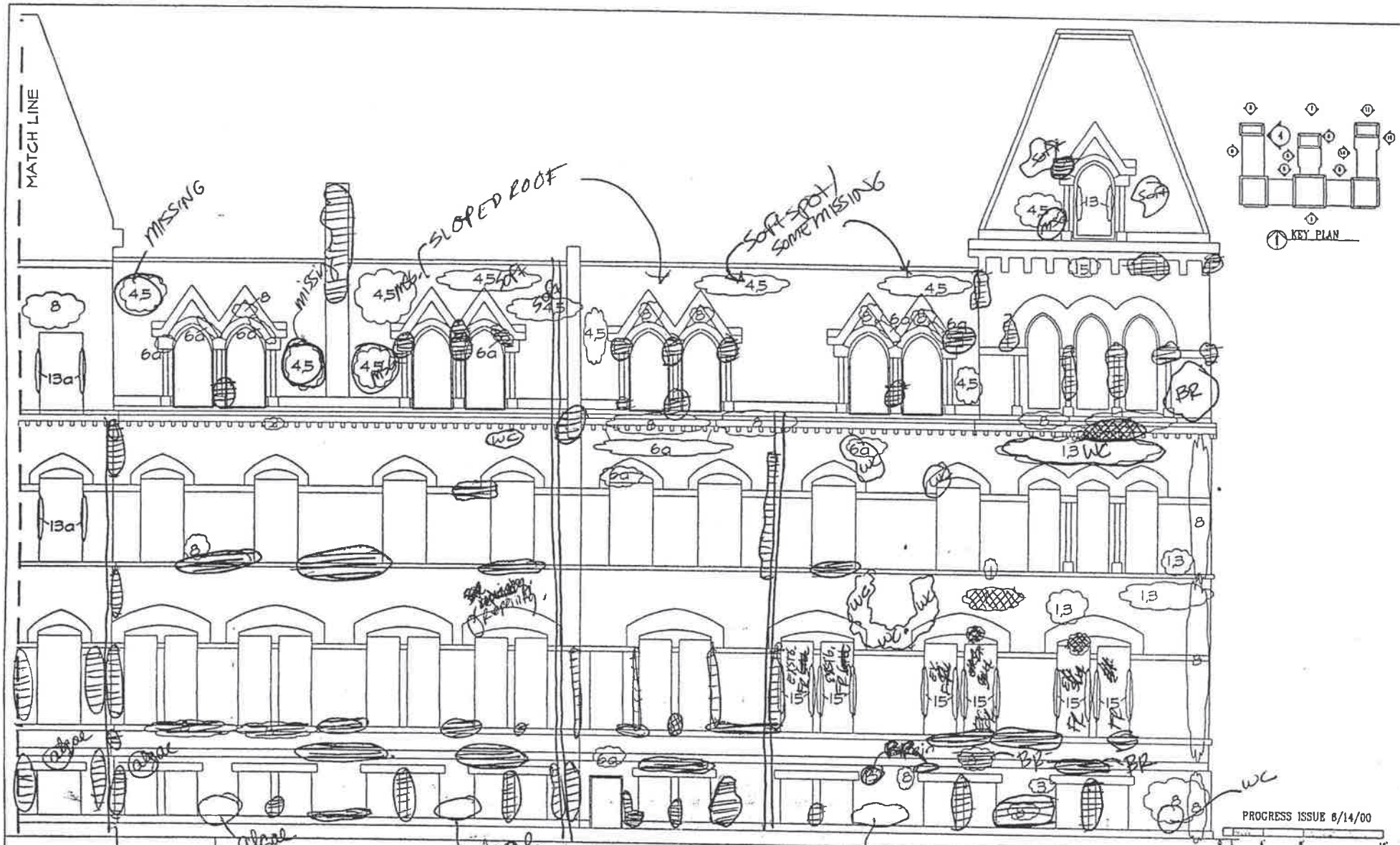
Garden City, NY

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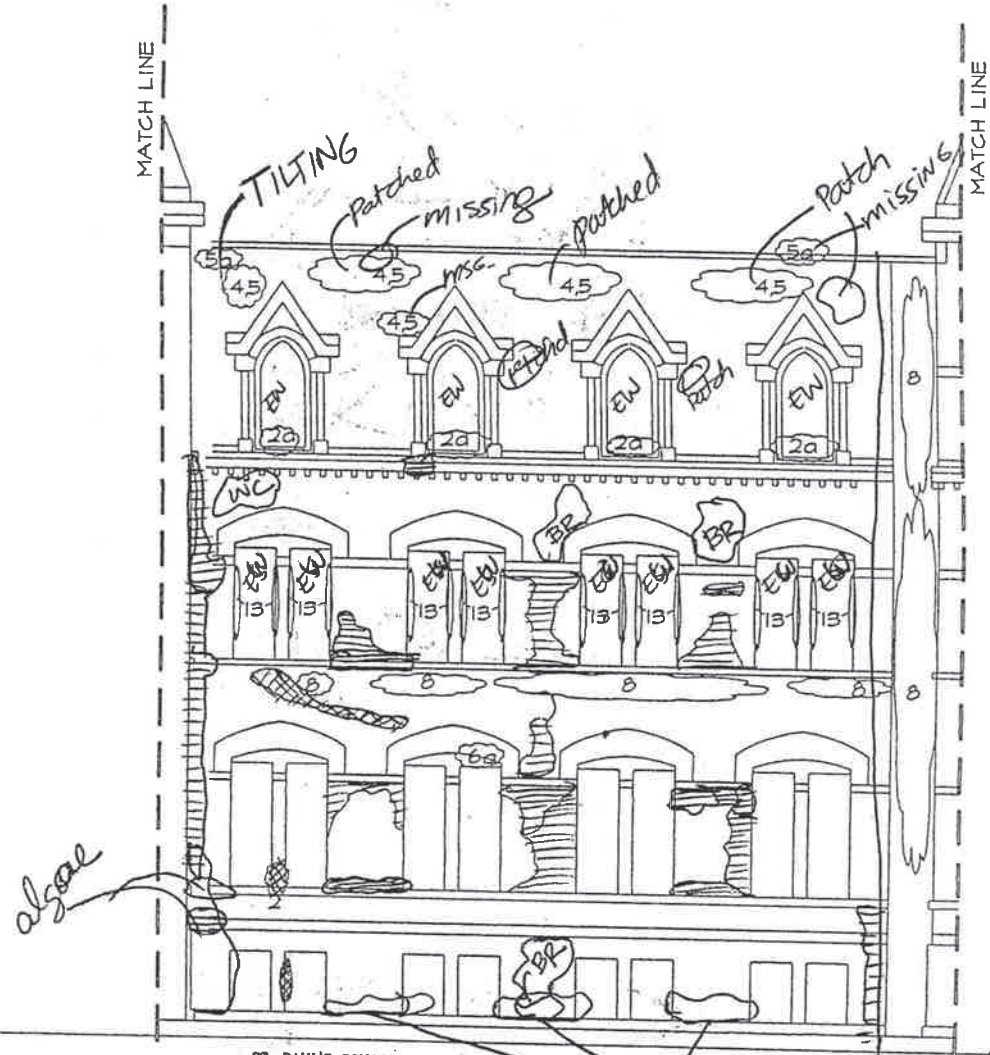
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY

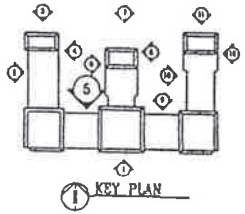
EAST ELEVATION OF WEST WING

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

SK-4

E.S. – Exsty. Sill





PROGRESS ISSUE 6/14/00

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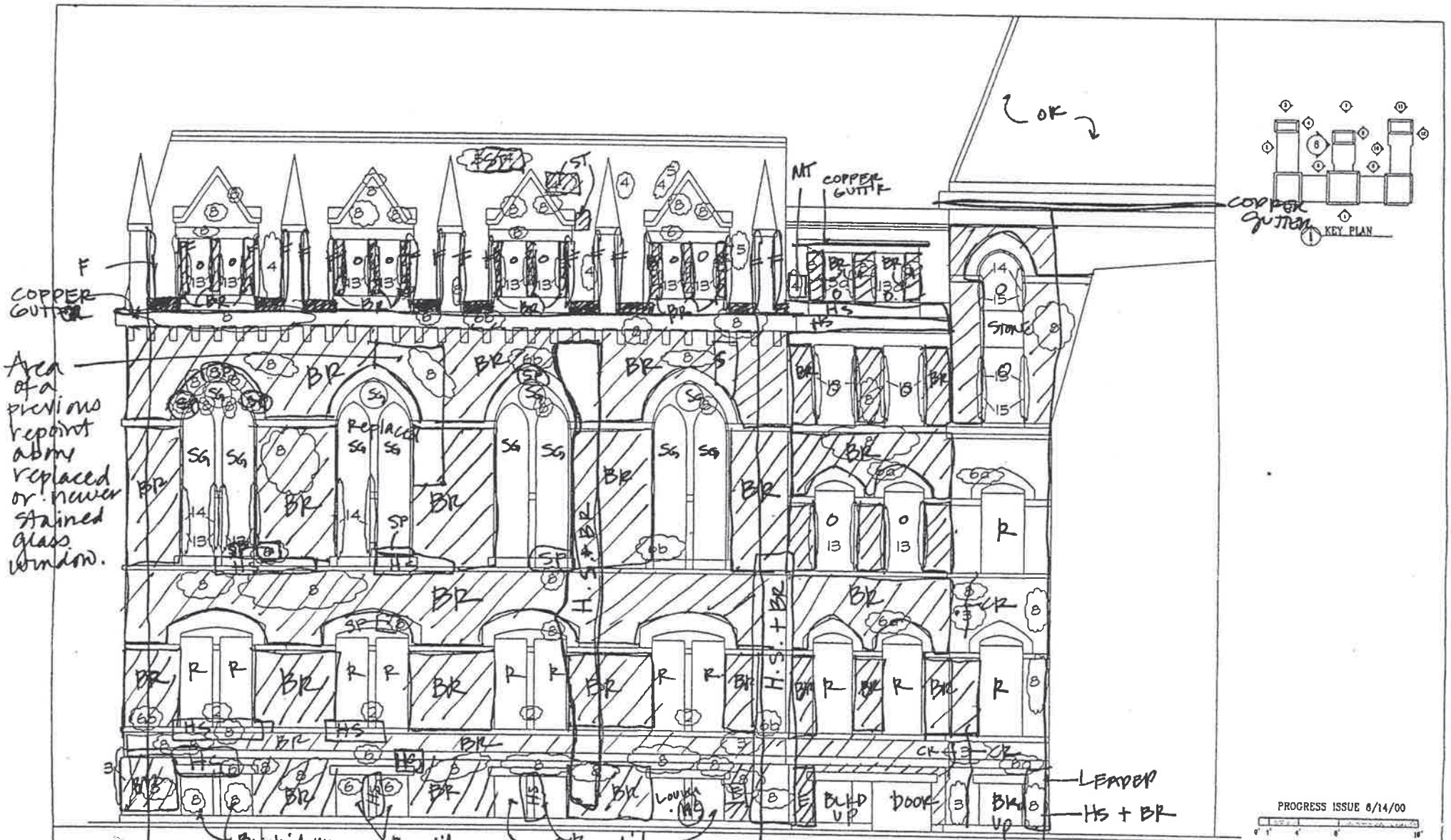
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY

NORTH ELEVATION BETWEEN WEST & CENTER WING

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

SK-5



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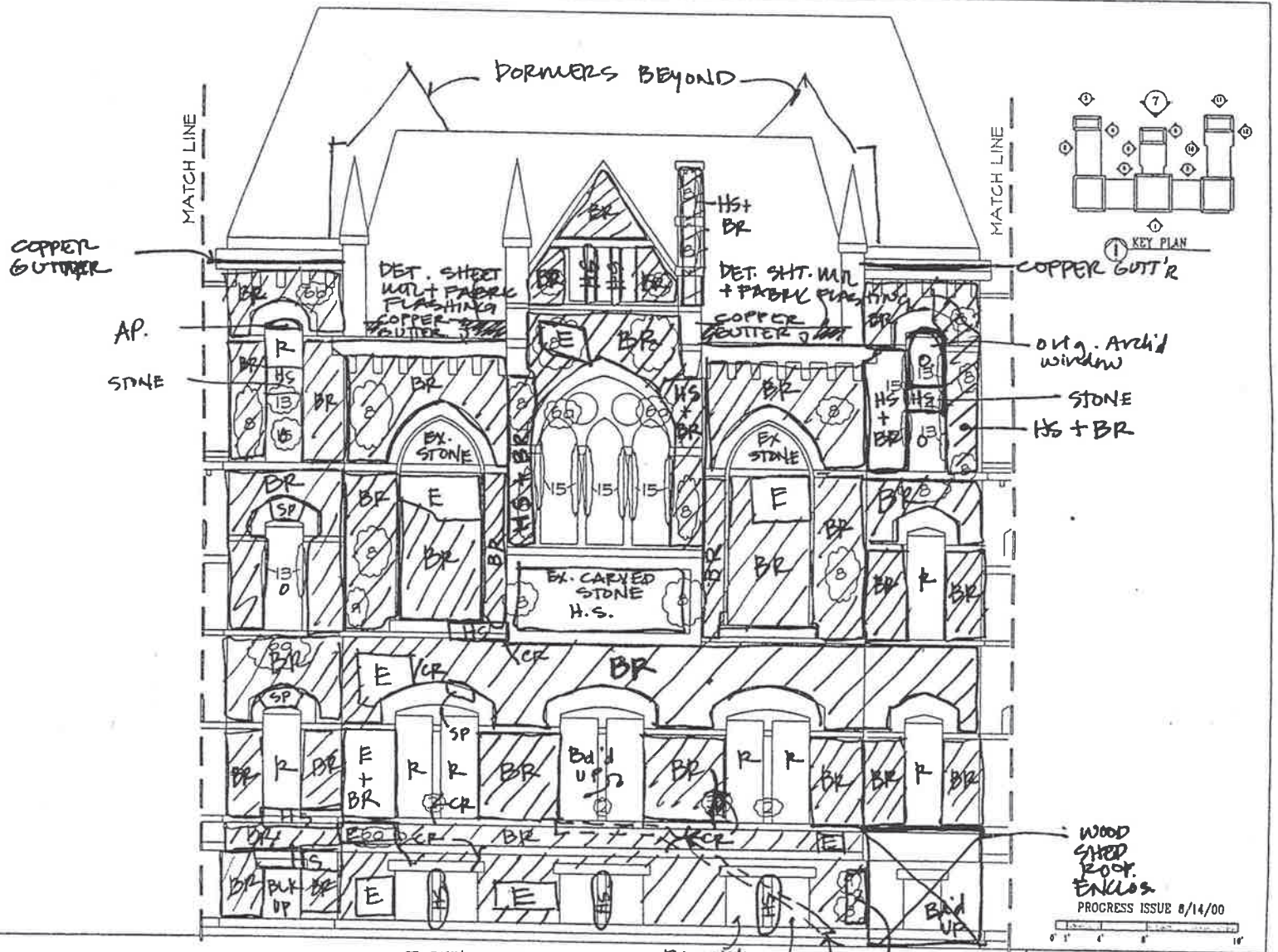
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY

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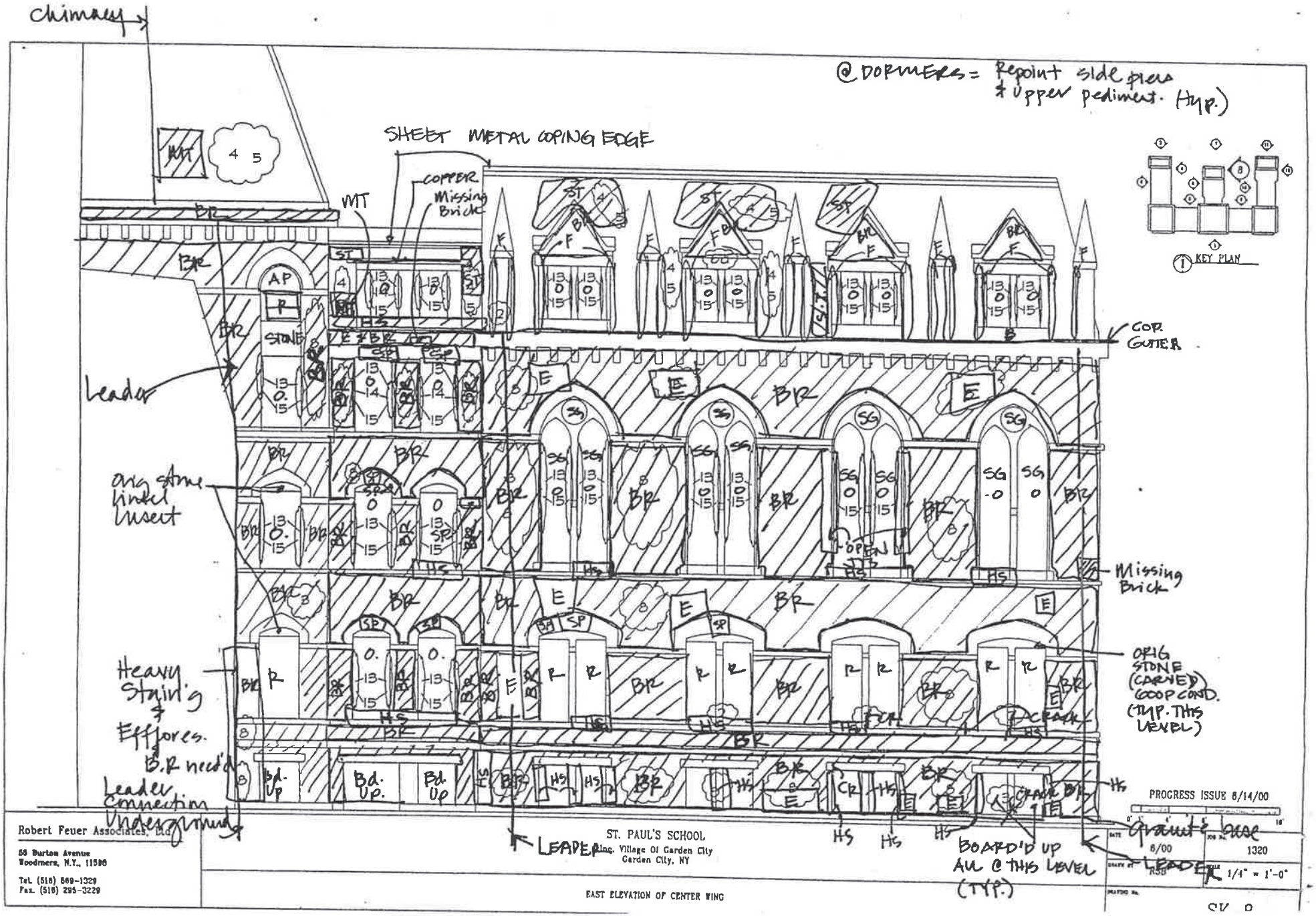
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY

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

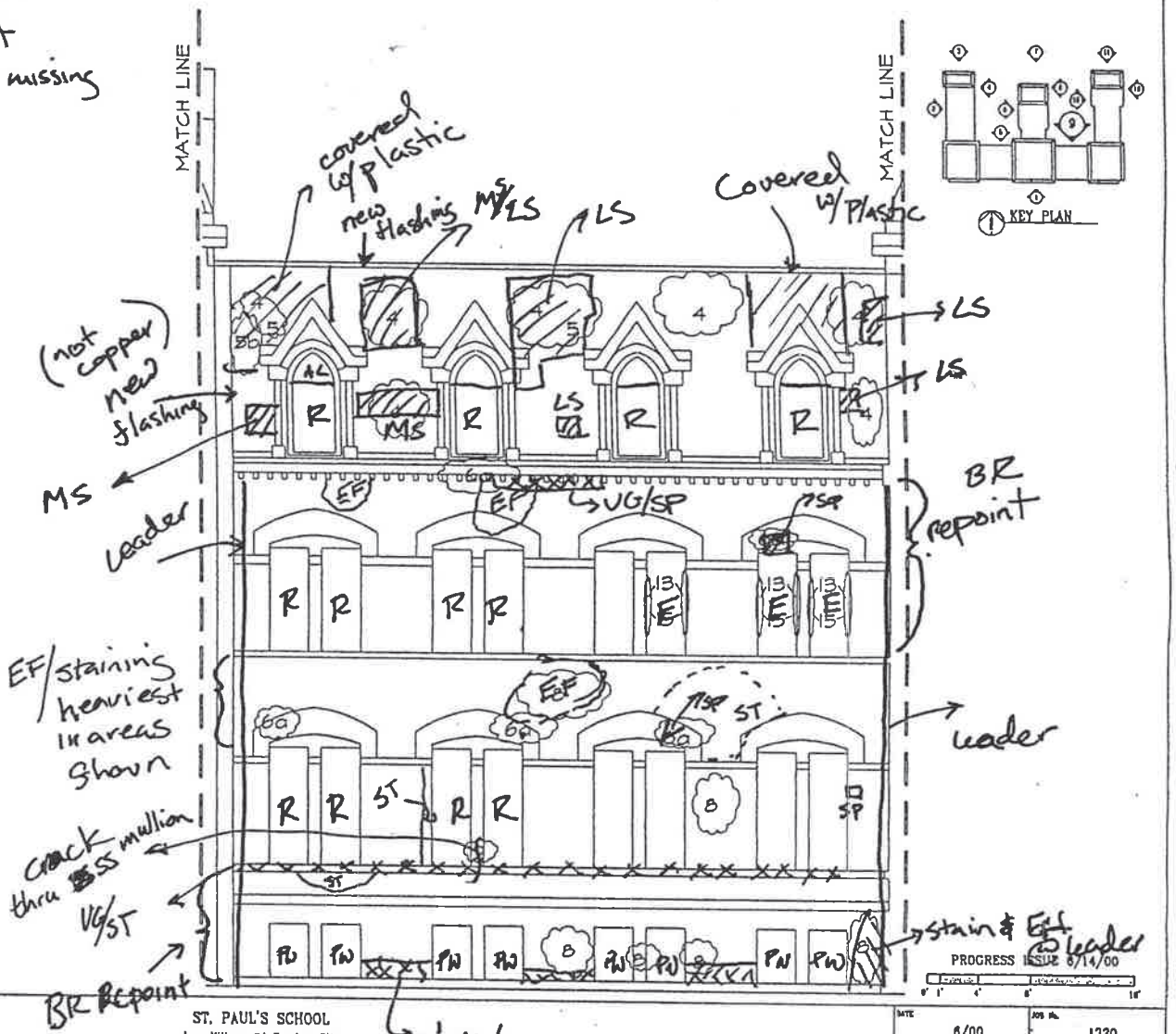
Masonry walls document - floor/material condition

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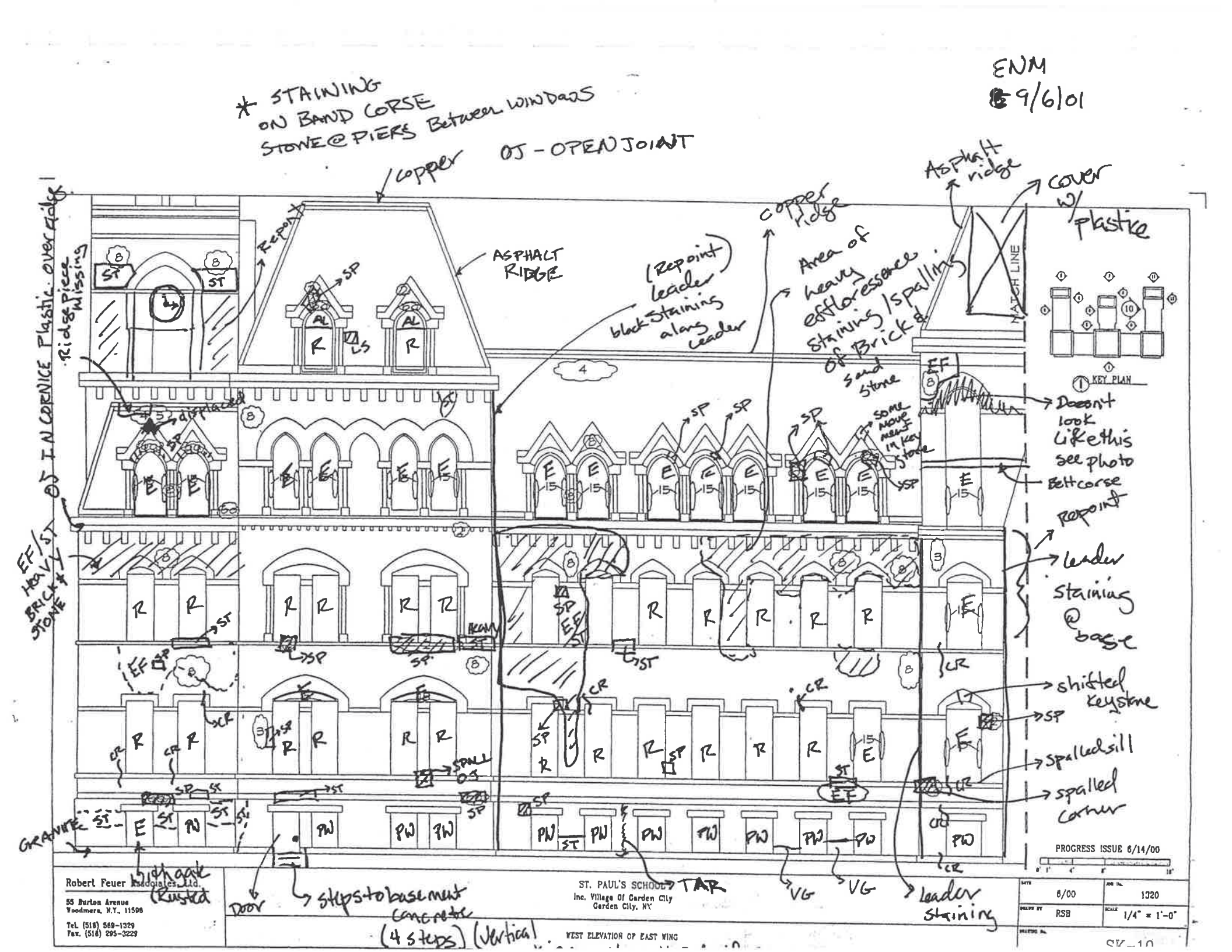
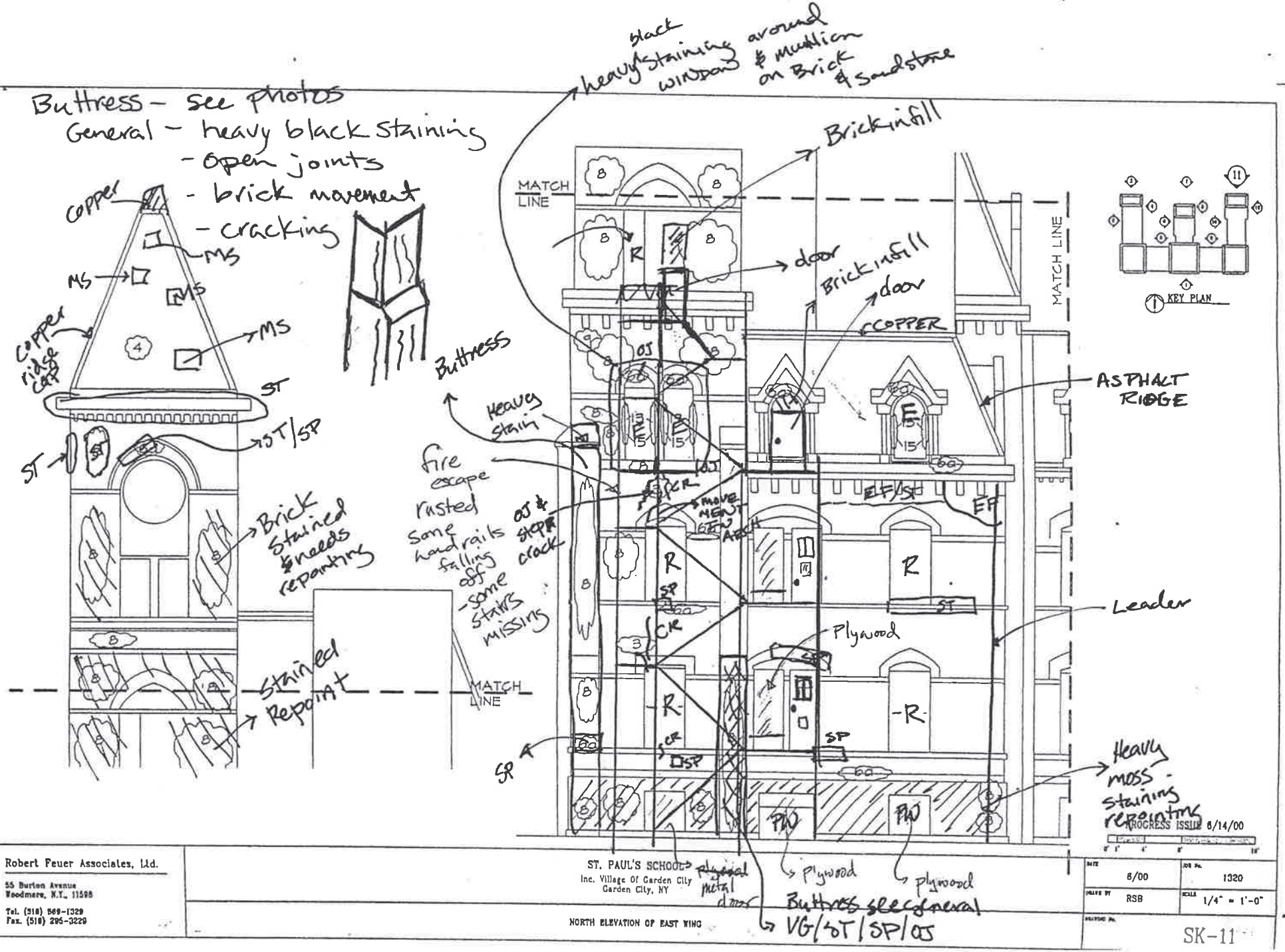
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY

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
copper
OJ - OPEN JOINT
Asphalt ridge
cover w/ plastic
ASPHALT RIDGE
Repoint
Ridge piece Missing
(Repoint leader) black staining along leader
copper ridge
Area of heavy efflorescence staining / spalling of Brick & sand stone
MATCH LINE
KEY PLAN
Doesn't look like this see photo
Beltcorse Repoint
leader staining @ base
shifted keystone
spalled sill
spalled corner
EF/ST HEAVY BRICK & STONE
OJ IN CORNICE Plastic over gaps
some movement in key stone
GRADE
birdgate (Rusted)
Door
steps to basement concrete (4 steps) (Vertical)
TAR
VG
VG
leader staining
PROGRESS ISSUE 6/14/00
Robert Feuer Associates, Ltd.
55 Burton Avenue
Woodmere, N.Y. 11598
Tel. (516) 569-1329
Fax. (516) 295-3229
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


Buttress - See photos
General - heavy black staining
- open joints
- brick movement
- cracking
copper
MS
copper ridge cap
ST
ST
VT/SP
Brick Stained & needs repointing
Stained
Repoint
MATCH LINE
Buttress
Heavy Stain
fire escape rusted
some hand rails falling off
- some stairs missing
OJ & stepR crack
Brick infill
door
Brick infill
door
COPPER
ASPHALT RIDGE
MATCH LINE
MATCH LINE
KEY PLAN
Leader
Plywood
Heavy moss - staining repointing
Plywood
Plywood
Plywood
Buttress see general
VG/VT/SP/OJ
SP
SP
SP
PROGRESS ISSUE 6/14/00
Robert Feuer Associates, Ltd.
55 Burton Avenue
Woodmere, N.Y. 11598
Tel. (516) 569-1329
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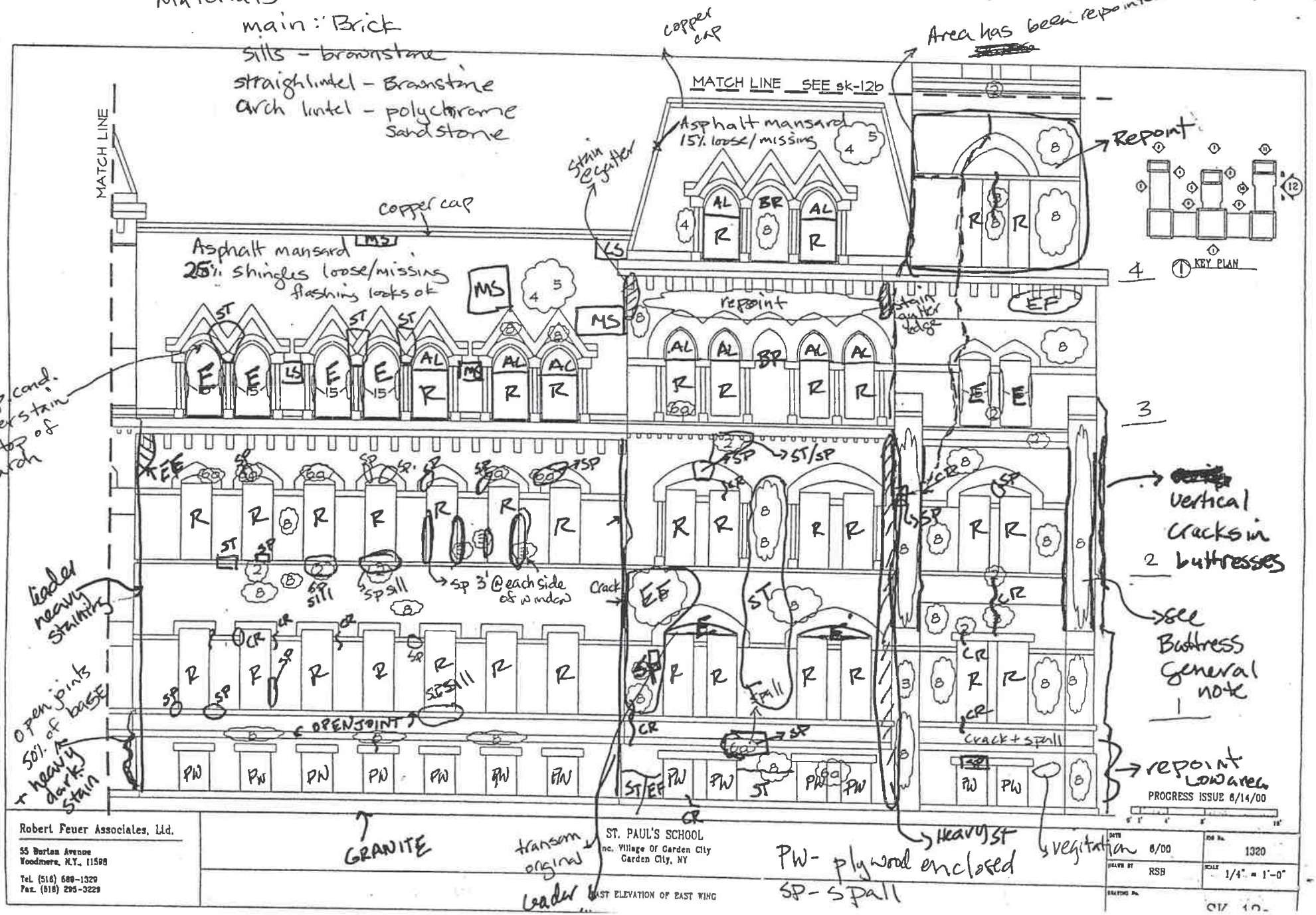
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY
NORTH ELEVATION OF EAST WING
DATE 8/00
JOB No. 1320
DRAWN BY RSB
SCALE 1/4" = 1'-0"
SK-11

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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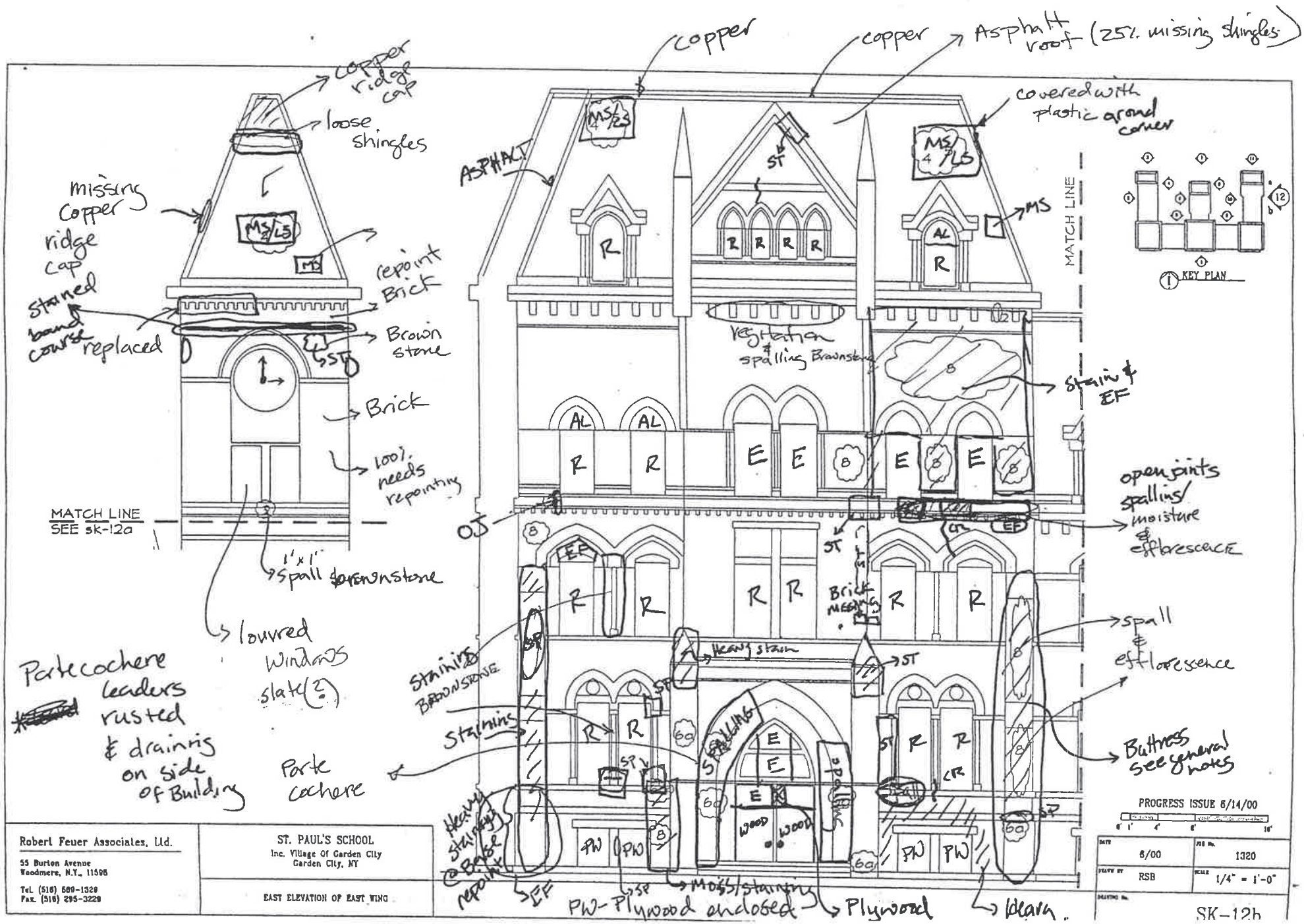
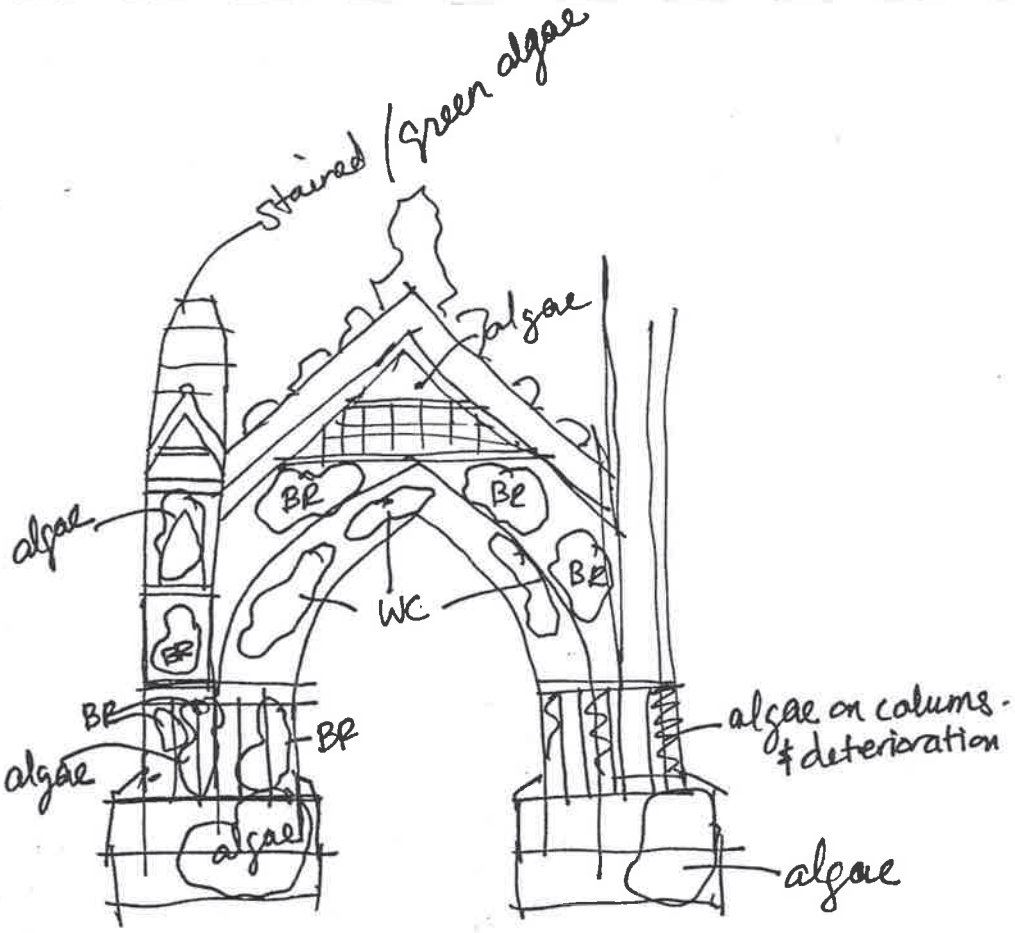
Fax. (516) 295-3229

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

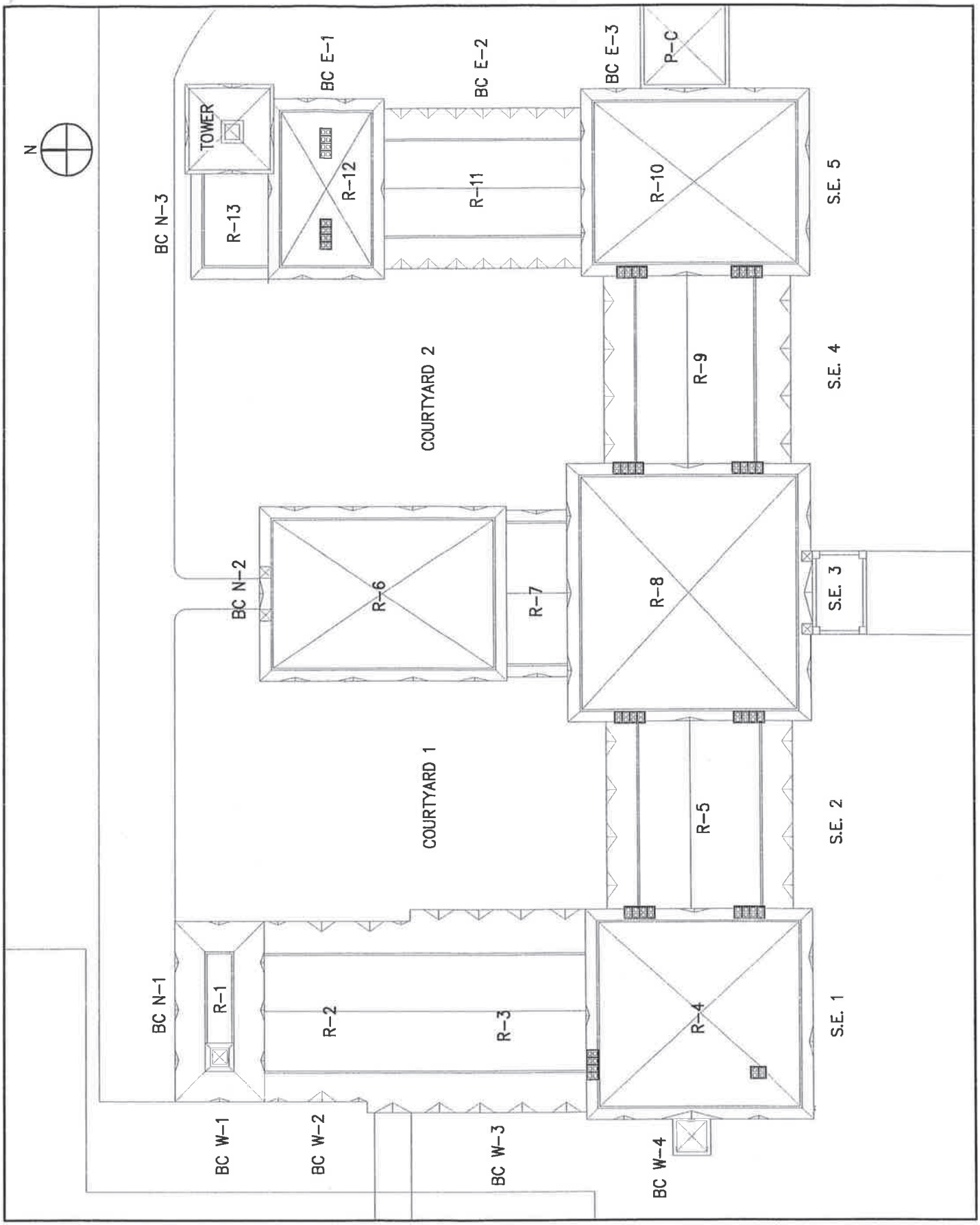
EAST ELEVATION OF EAST WING

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


copper
copper
Asphalt roof (25% missing shingles)
copper ridge cap
loose shingles
missing Copper ridge cap
stained band course replaced
repoint Brick
Brown stone
Brick
roof needs repointing
MATCH LINE SEE sk-12a
1'x1' spall brownstone
louvred windows slate(2)
Porte cochere leaders rusted & draining on side of Building
Porte cochere
ASPHALT
covered with plastic around corner
MATCH LINE
KEY PLAN
Vegetation & spalling Brownstone
Staining & EF
open joints spalling/ moisture & efflorescence
OJ
Staining BROWNSTONE
Staining
Heavy stain
Brick MISSING
spall & efflorescence
Buttress see general notes
Heavy staining @ Base repoint
EF
PW-Plywood enclosed
Moss/staining
Plywood
Ideally
PROGRESS ISSUE 6/14/00
Robert Feuer Associates, Ltd.
55 Burton Avenue
Woodmere, N.Y. 11598
Tel (516) 569-1328
Fax (516) 295-3229
ST. PAUL'S SCHOOL
Inc. Village Of Garden City
Garden City, NY
EAST ELEVATION OF EAST WING
DATE 6/00
JOB No. 1320
DRAWN BY RSB
SCALE 1/4" = 1'-0"
SK-12b



Port Cochere



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

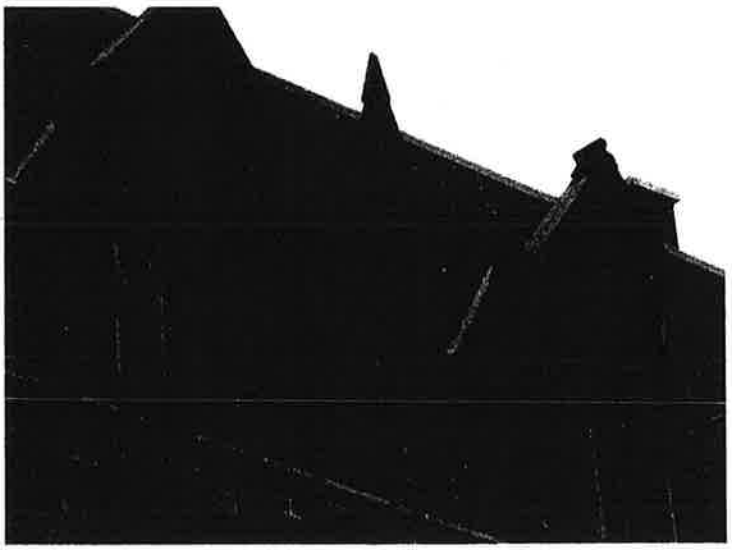
Title:

Modifies Drawing No.: Scale:

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

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:

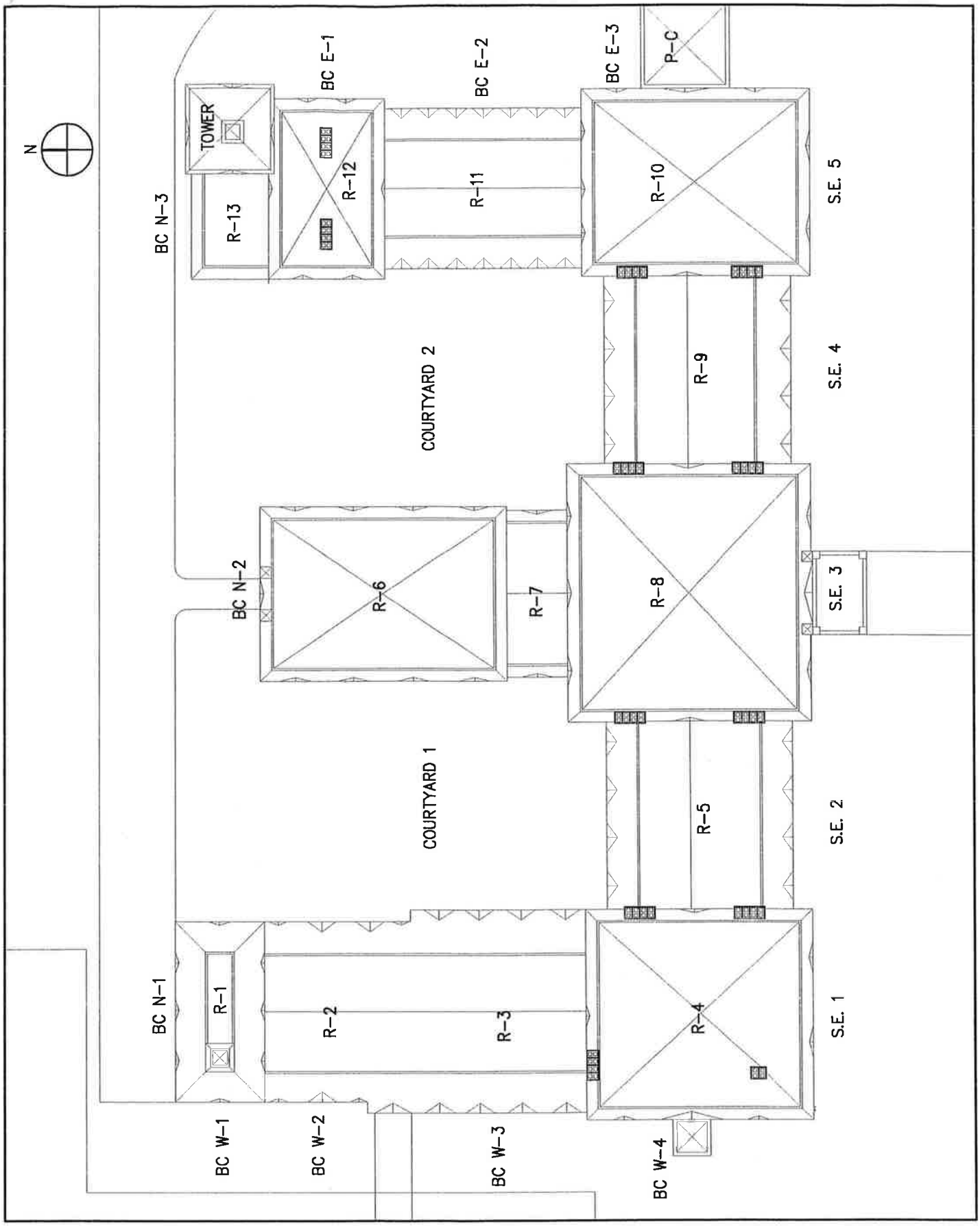
A. Roof Areas Overviews and Typical Details
B. Elevation Overviews and Typical Details
C. Northeast Tower Overview and Details
D. Building Complex Typical Elements and Details
E. Building Envelope Construction Typical Details
F. Typical Priority Roof Repairs

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

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440 PARK AVENUE SOUTH
16TH FLOOR

NEW YORK, NY 10016-8012
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Project: ST. PAUL'S ACADEMY
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Modifies Drawing No.: Scale:

Project No.: 7001017.00
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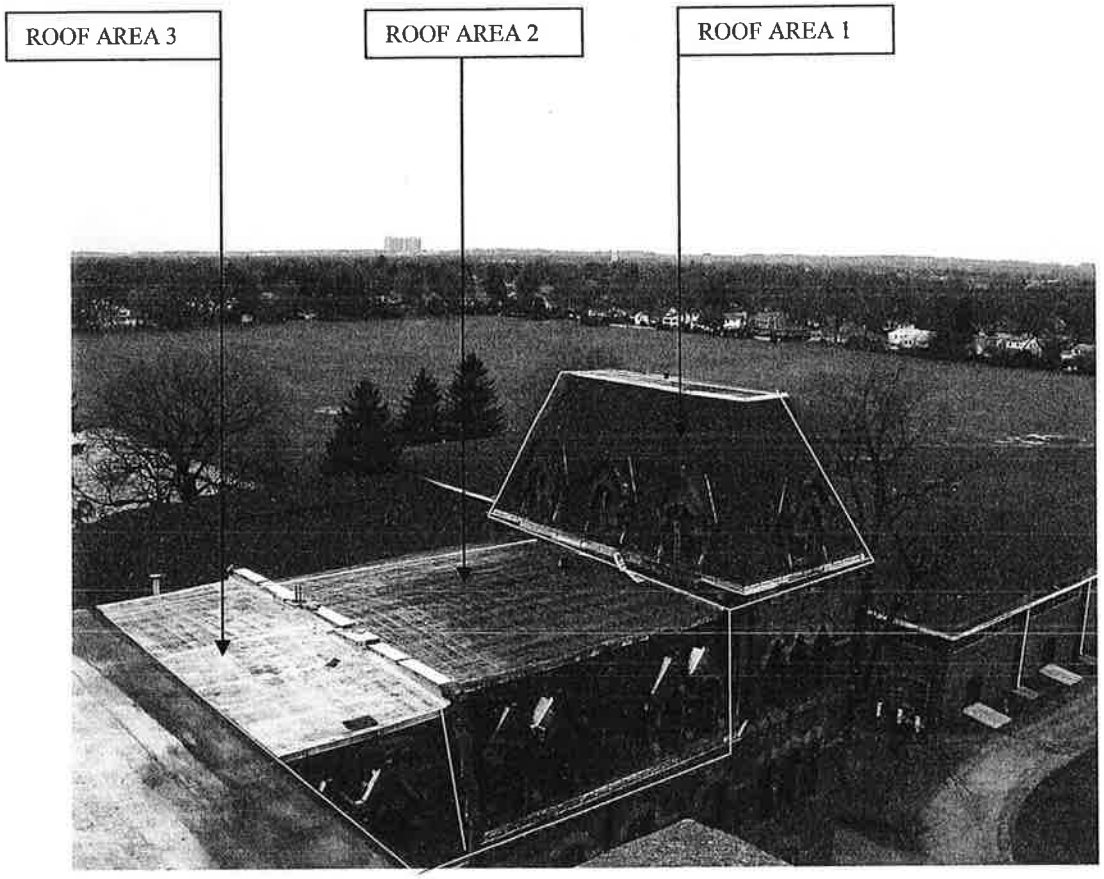
Date: 04/15/2003
Drawing No.: SK-001

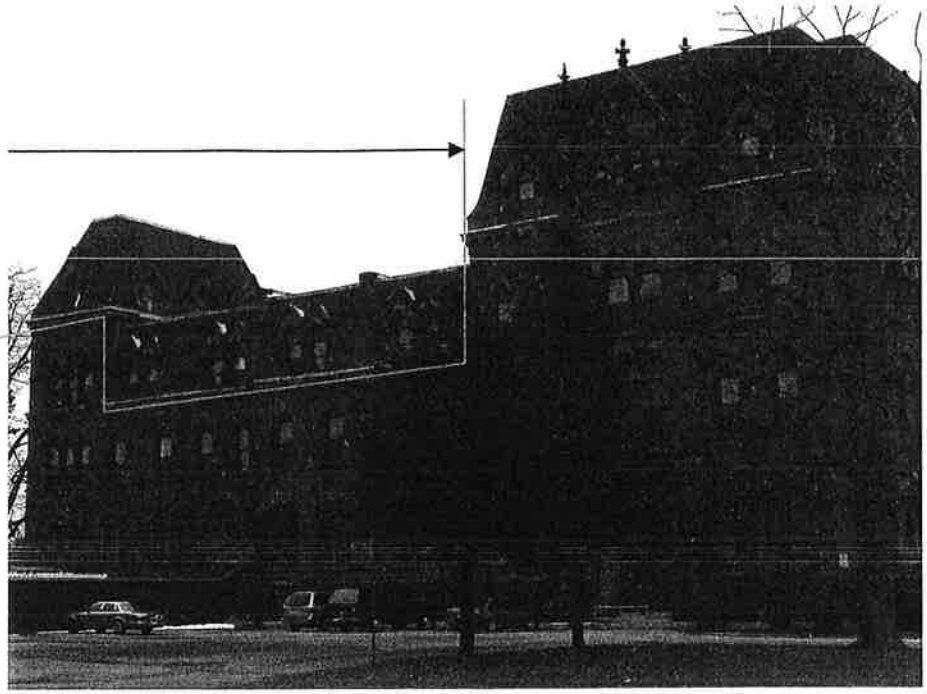
Saint Paul's Academy

PHOTO DOCUMENTATION
TABLE OF CONTENTS

A. ROOF AREAS OVERVIEWS & TYPICAL DETAILS

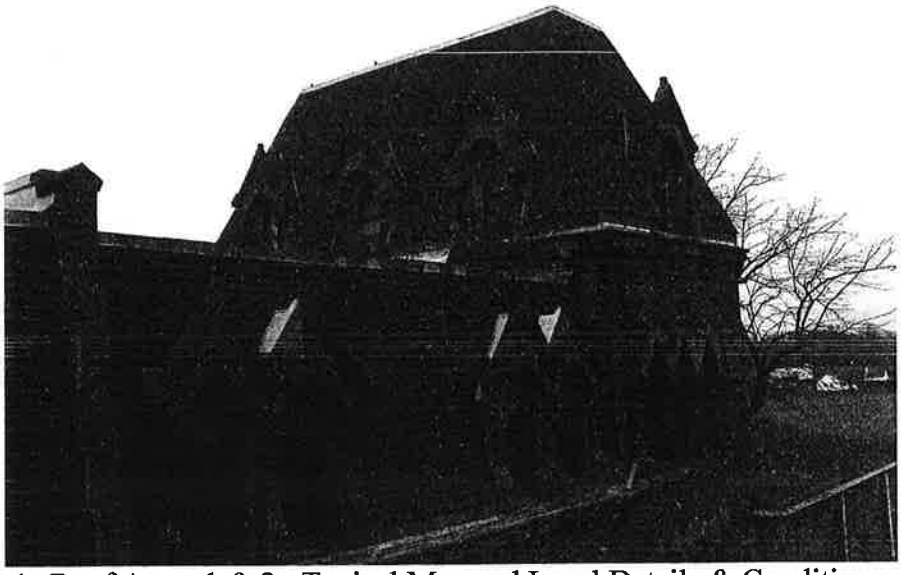


1. Roof Areas 1 – 3 Overview (Viewing Northwest)



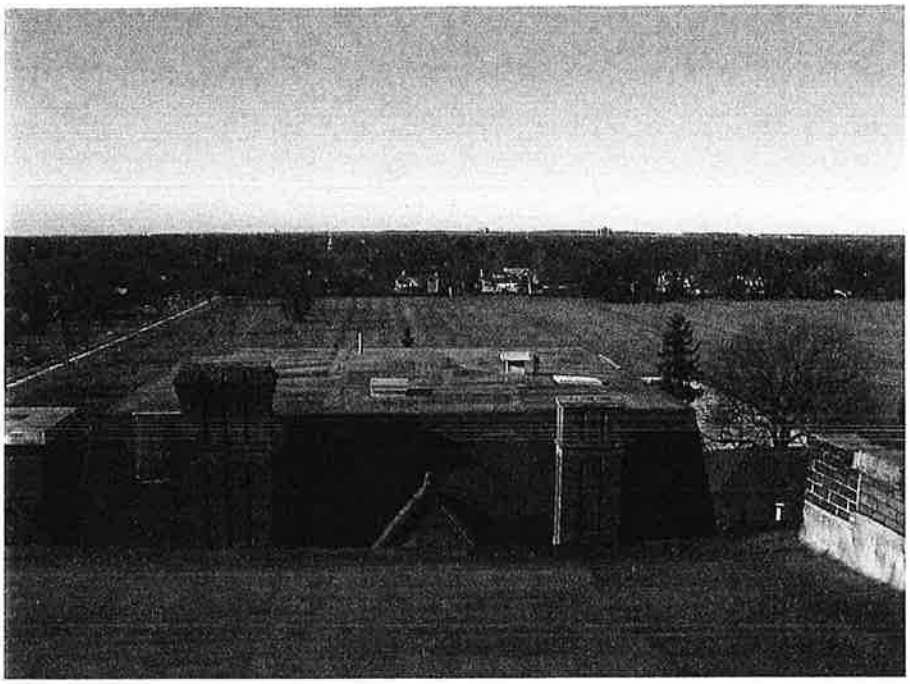
2. Roof Areas 1 – 3 Overview (Viewing Northeast)

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)

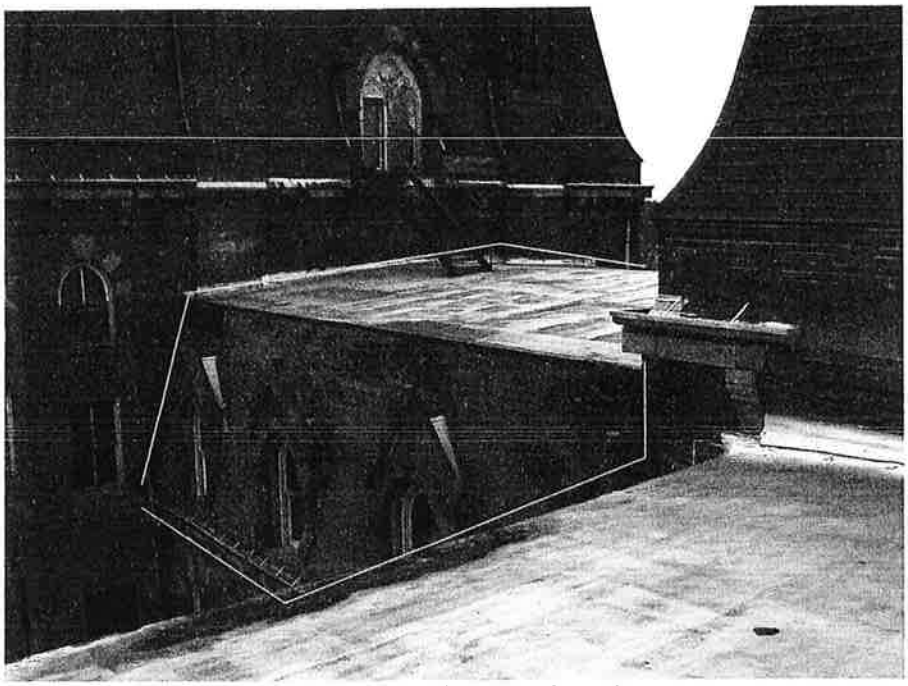


6. Roof Area 4 Overview (Viewing West)

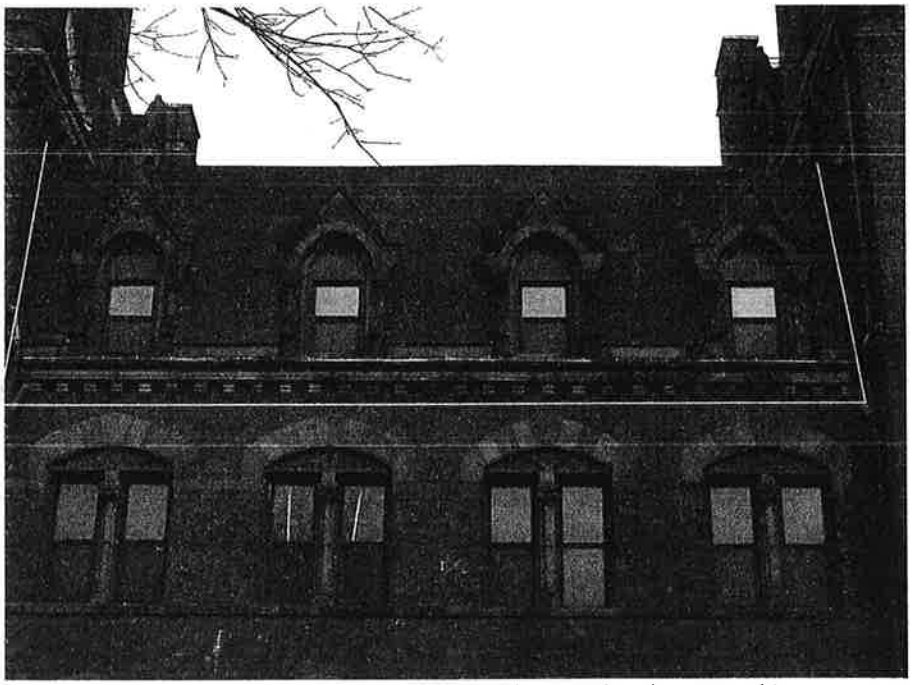
7. Roof Area 4 Mansard Levels Overview (Viewing Southwest)

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

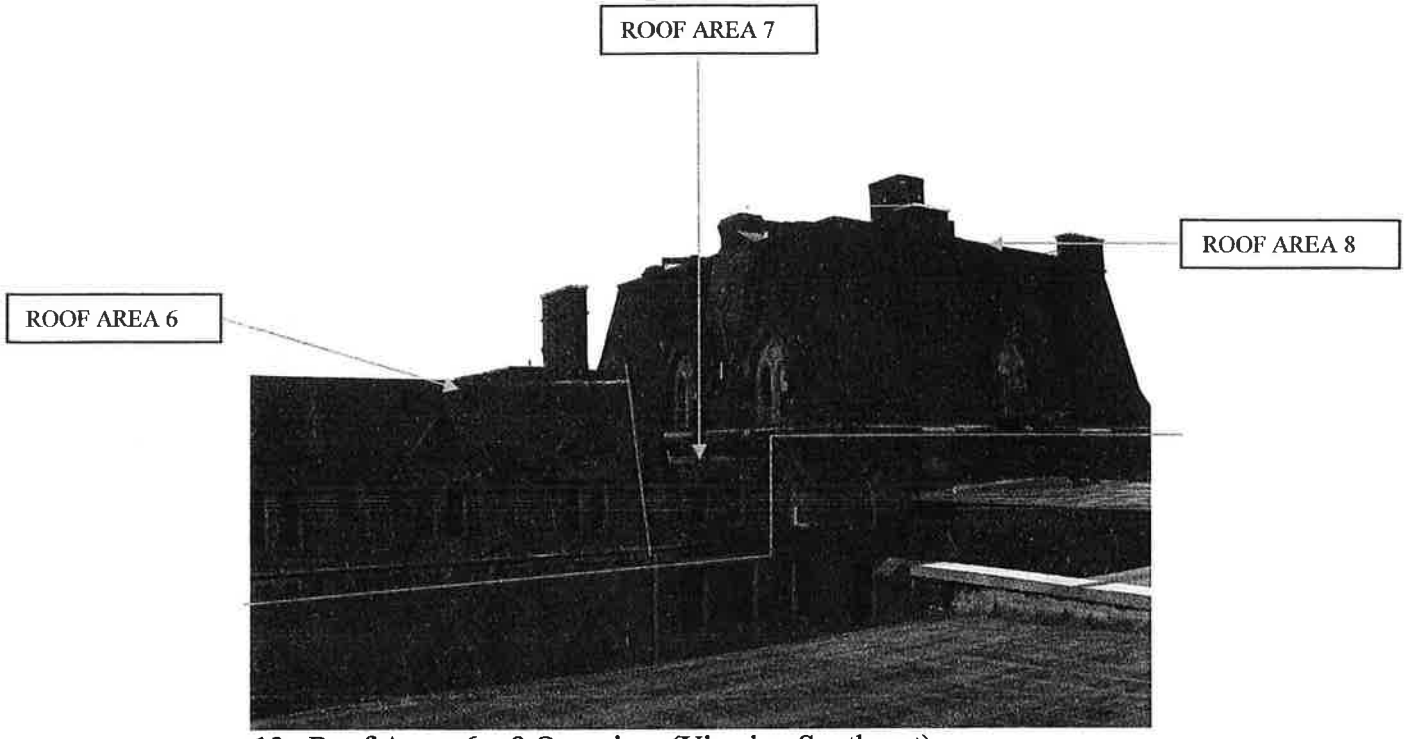
9. Roof Area 4 Mansard Levels Overview (Viewing Northeast)



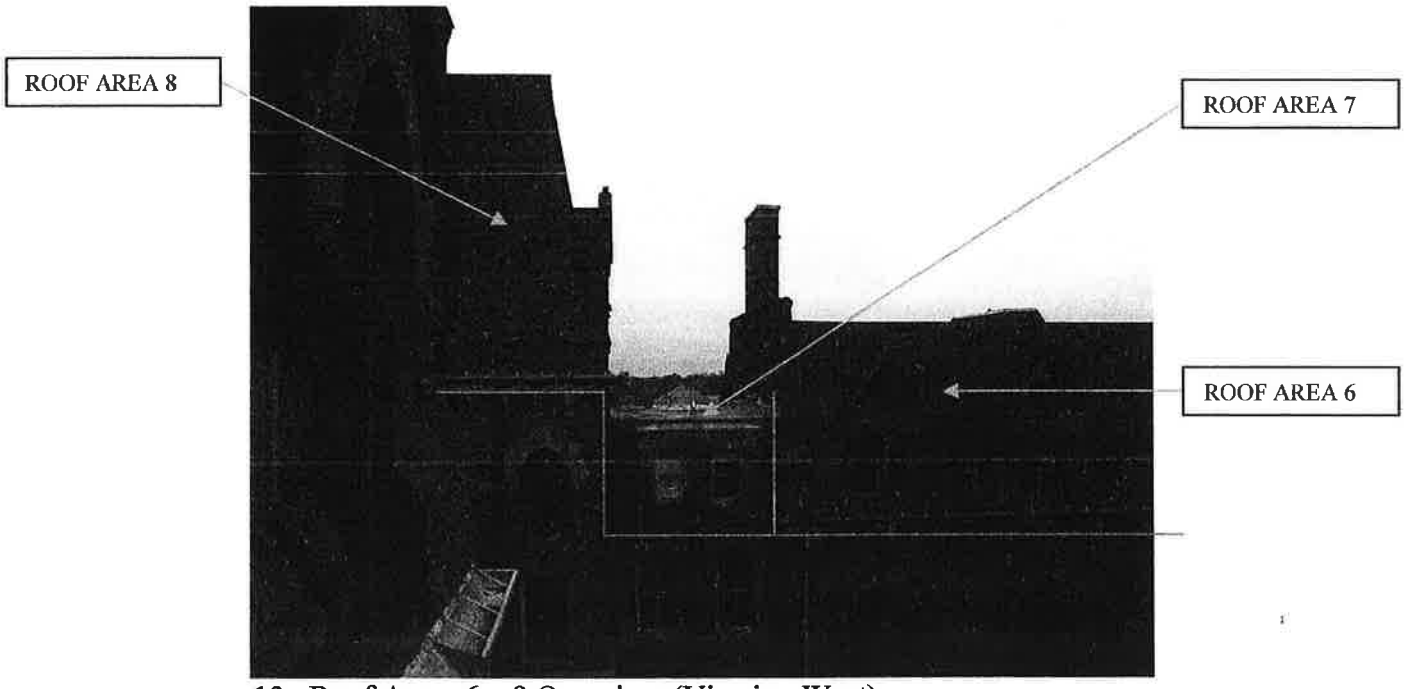
10. Roof Area 5 Overview (Viewing Southeast)



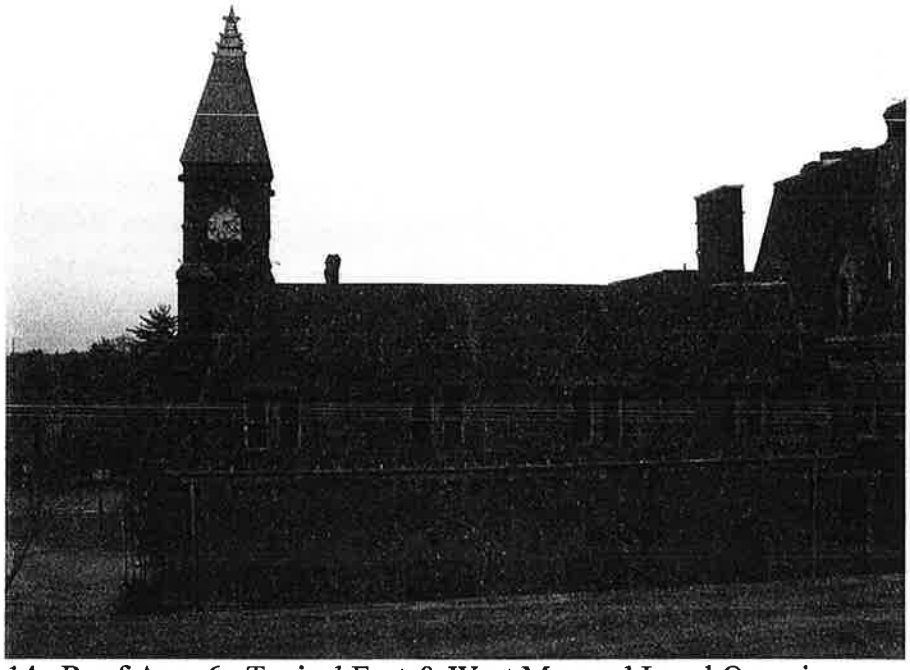
11. Roof Area 5 Mansard Level Overview (Viewing North)



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

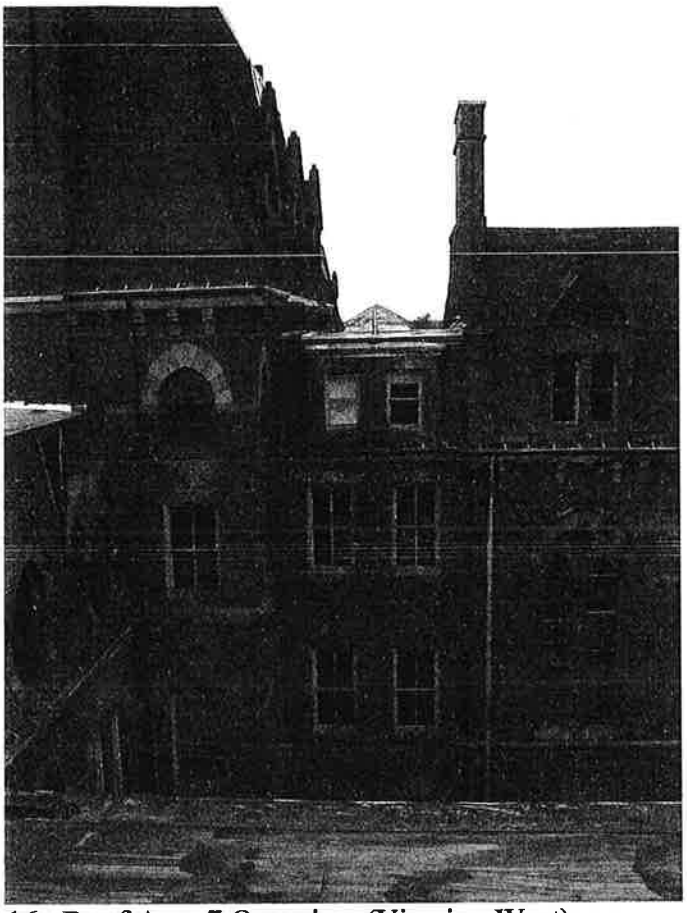


13. Roof Areas 6 – 8 Overview (Viewing West)



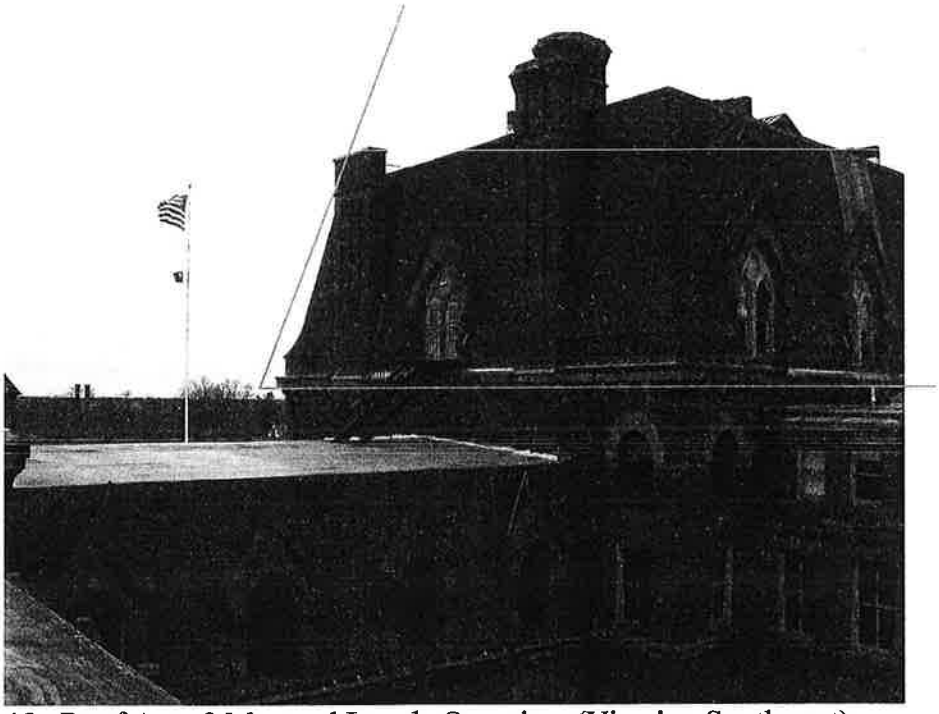
14. Roof Area 6: Typical East & West Mansard Level Overview (Viewing East Shown)

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



16. Roof Area 7 Overview (Viewing West)

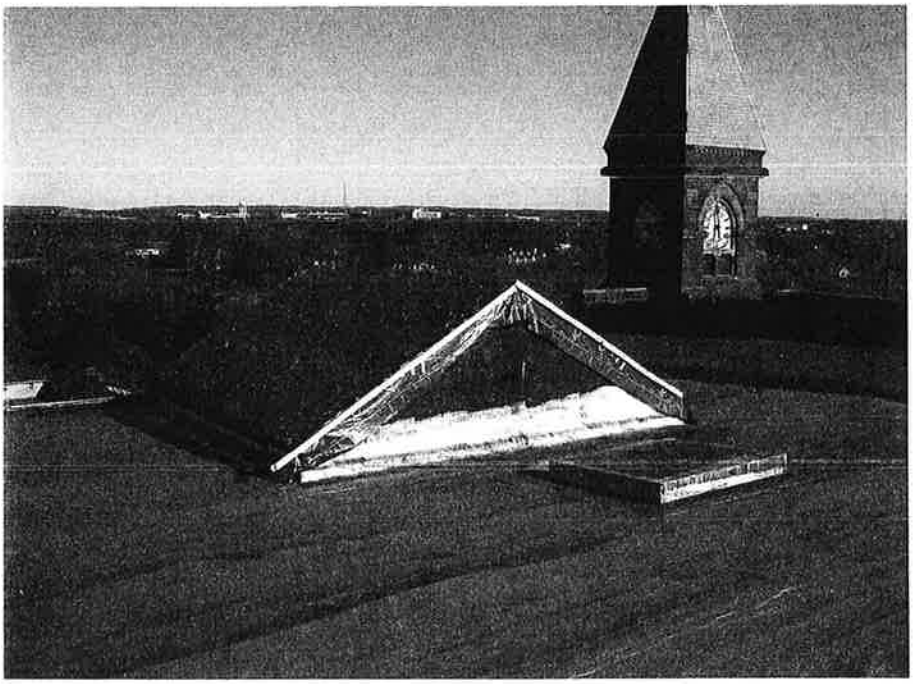
17. Roof Area 7 Mansard Level Overview (Viewing Southeast)



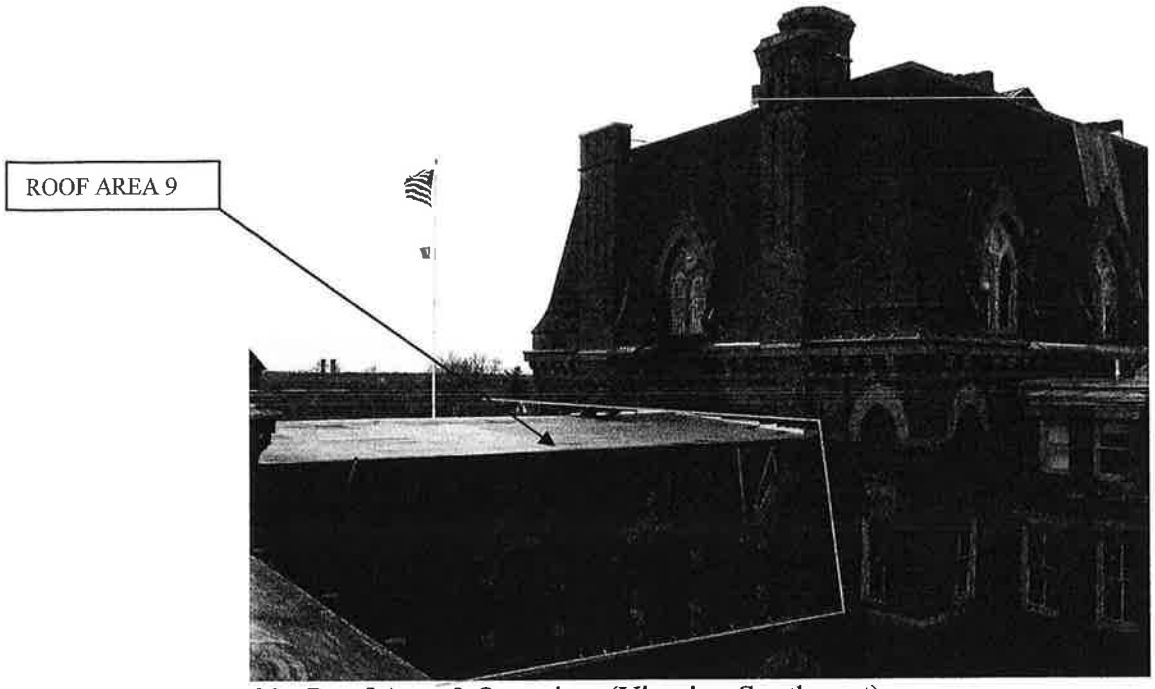
18. Roof Area 8 Mansard Levels Overview (Viewing Southwest)

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

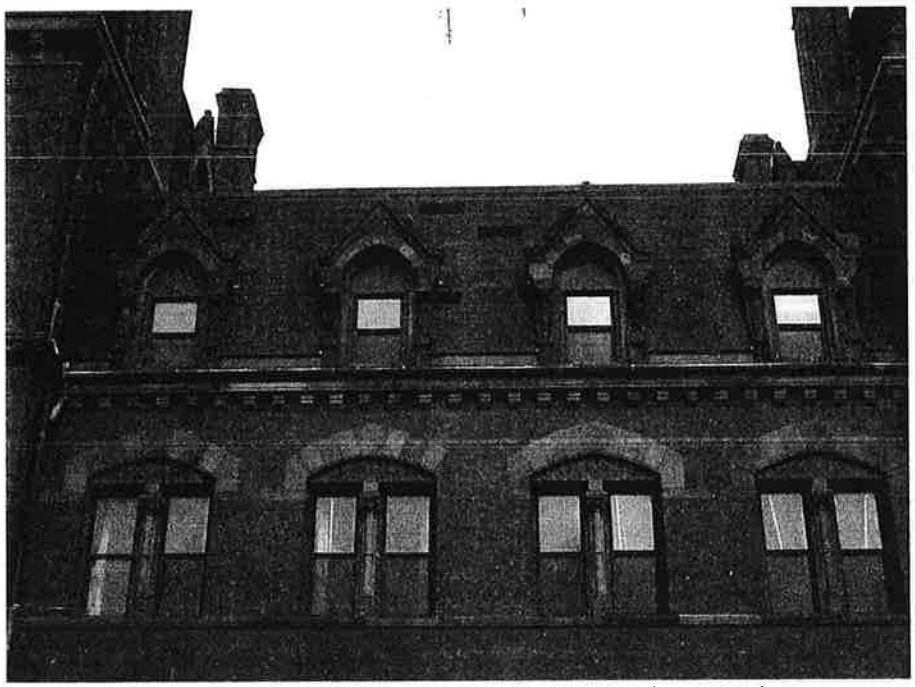
20. Roof Area 8 Overview & Details (Viewing Southeast)



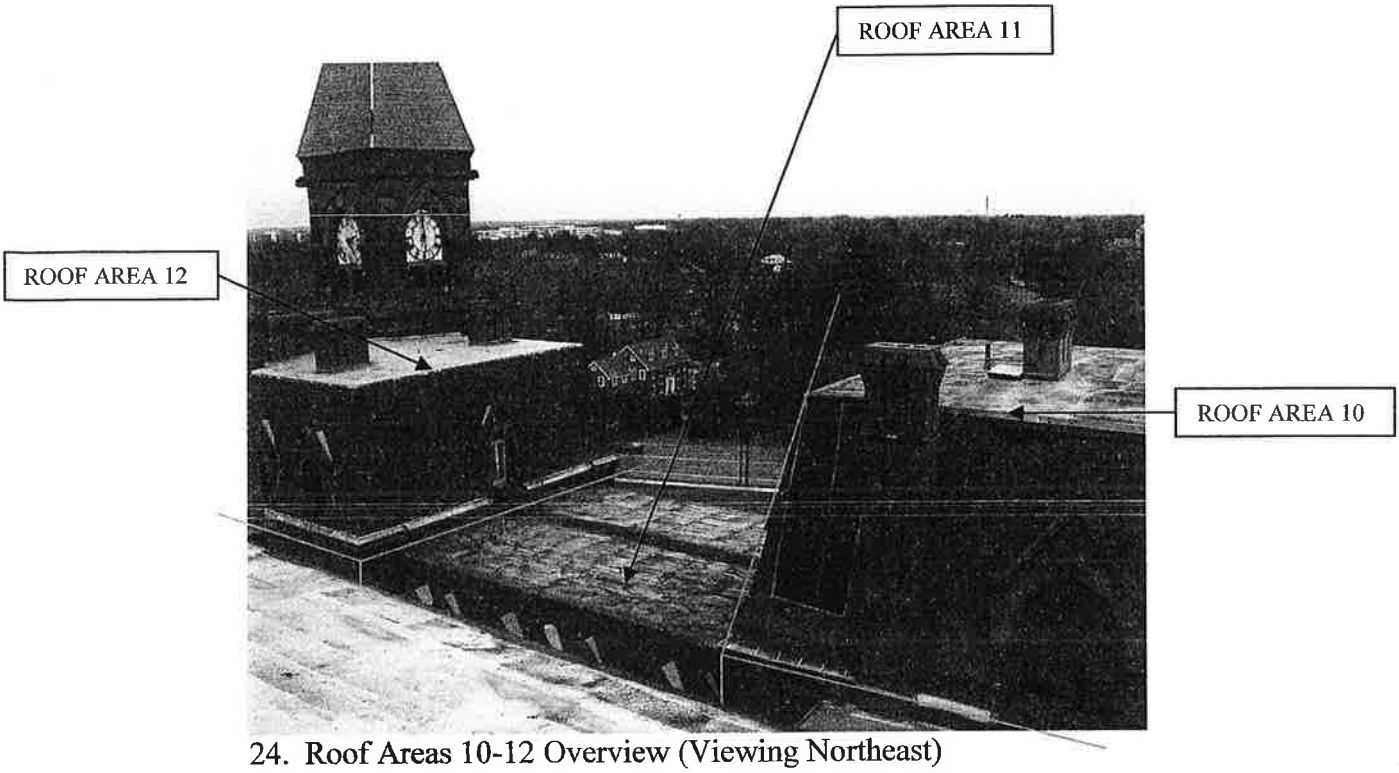
21. Roof Area 8 Overview & Details (Viewing Northeast)



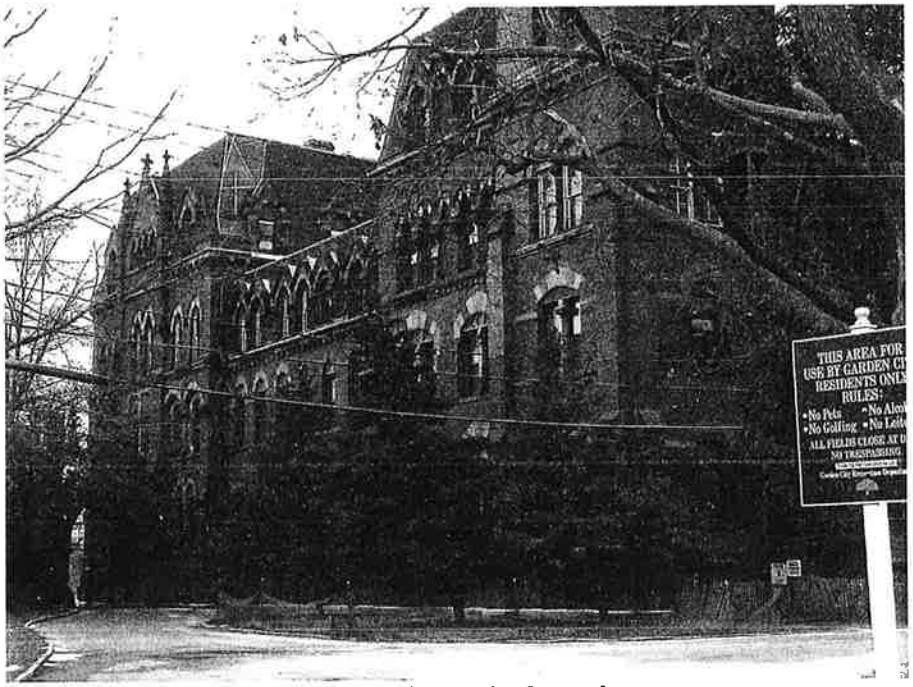
22. Roof Area 9 Overview (Viewing Southwest)



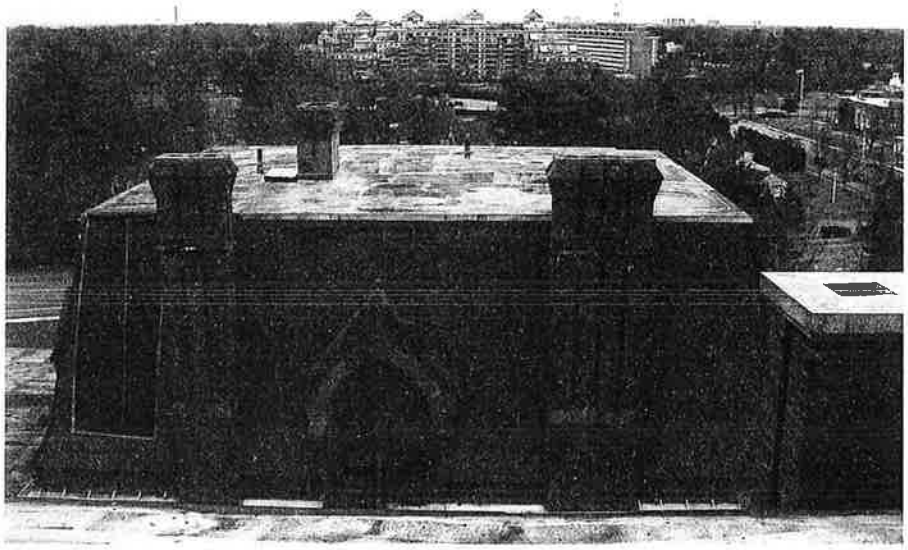
23. Roof Area 9 Mansard Level Overview (Viewing North)



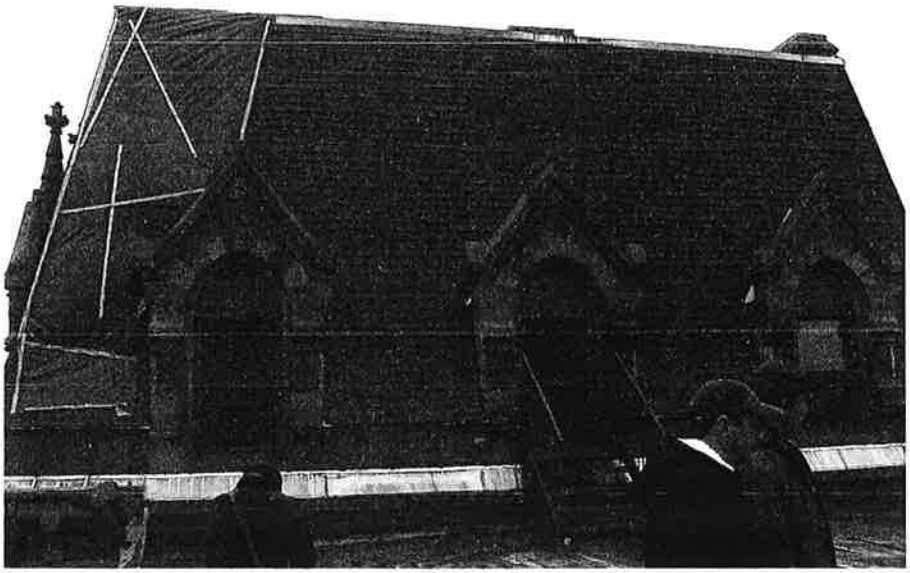
24. Roof Areas 10-12 Overview (Viewing Northeast)



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

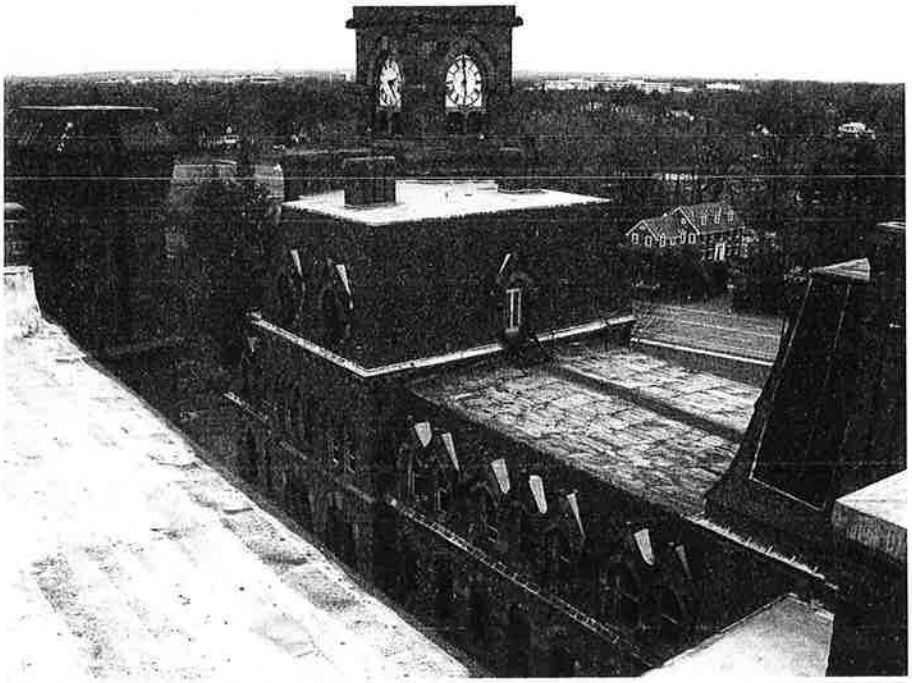


26. Roof Area 10 Overview (Viewing East)

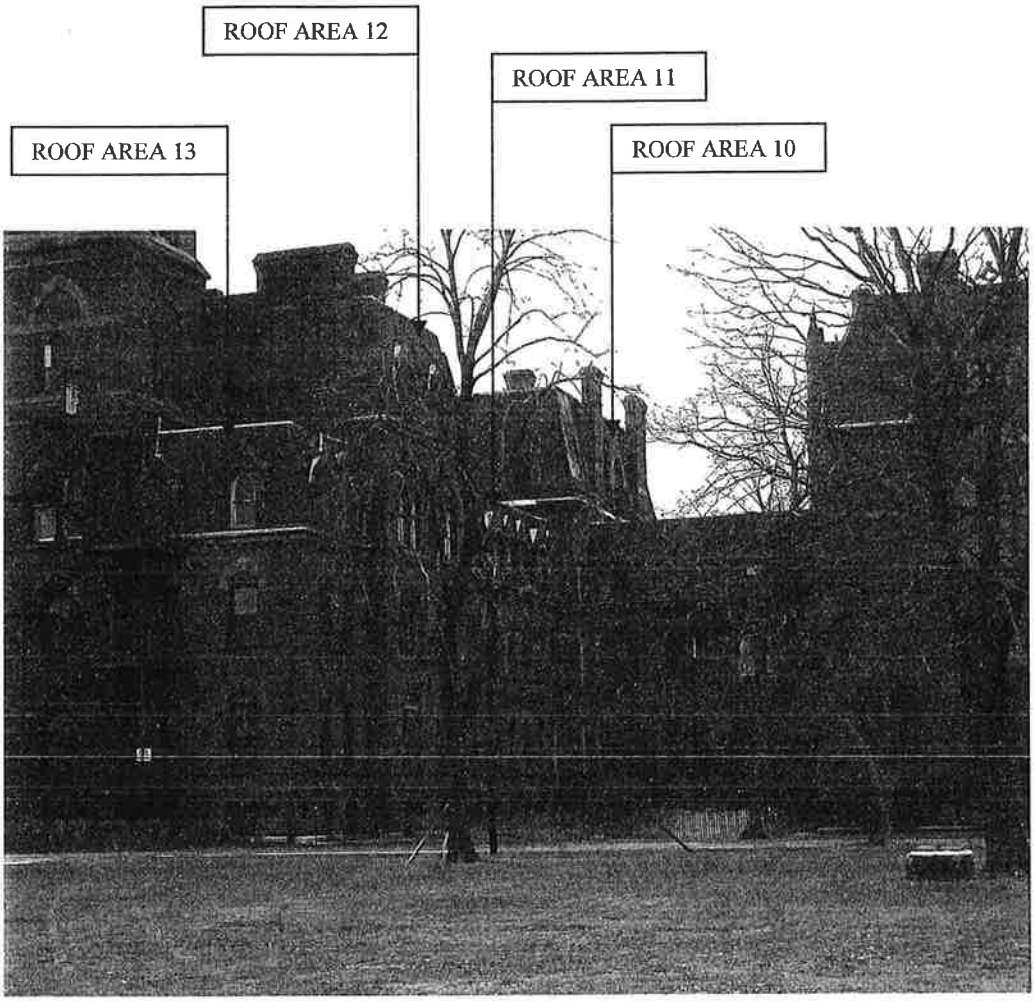


27. Roof Area 10 Mansard Level Overview (Viewing South)

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

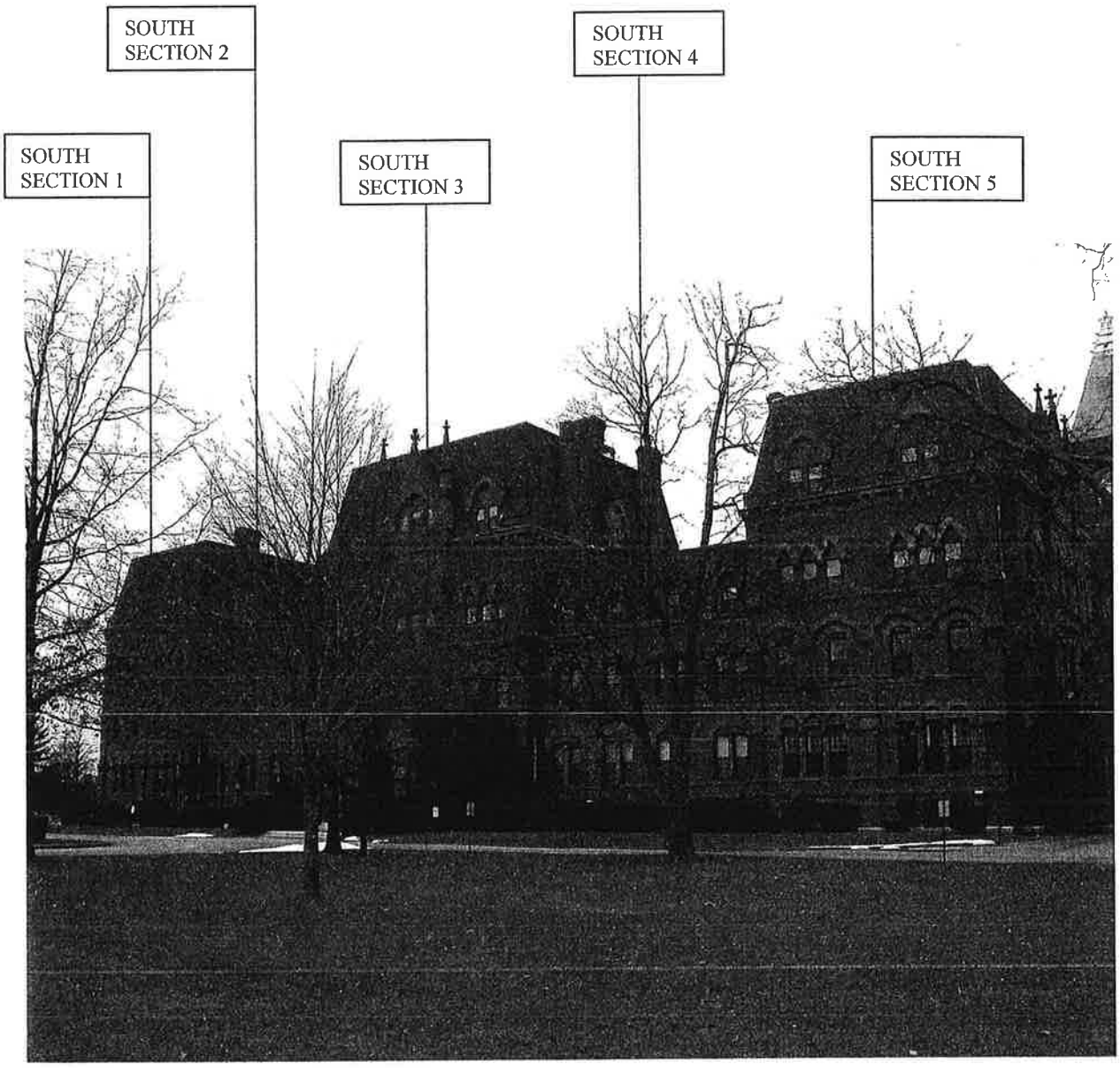


29. Roof Areas 11 & 12 Mansard Levels Overview (Viewing Northeast)

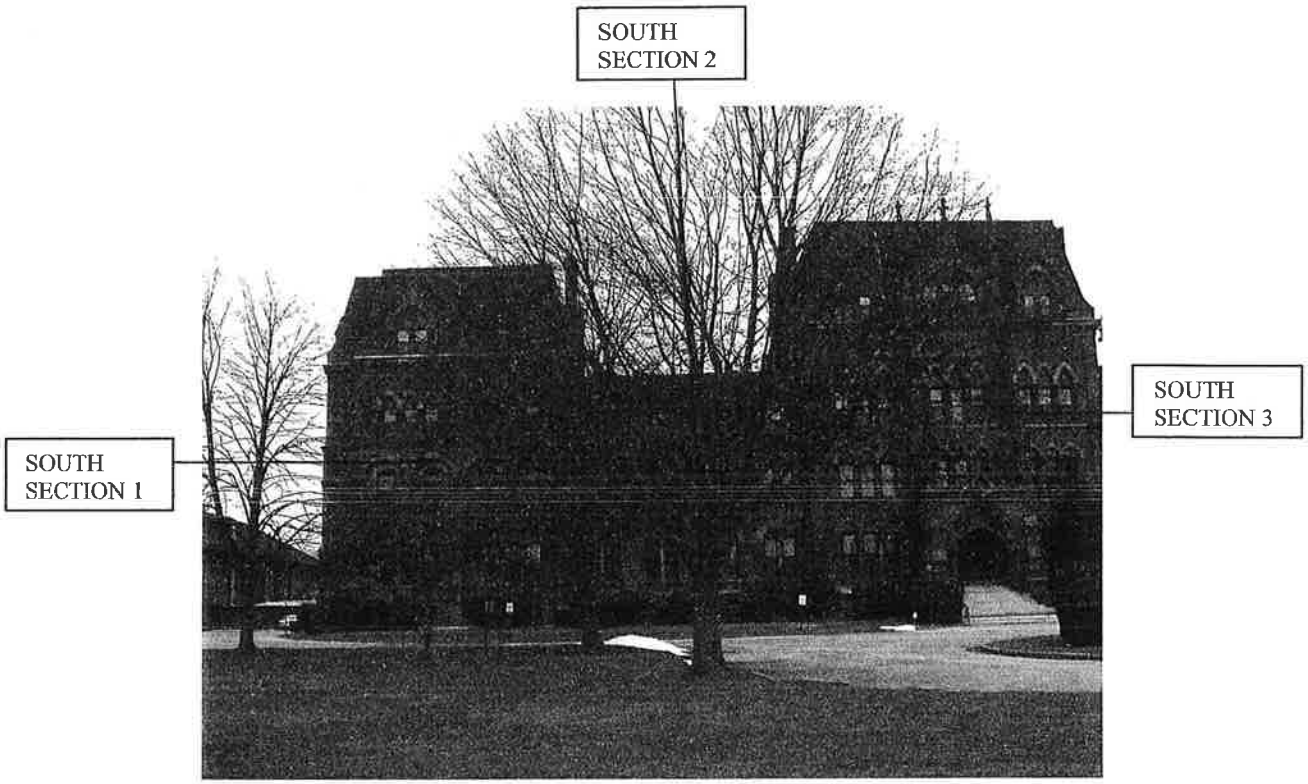


30. Roof Areas 10-13 Overview (Viewing Southeast)

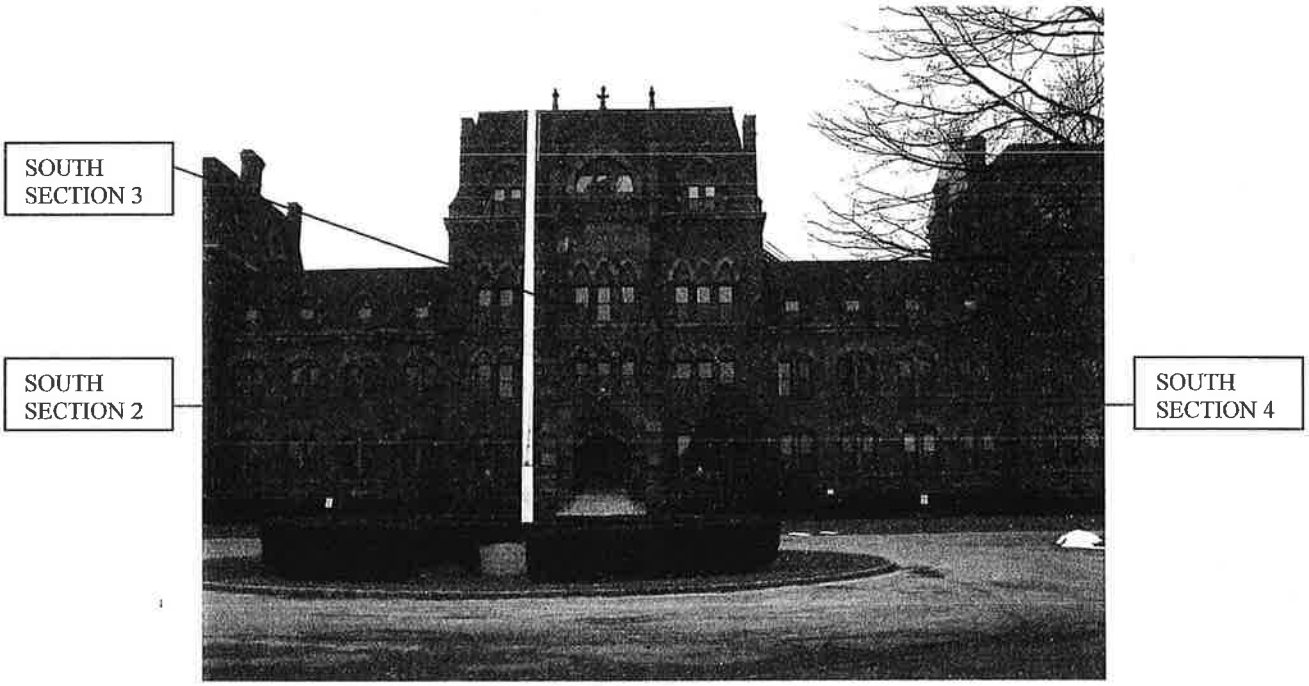
B. ELEVATION OVERVIEWS & TYPICAL DETAILS



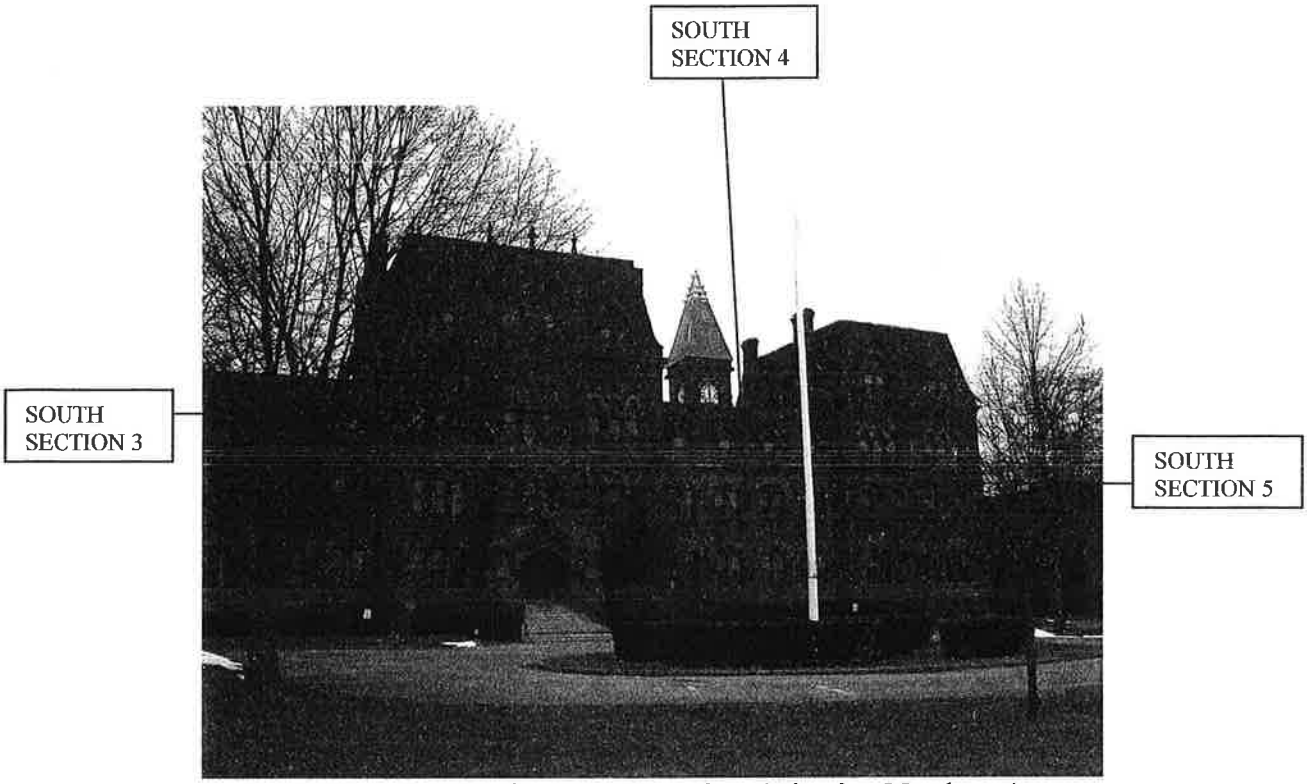
1. South Elevation Sections 1-5 Overview (Viewing Northwest)



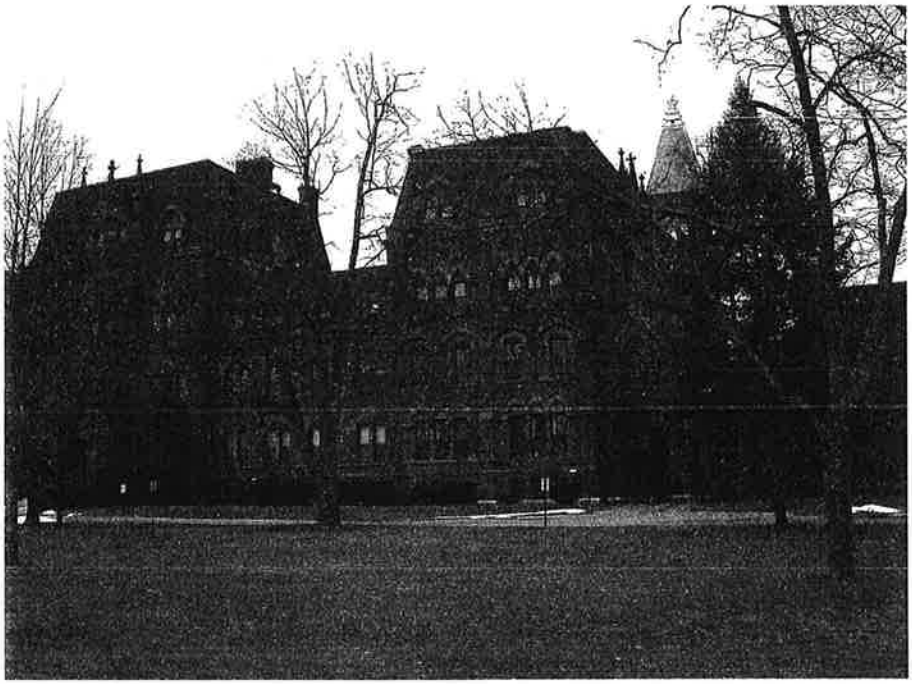
2. South Elevation Sections 1-3 Overview (Viewing North)



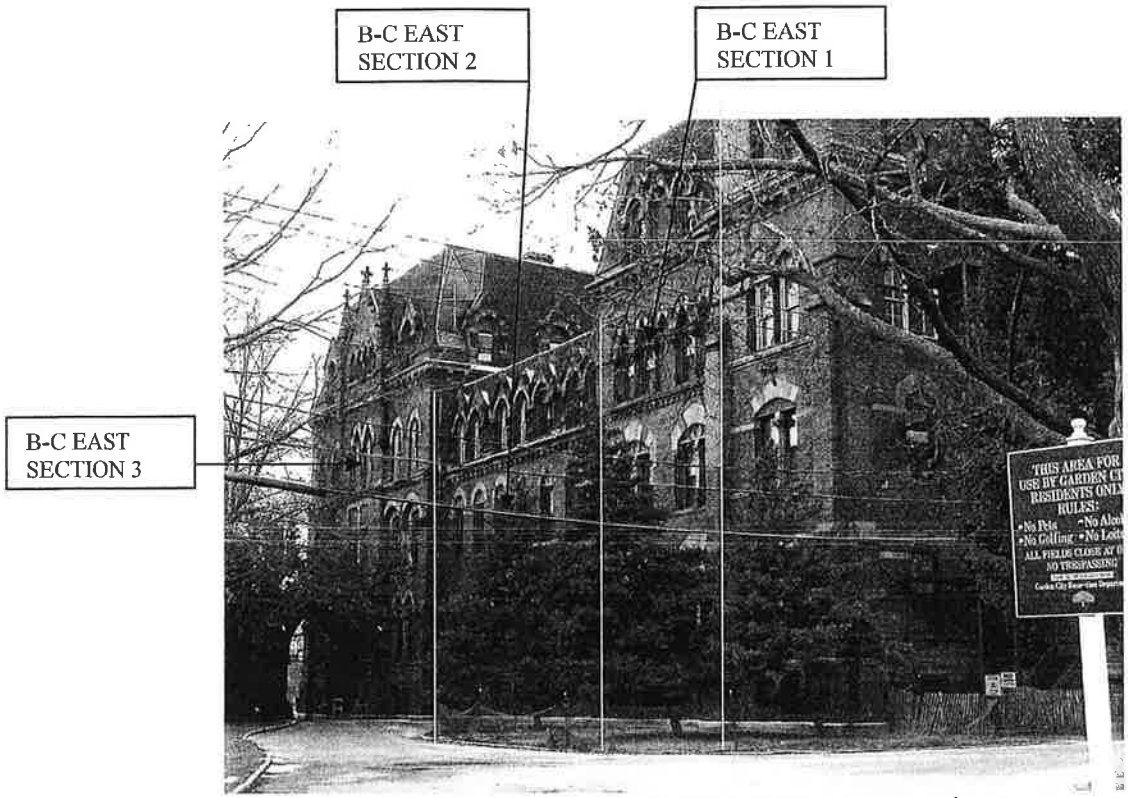
3. South Elevation Sections 2-4 Overview (Viewing North)



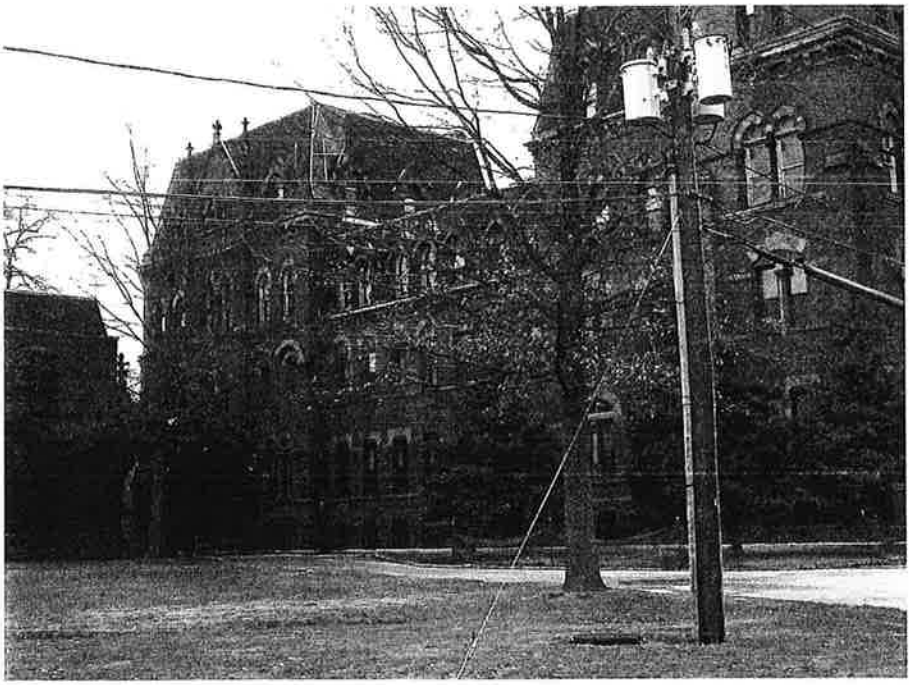
4. South Elevation Sections 3-5 Overview (Viewing Northeast)



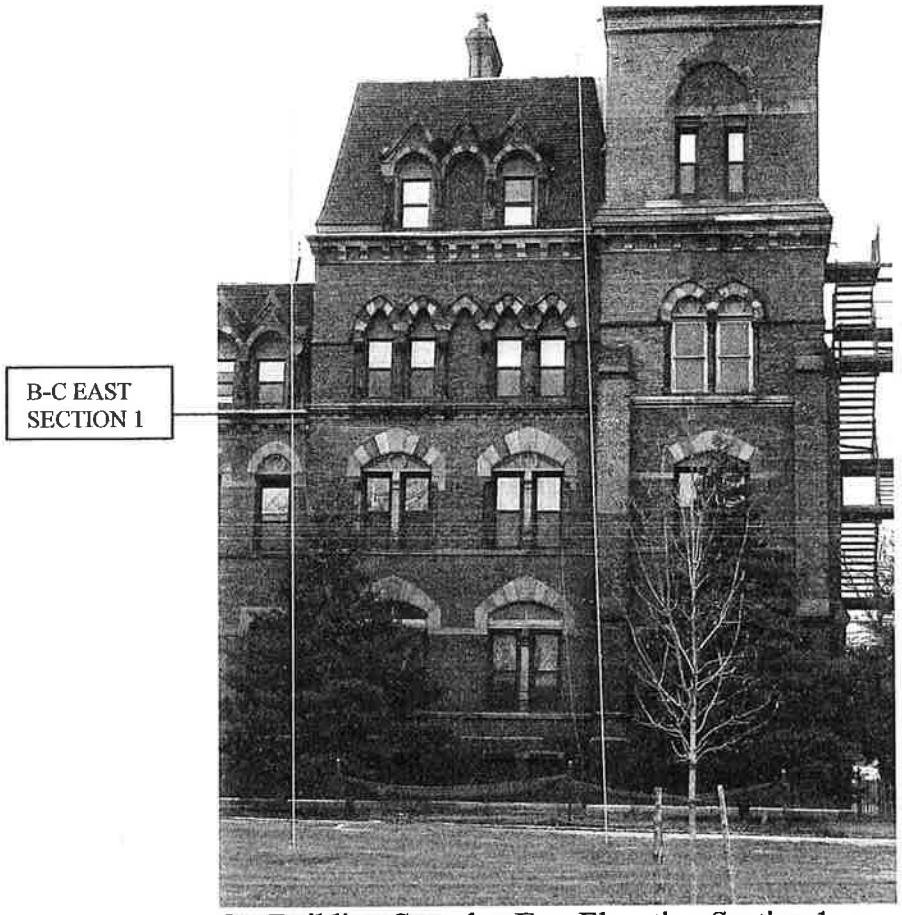
5. South Elevation Sections 3-5 Overview (Viewing Northwest)



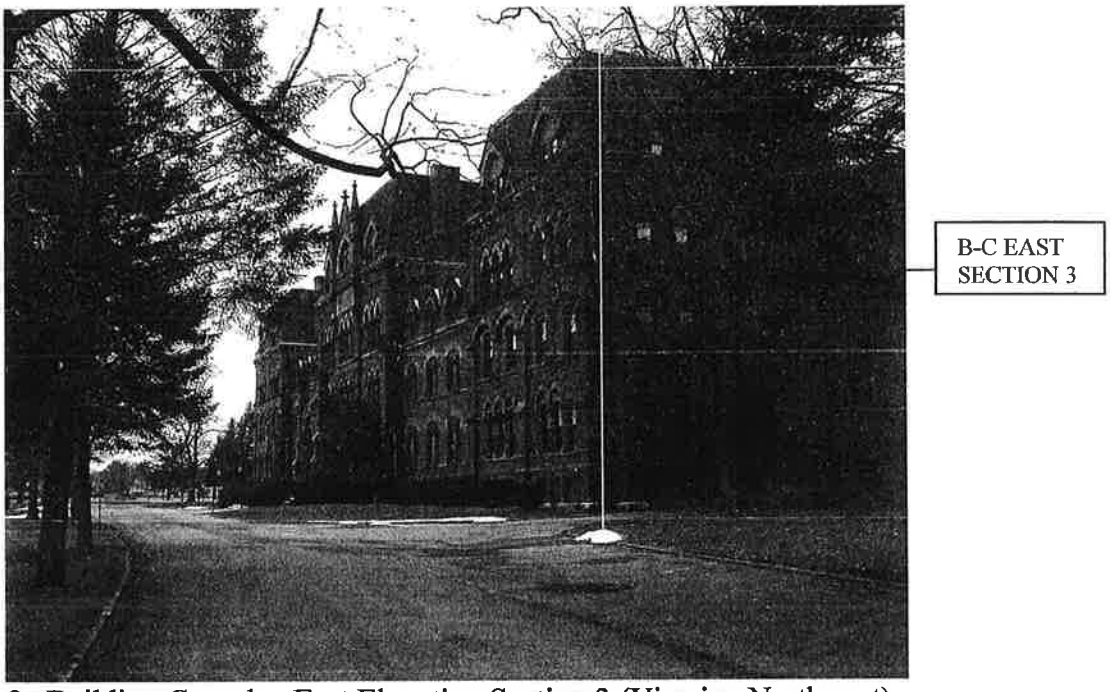
6. Building Complex East Elevation Sections 1-3 Overview (Viewing Southwest)



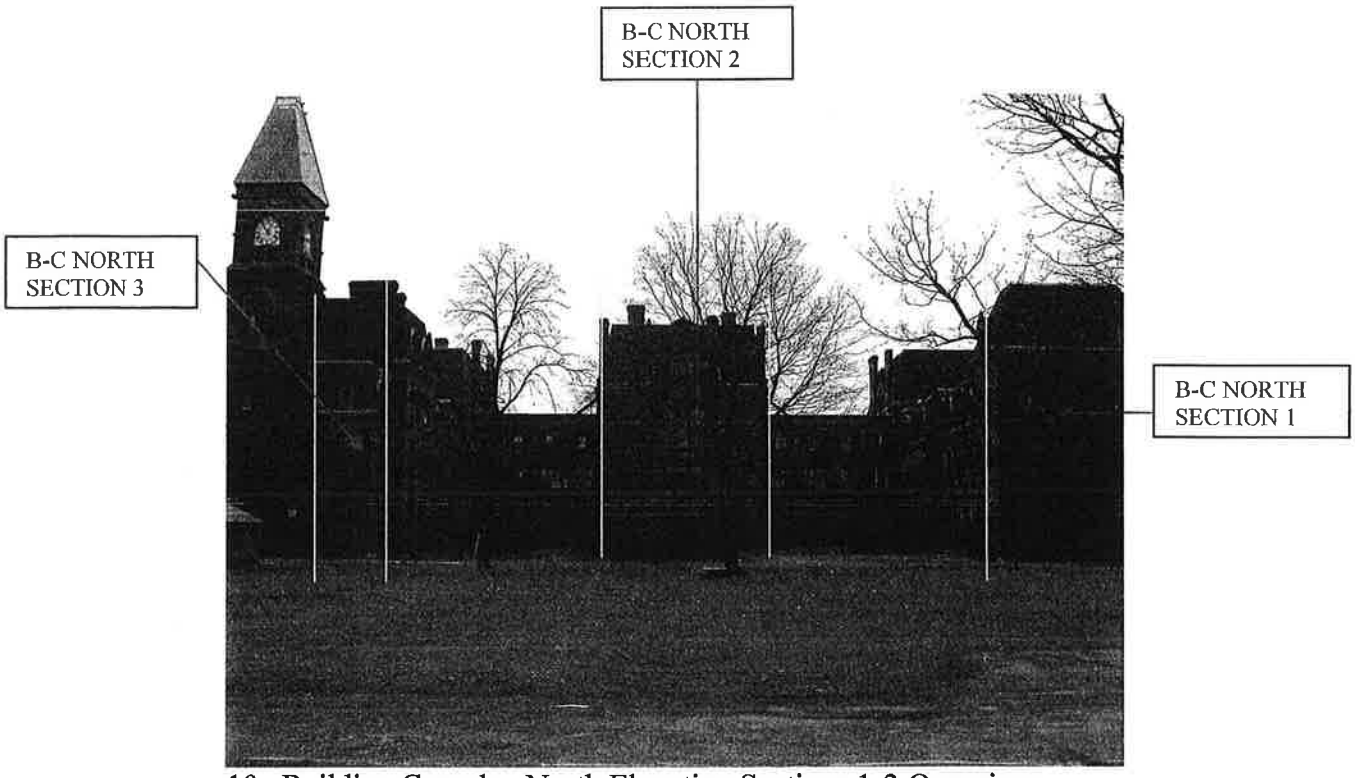
7. Building Complex East Elevation Section Overview (Viewing Southeast)



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



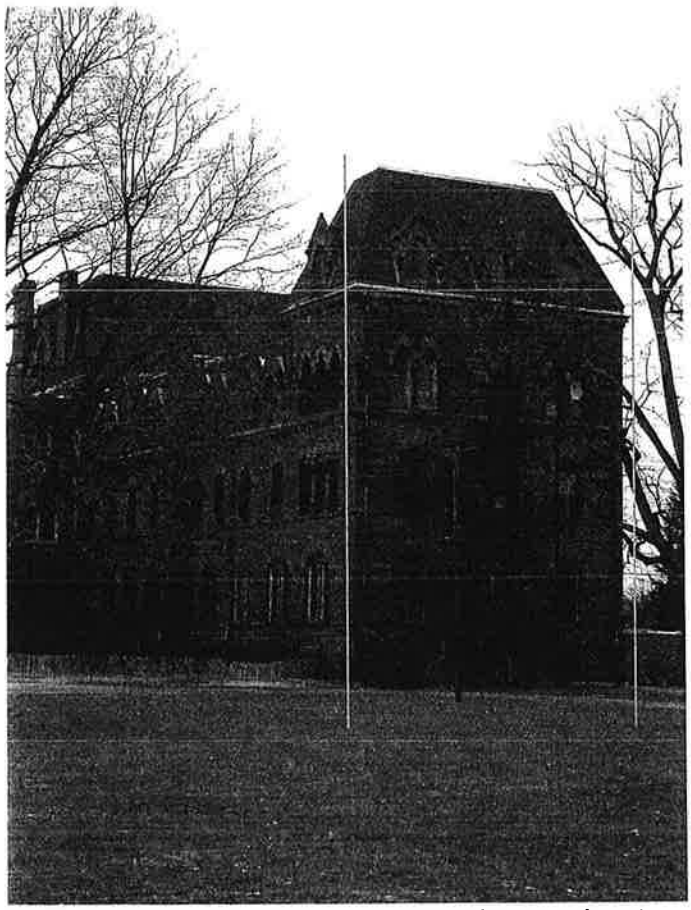
9. Building Complex East Elevation Section 3 (Viewing Northwest)



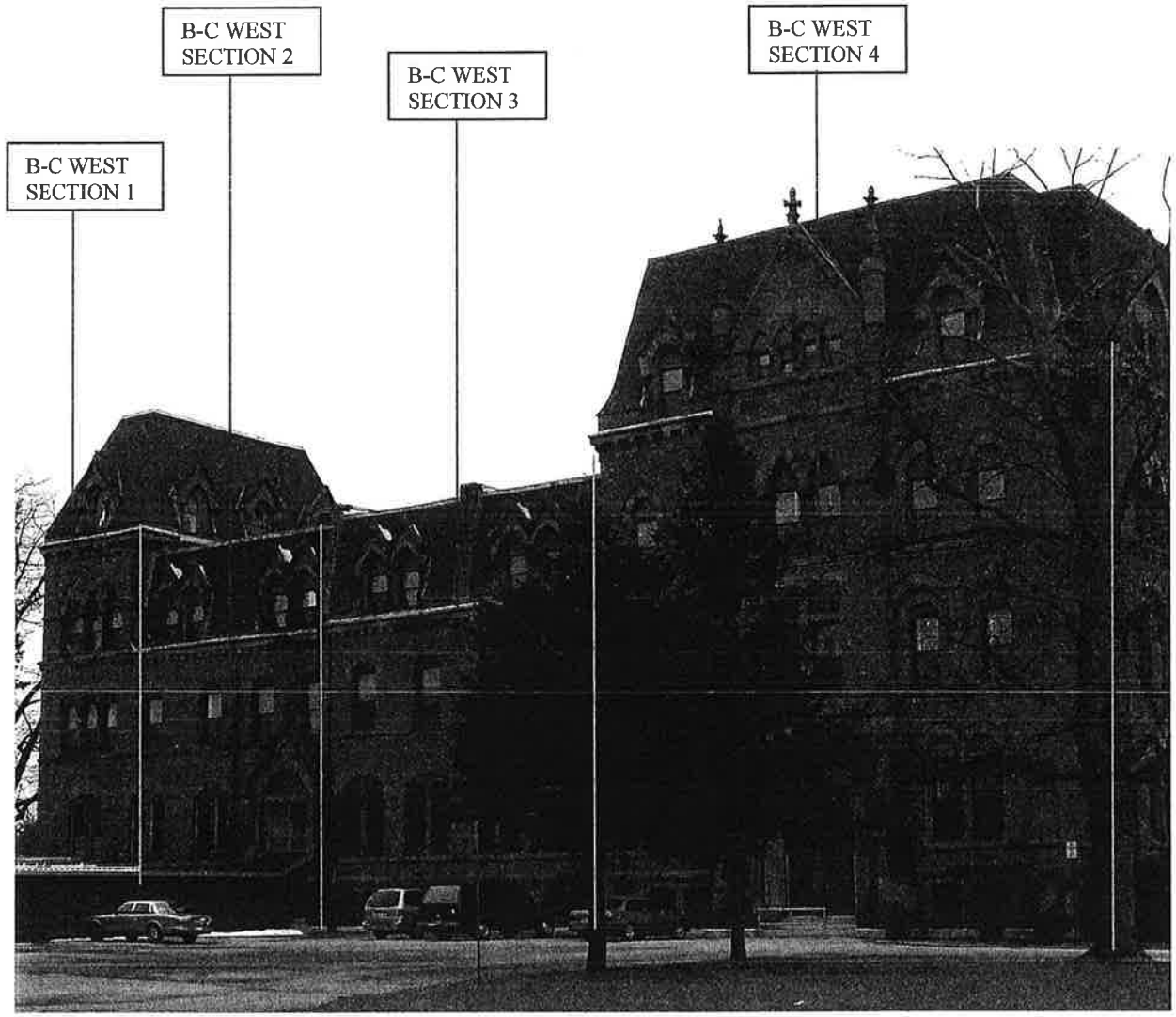
10. Building Complex North Elevation Sections 1-3 Overview
(Viewing South)

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

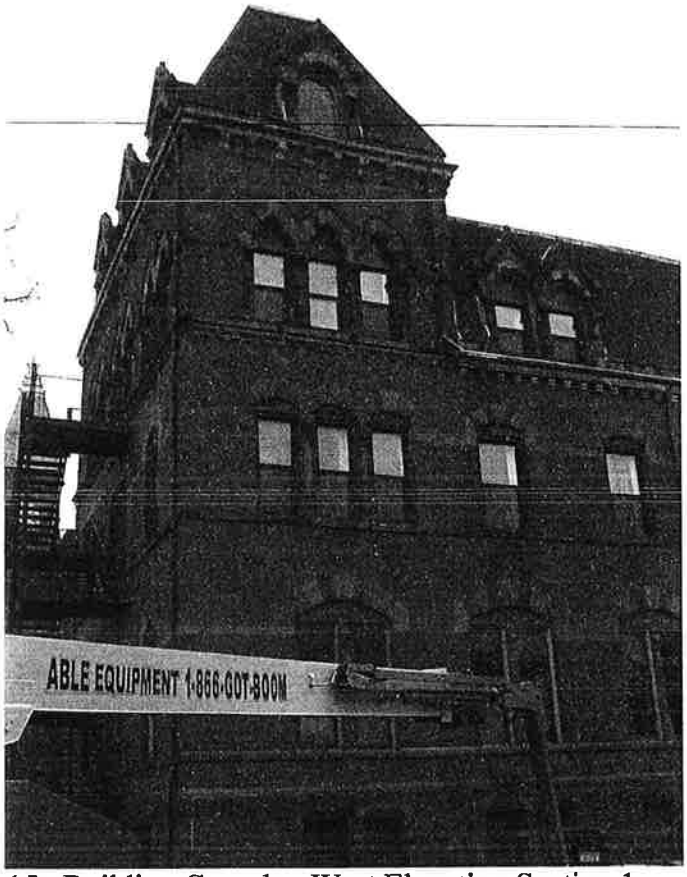
12. Building Complex Section North Elevation Section 2 Overview (Viewing Southeast)



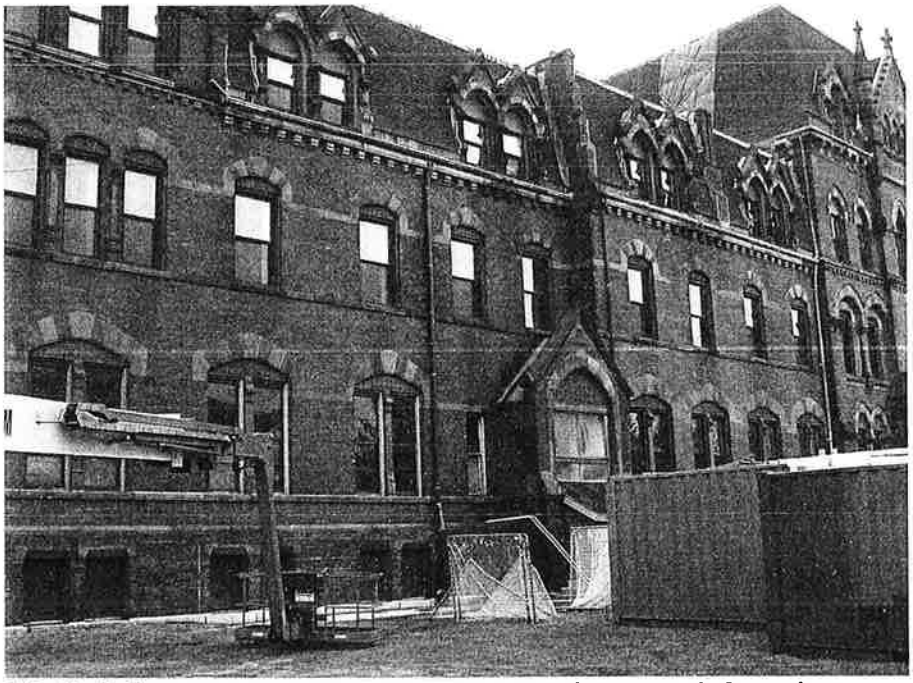
13. Building Complex North Elevation Section 1 Overview (Viewing Southwest)



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



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



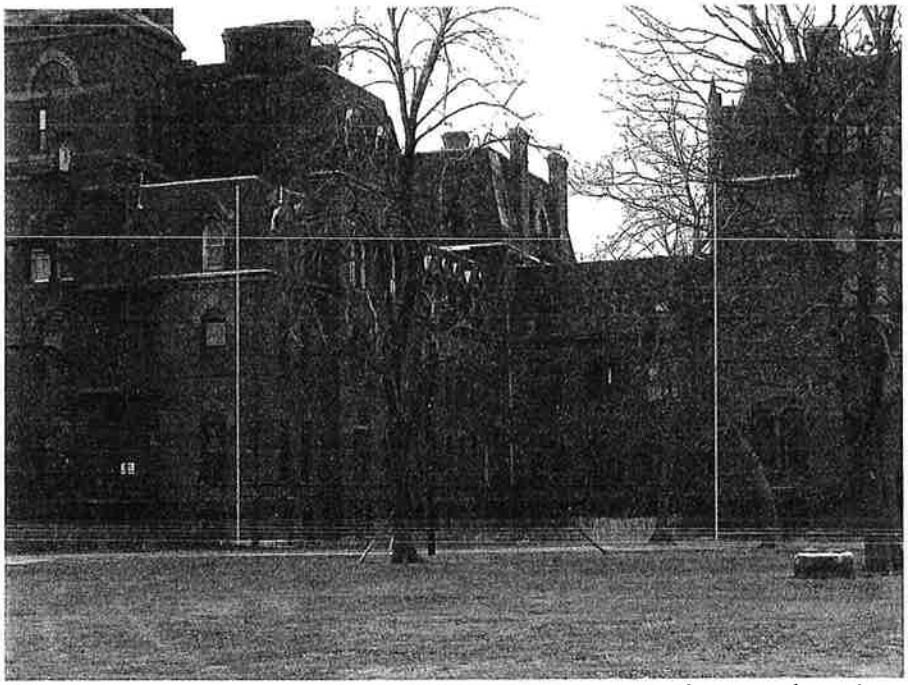
16. Building Complex West Elevation Sections 2 & 3 Overview (Viewing Southeast)

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

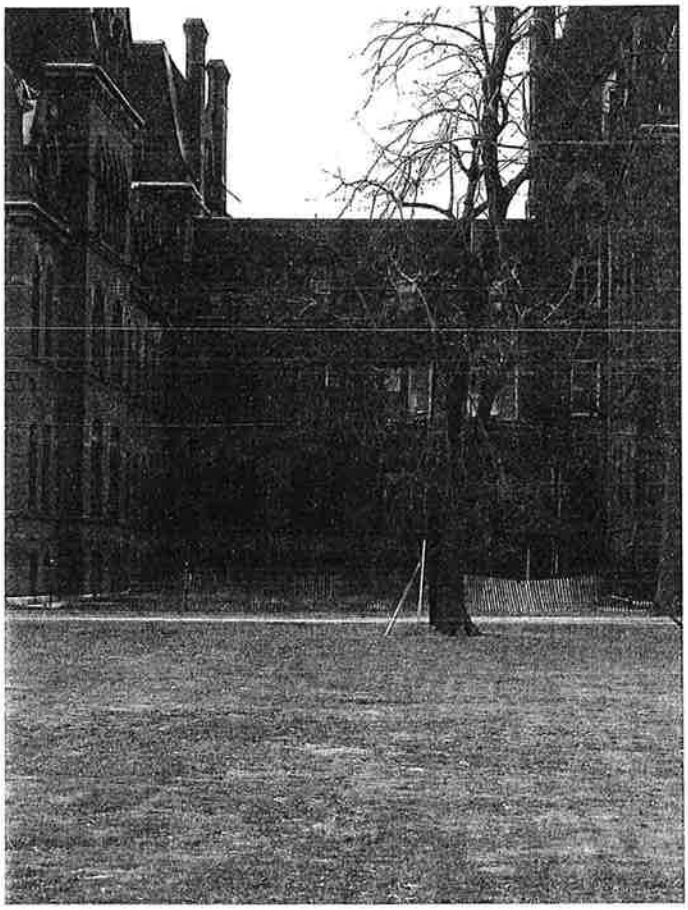
18. Courtyard 1 Area & Elevations Overview (Viewing Southeast)

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

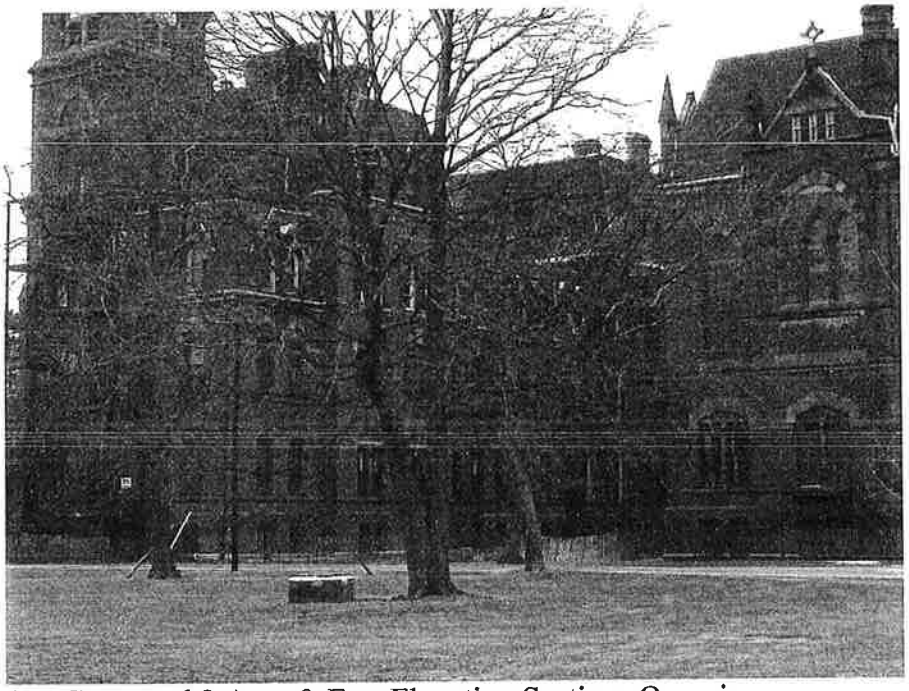
20. Courtyard 1 East Elevation Sections Overview & Details (Viewing Northeast)



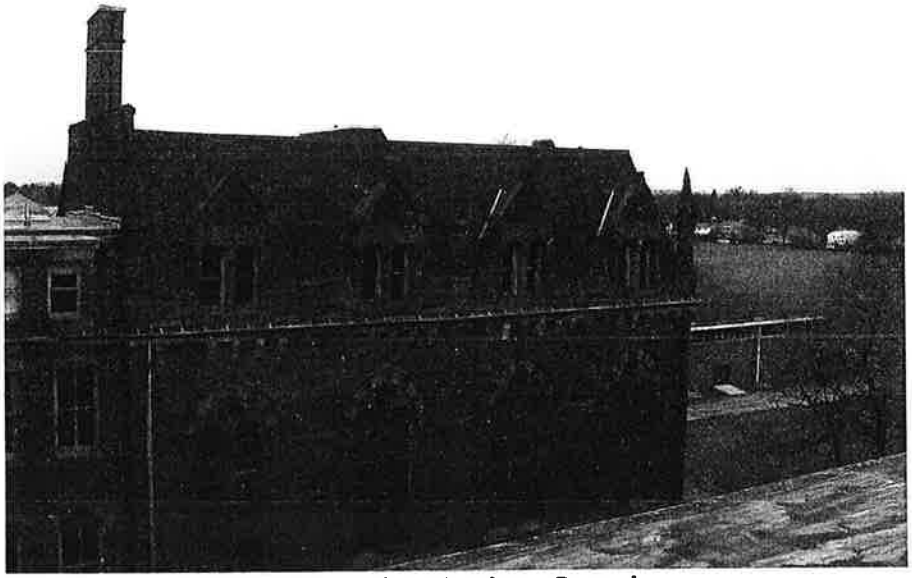
21. Courtyard 2 Area & Elevations Overview (Viewing Southeast)



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

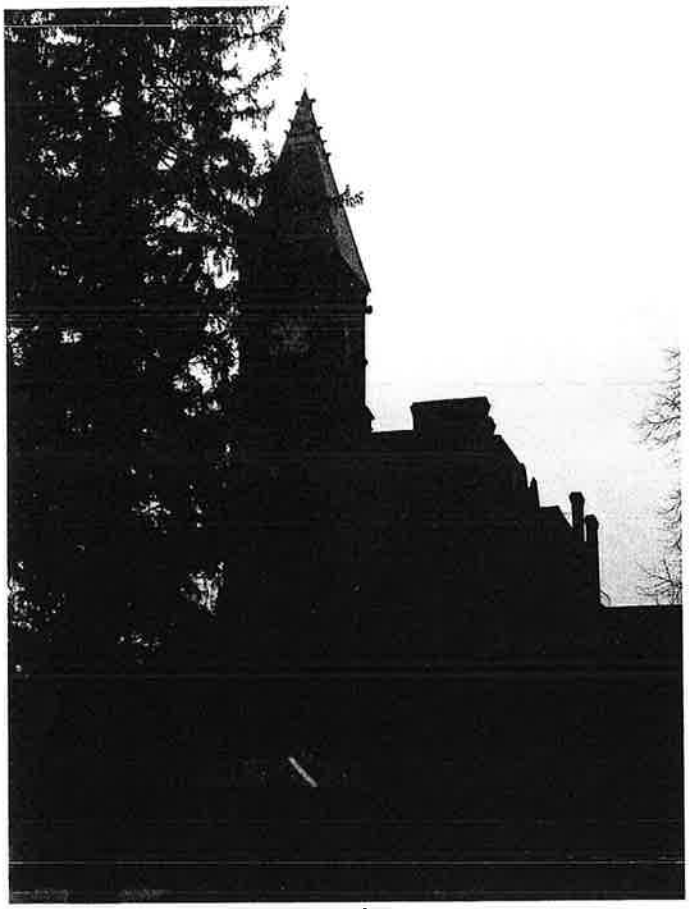


23. Courtyard 2 Area & East Elevation Sections Overview
(Viewing Southeast)



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

C. NORTHEAST TOWER OVERVIEWS DETAILS

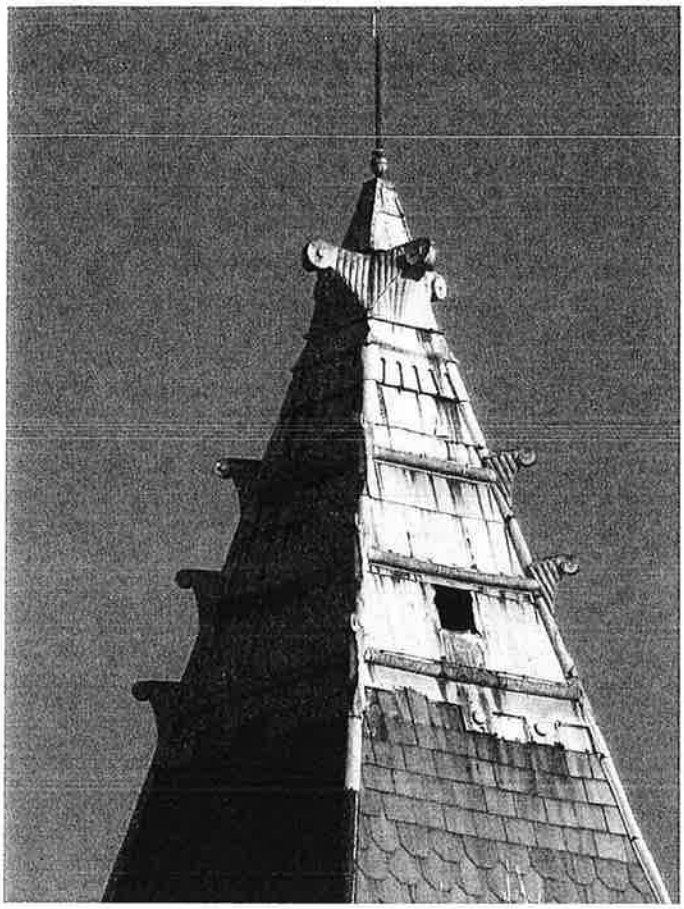


1. Northeast Tower Overview (Viewing Southeast)

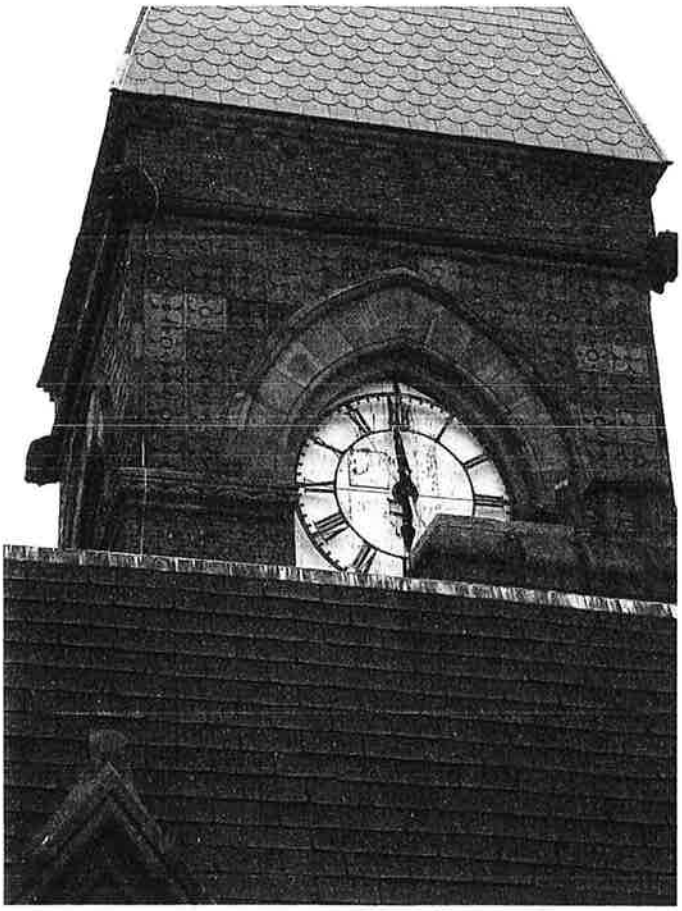
2. Northeast Tower Overview (Viewing Southwest)

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

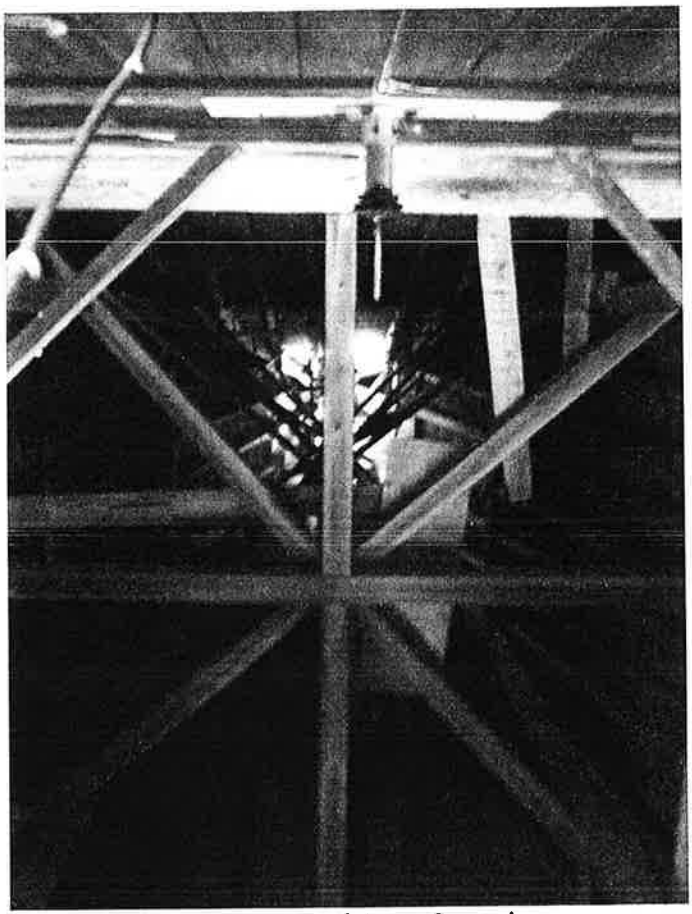
4. Northeast Tower Roof & Upper Elevation Levels Overview (Viewing Northeast)



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



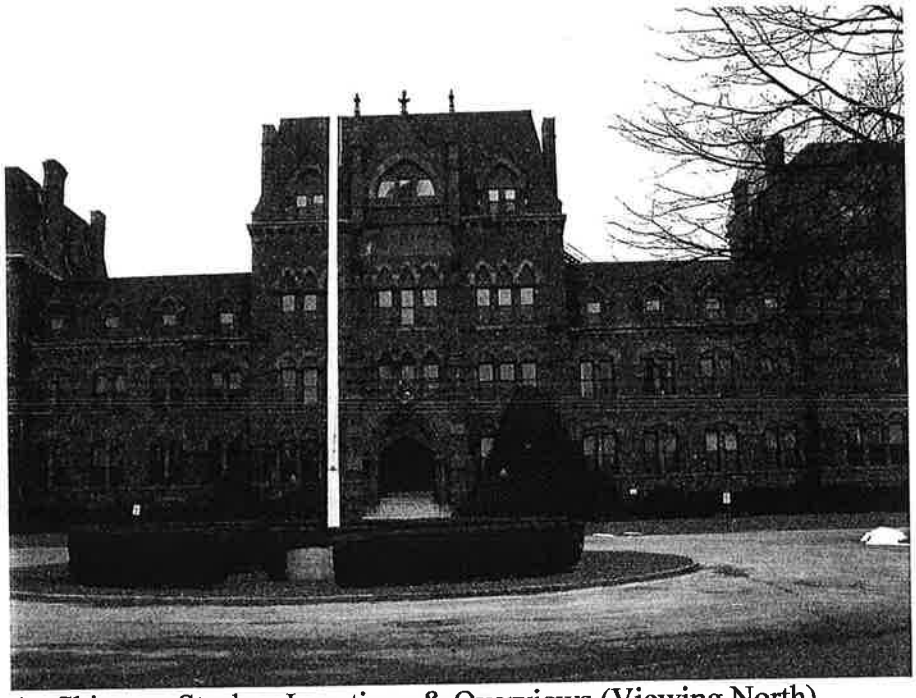
6. Northeast Tower Typical Upper Elevation Level Details & Conditions



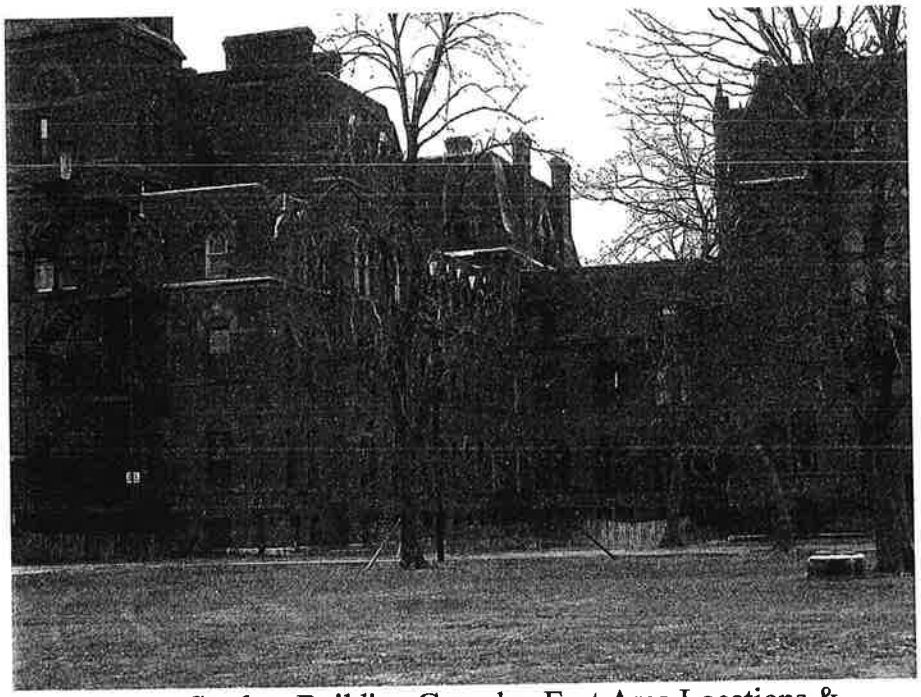
7. Northeast Tower Roof Area Overview
(Viewing Up From Bell Deck Level

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

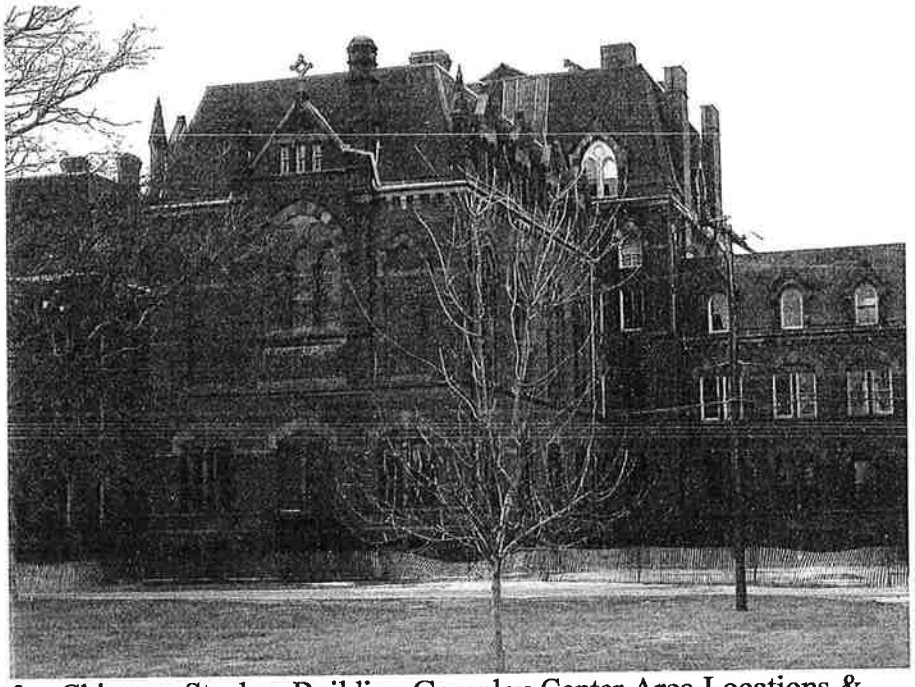
D. BUILDING COMPLEX TYPICAL ELEMENTS & DETAILS



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

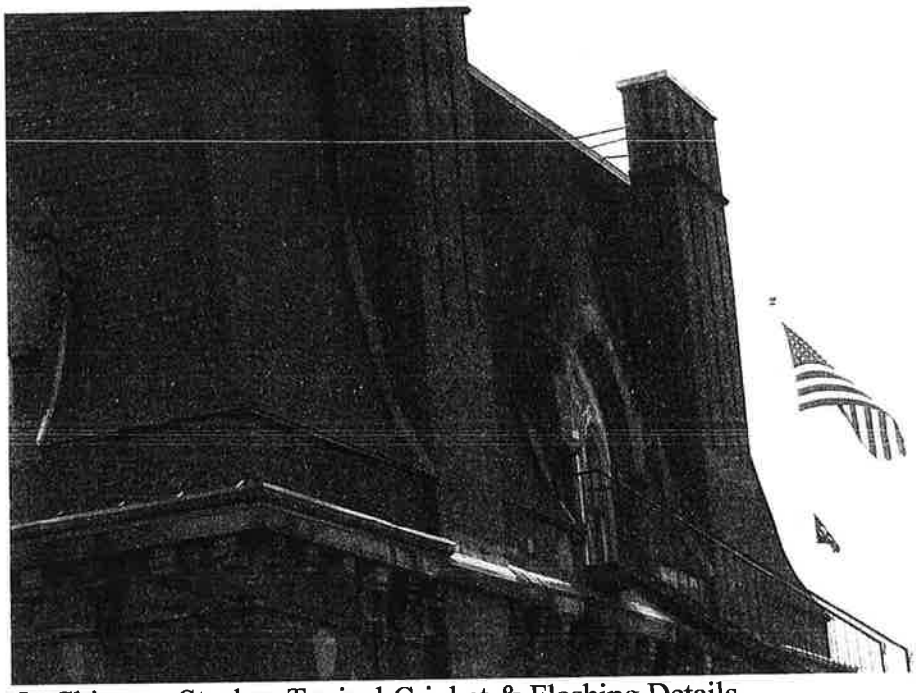


2. Chimney Stacks: Building Complex East Area Locations & Overviews (Viewing Southeast)

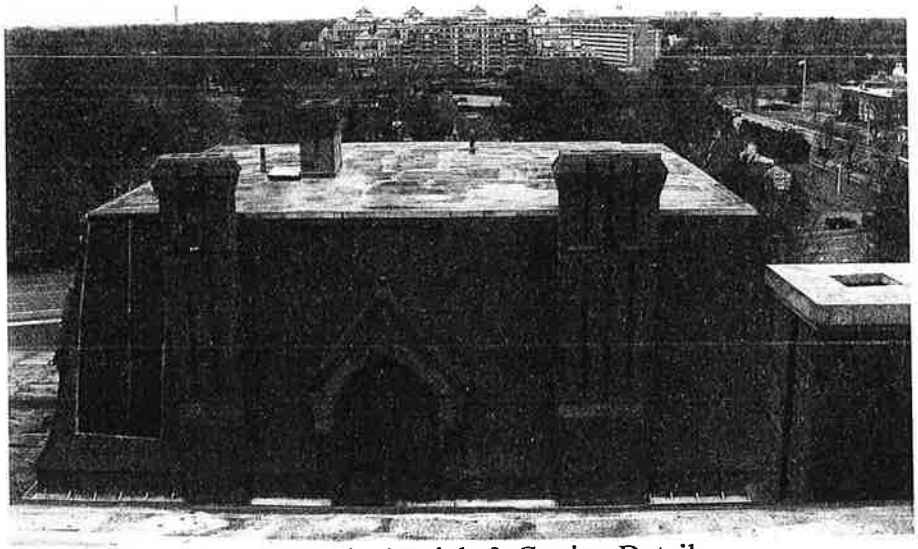


3. Chimney Stacks: Building Complex Center Area Locations & Overview (Viewing Southeast)

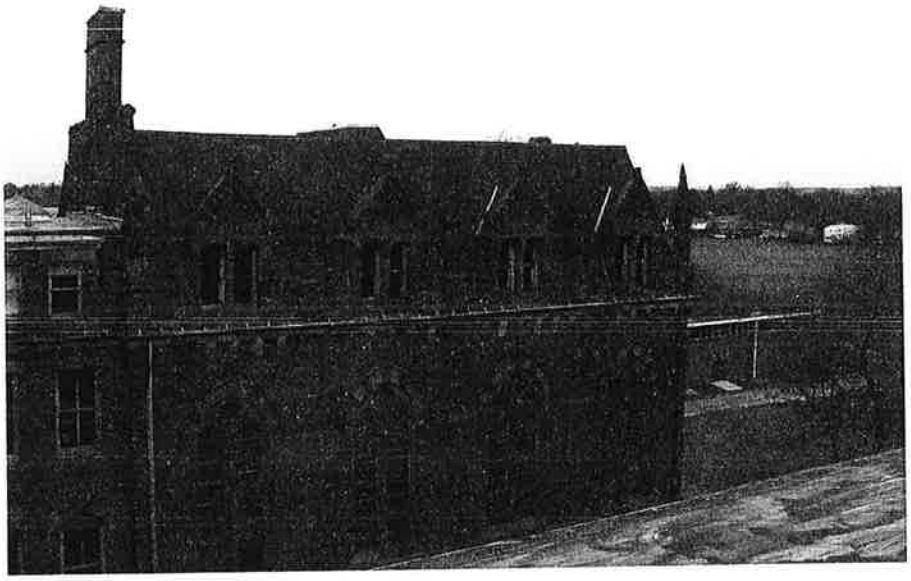
4. Chimney Stacks: Roof Area 8 Locations & Overview (Viewing Southeast)



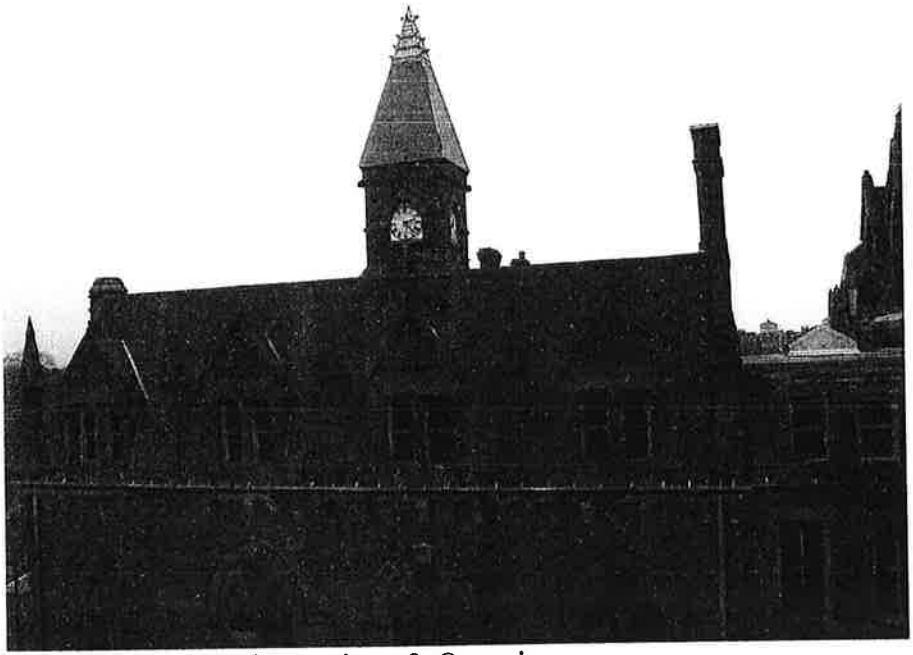
5. Chimney Stacks: Typical Cricket & Flashing Details



6. Chimney Stacks: Typical Brick & Coping Details

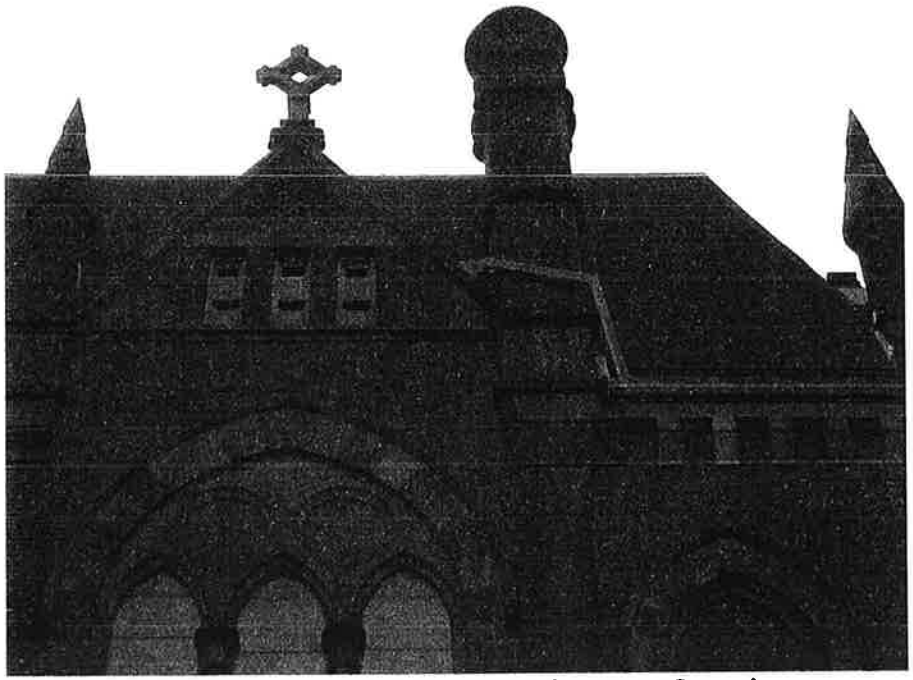


7. Spires: Typical Locations & Overview
(Roof Area 6 Viewing Northwest Shown)

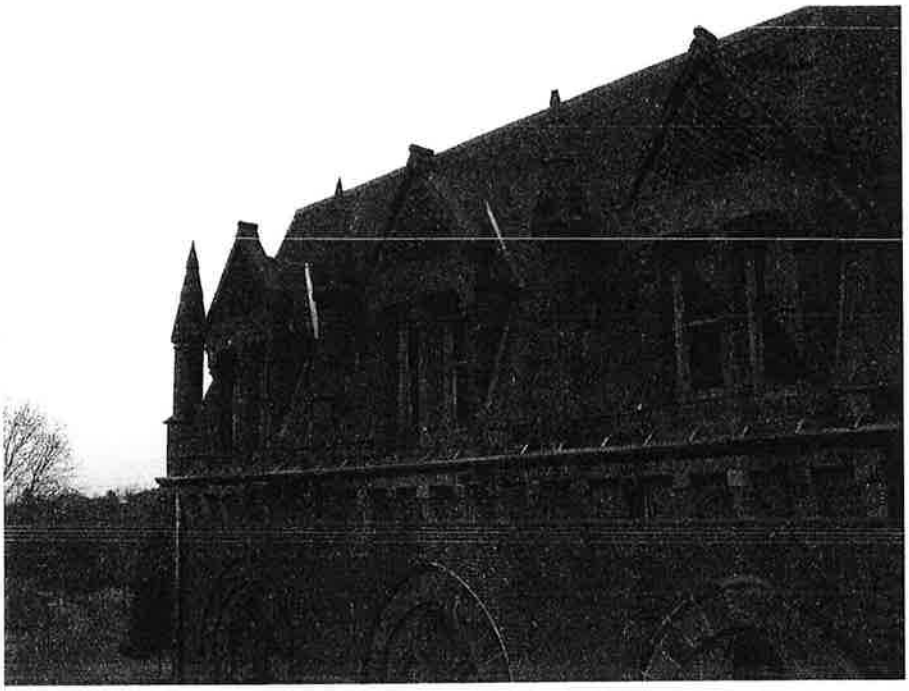


8. Spires: Typical Locations & Overview
(Roof Area 6 Viewing Northeast Shown)

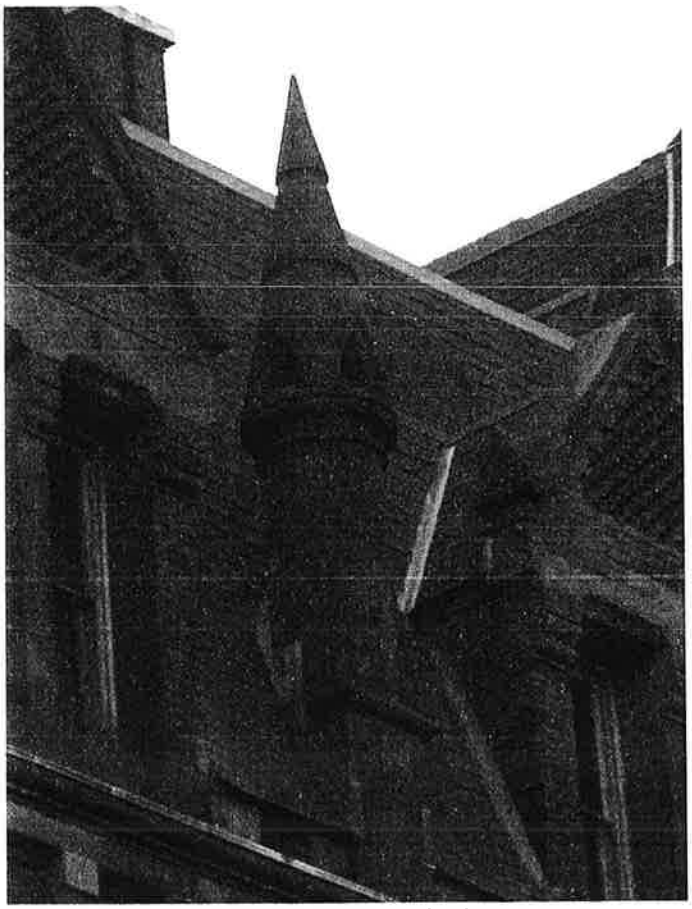
9. Spires: Typical Spires Overview & Details
(Building Complex Center Section Viewing North)



10. Spires: Typical North Building Complex Area Overview

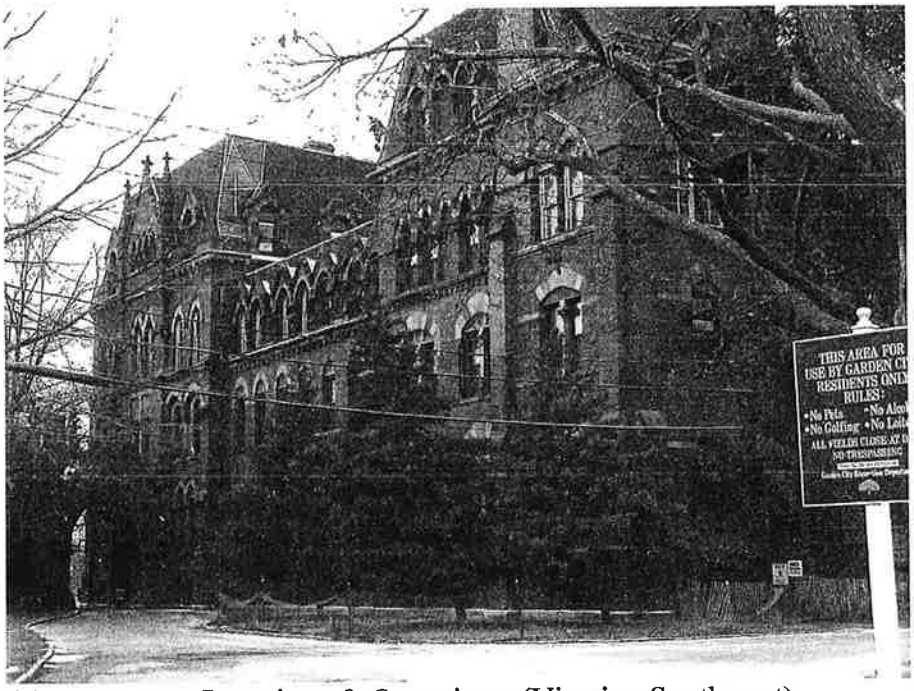


11. Spires: Mansard Level Spires Typical Cricket & Flashing Details

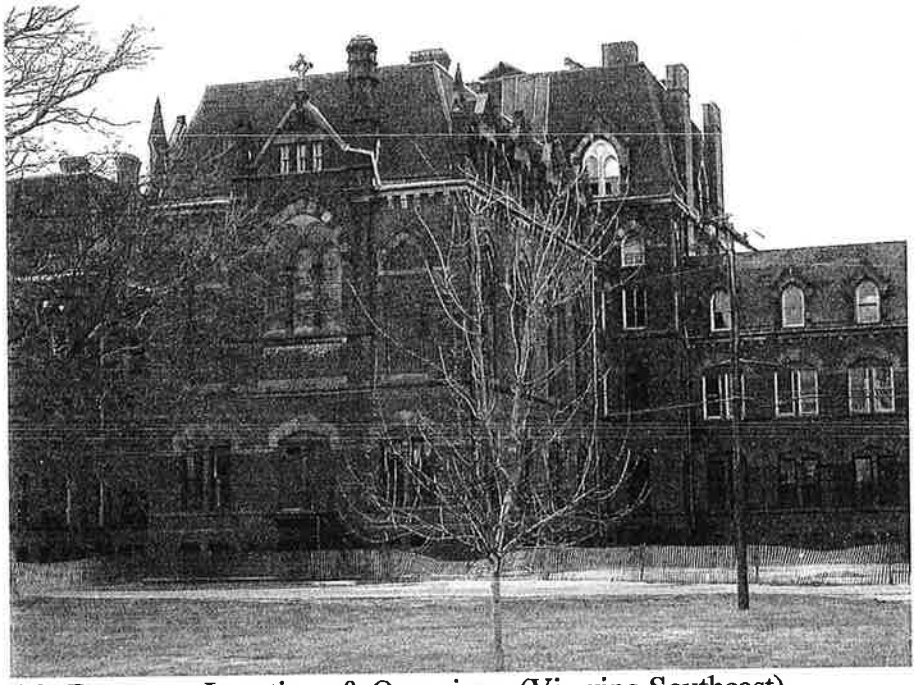


12. Spires: Mansard Level Typical Masonry Conditions & Details

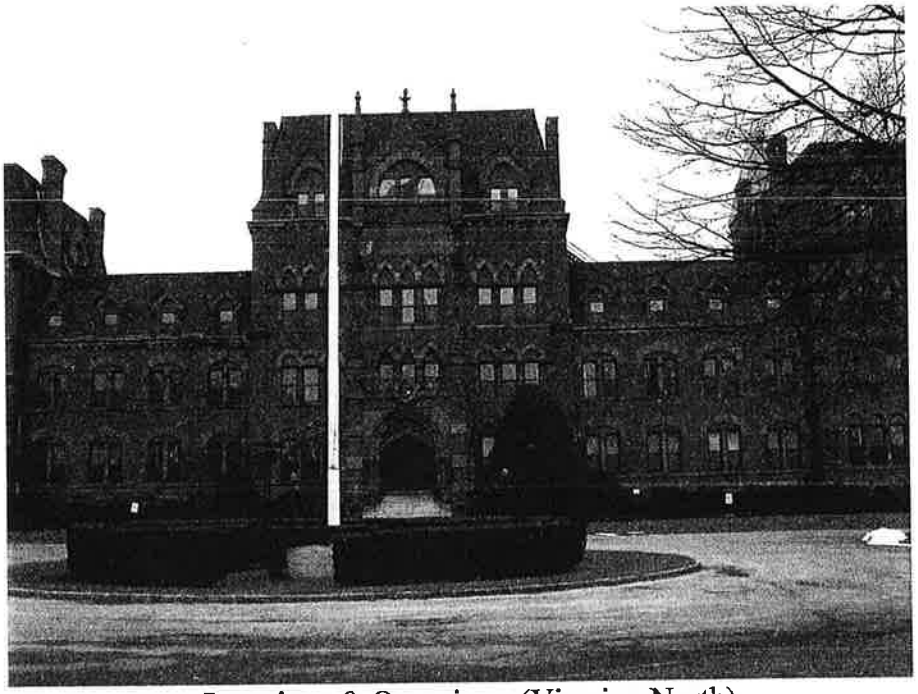
13. Dormers: Locations & Overviews (Viewing Northeast)



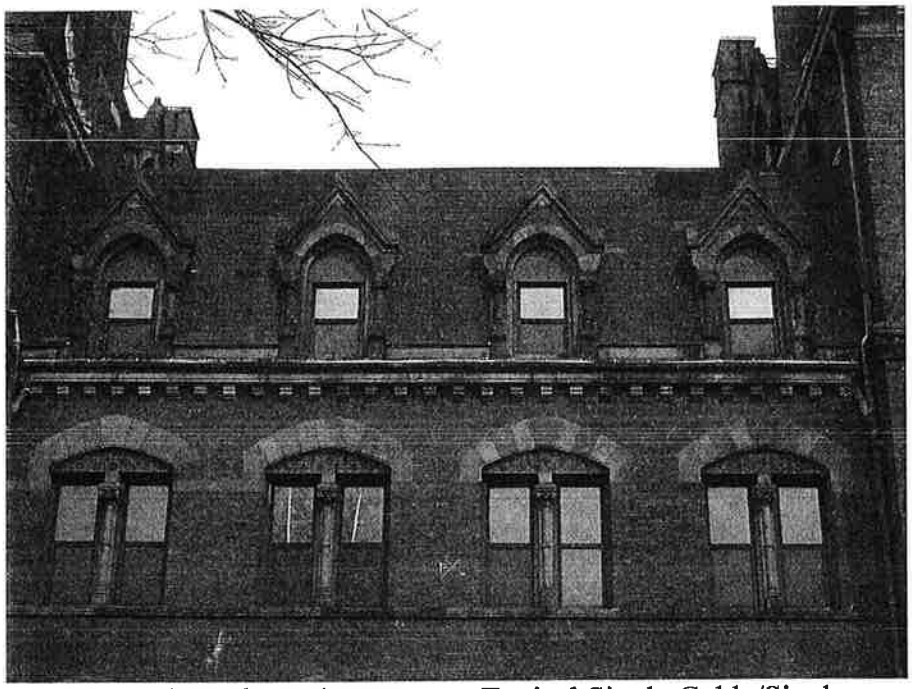
14. Dormers: Locations & Overviews (Viewing Southwest)



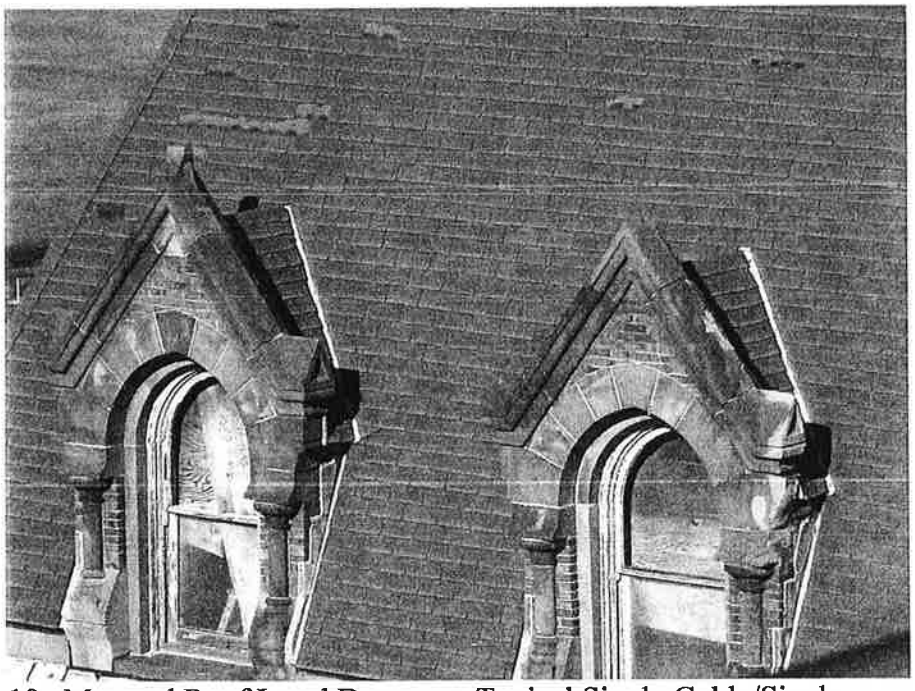
15. Dormers: Locations & Overviews (Viewing Southeast)



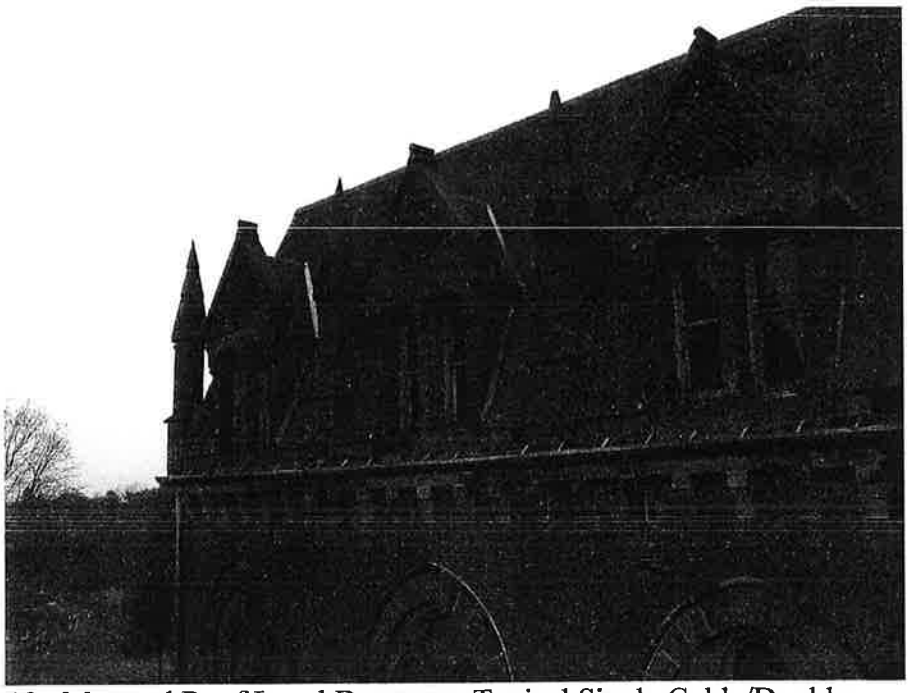
16. Dormers: Locations & Overviews (Viewing North)



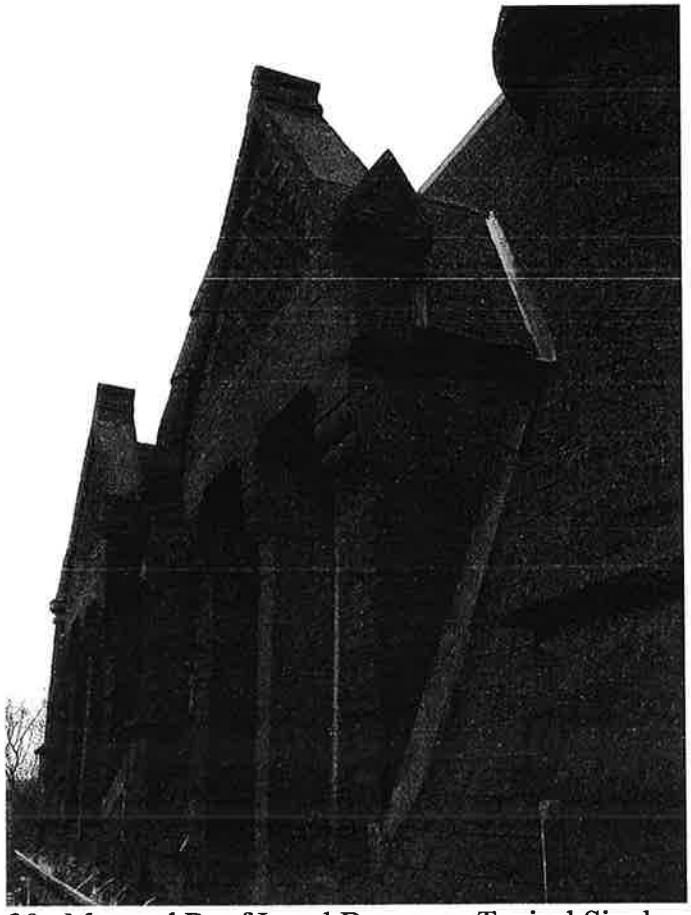
17. Mansard Roof Level Dormers: Typical Single Gable/Single Window Dormers Overview & Details



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



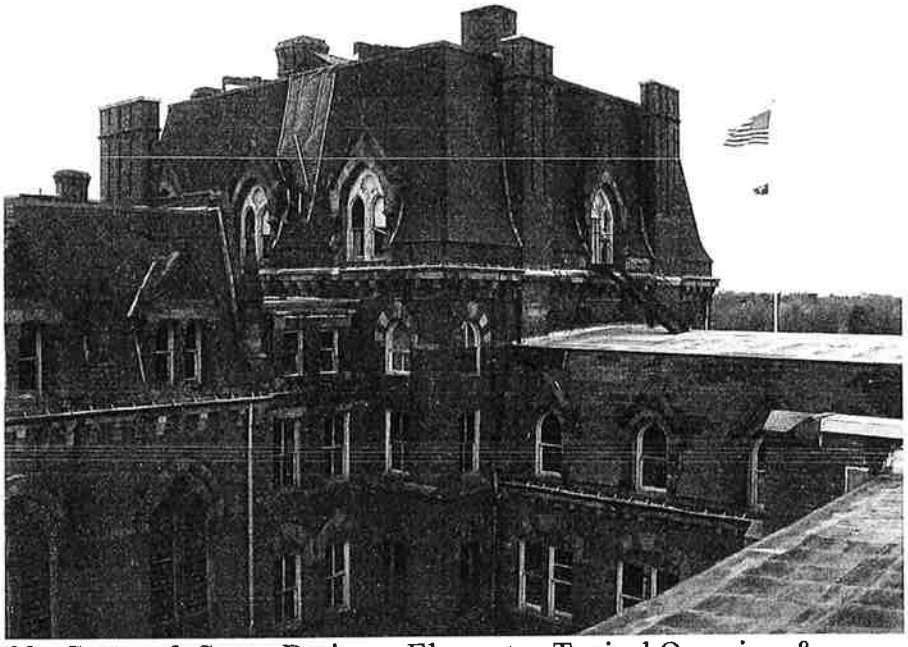
19. Mansard Roof Level Dormers: Typical Single Gable/Double Window Dormers Overview & Details



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

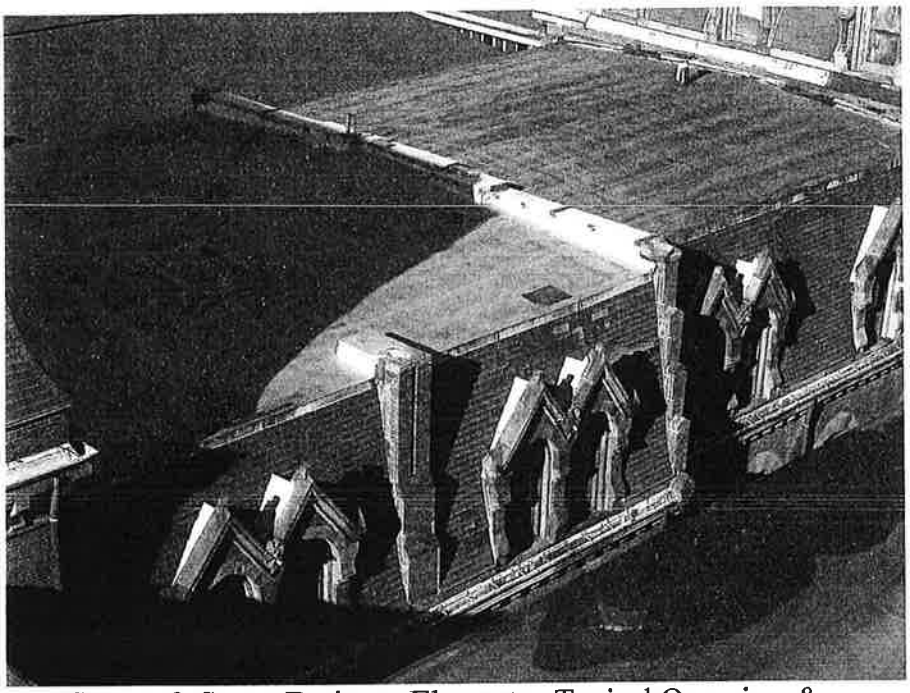
21. Mansard Roof Level Dormers: Typical Double Gable/Double Window Dormers Overview & Details

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



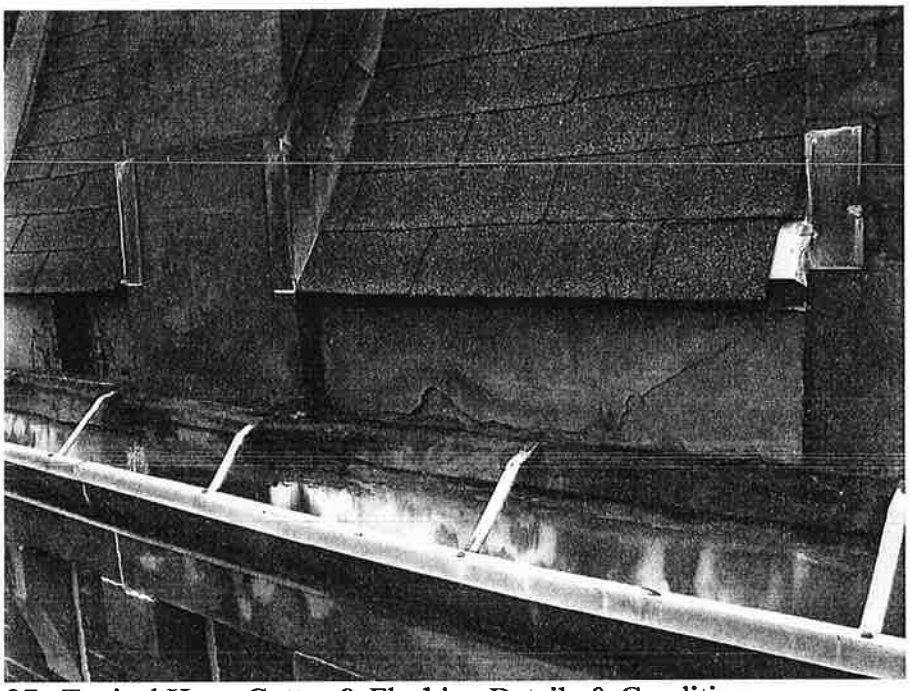
23. Gutters & Storm Drainage Elements: Typical Overview & Details (Building Complex Center Section Viewing Southeast)

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

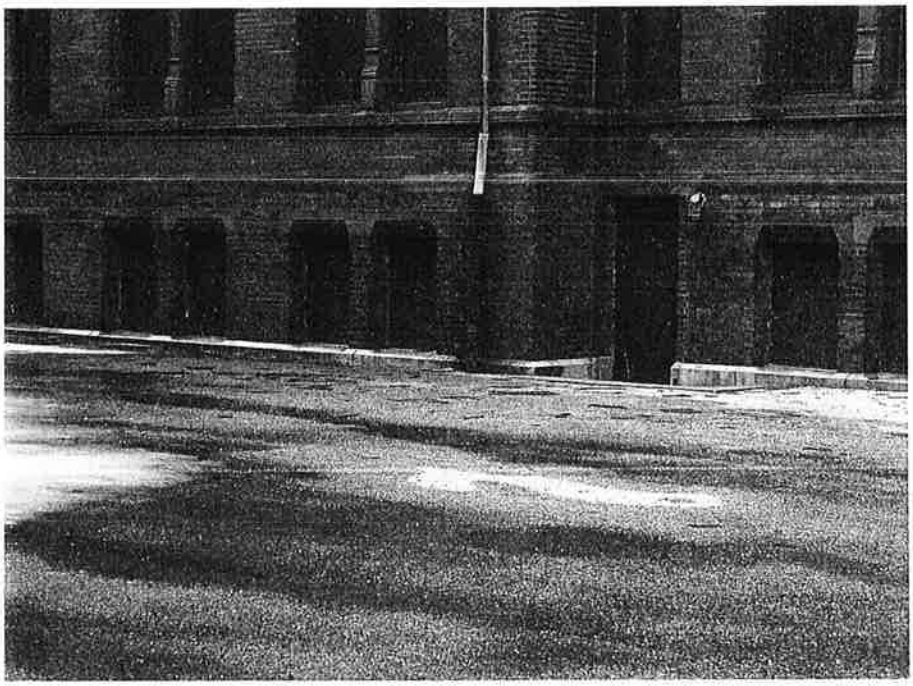


25. Gutters & Storm Drainage Elements: Typical Overview & Details (Building Complex West Section Viewing Northwest)

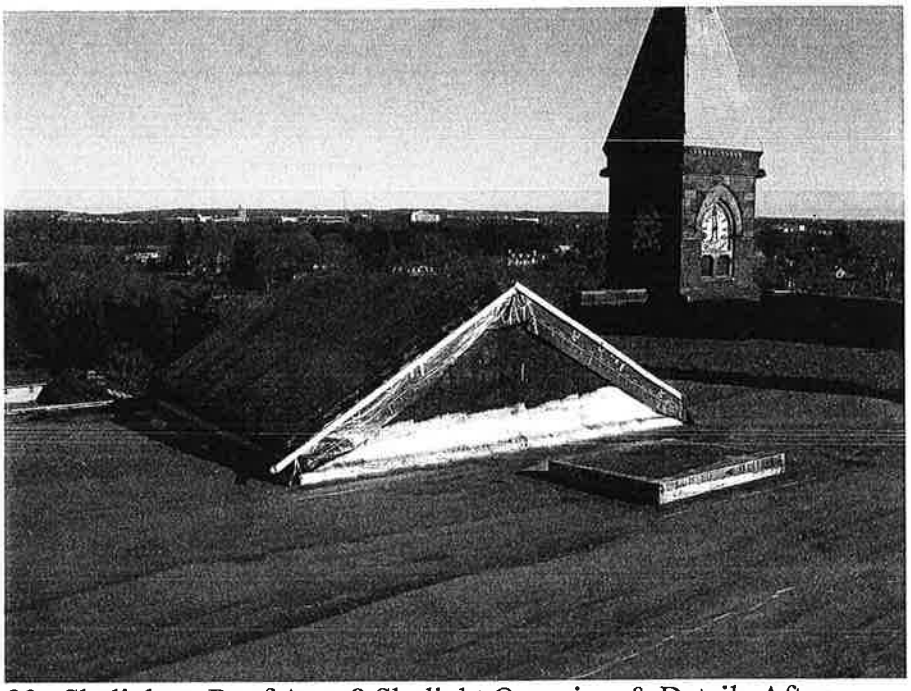
26. Gutters & Storm Drainage Elements: Typical Details & Conditions (Building Complex Center Section Viewing Southeast)



27. Typical Hung Gutter & Flashing Details & Conditions

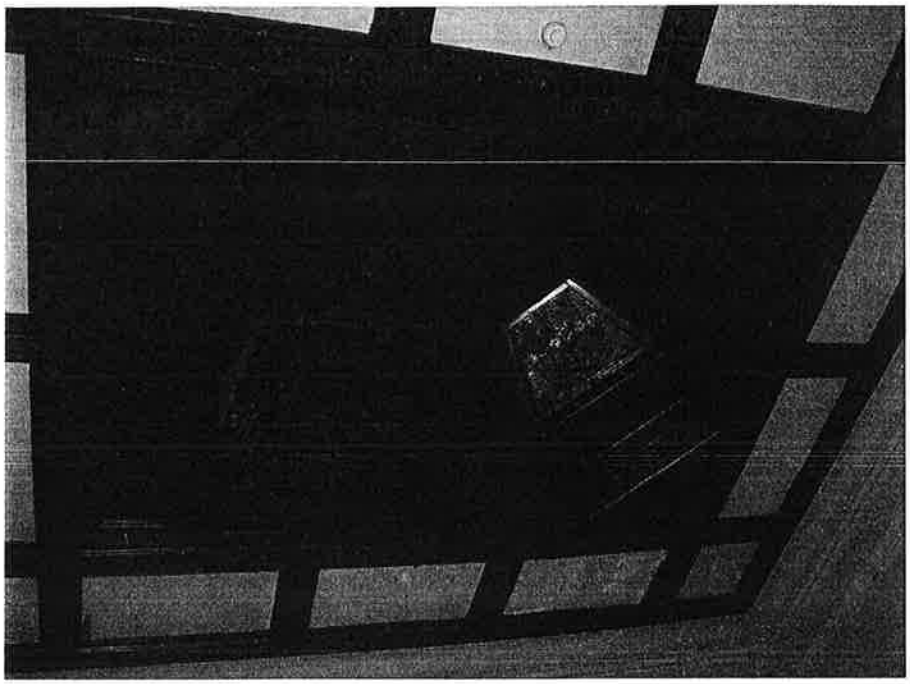


28. Typical Leader & Storm Drainage Connection To Site Details

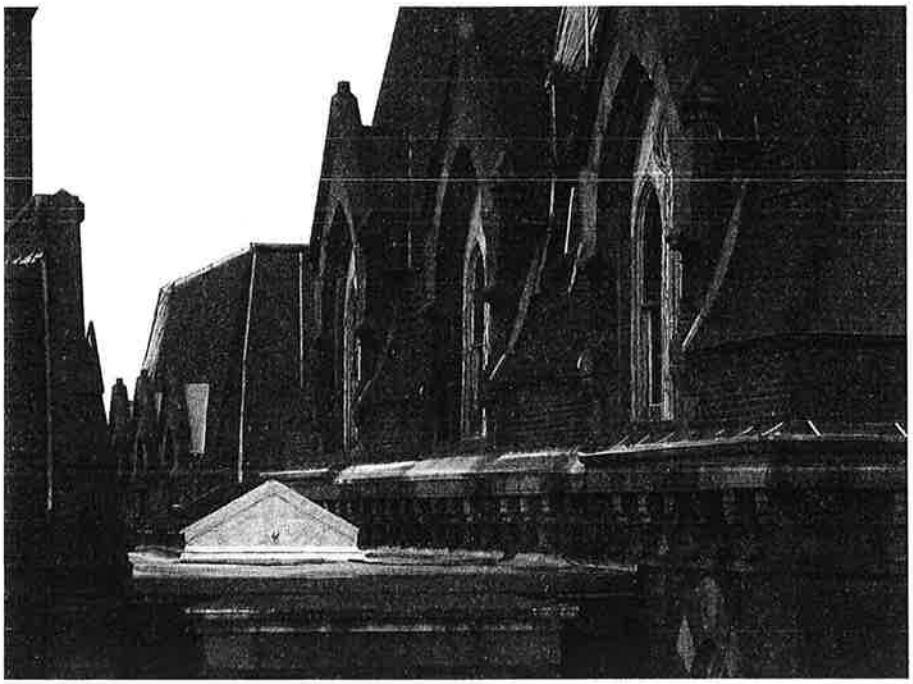


29. Skylights: Roof Area 8 Skylight Overview & Details After Temporary Protection (Viewing Northeast)

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

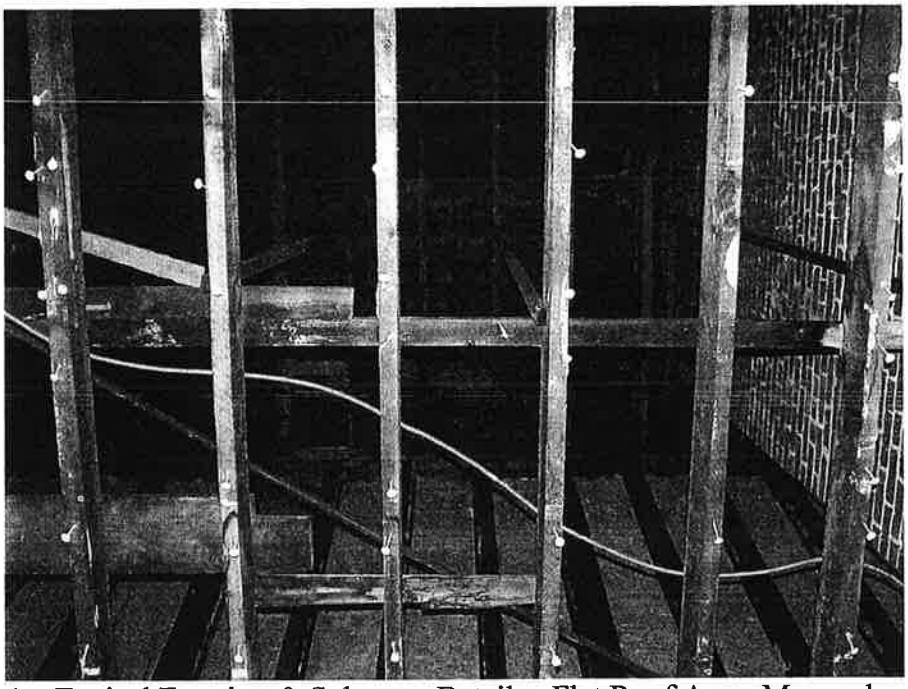


31. Skylights: Roof Area 8 Lay-Light Overview & Details

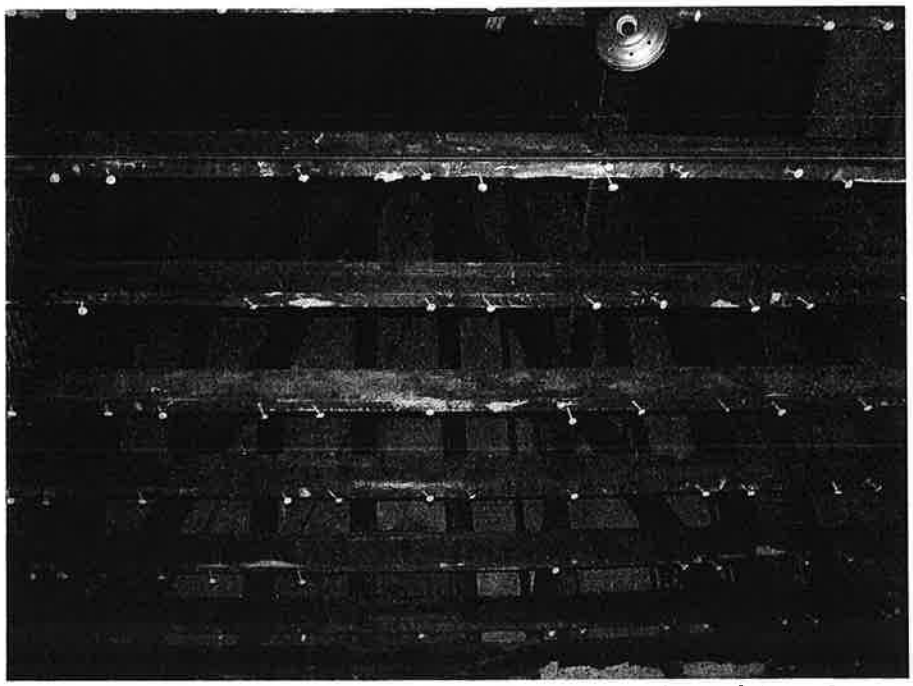


32. Skylights: Roof Area 7 Skylight Overview & Details (Viewing Southeast)

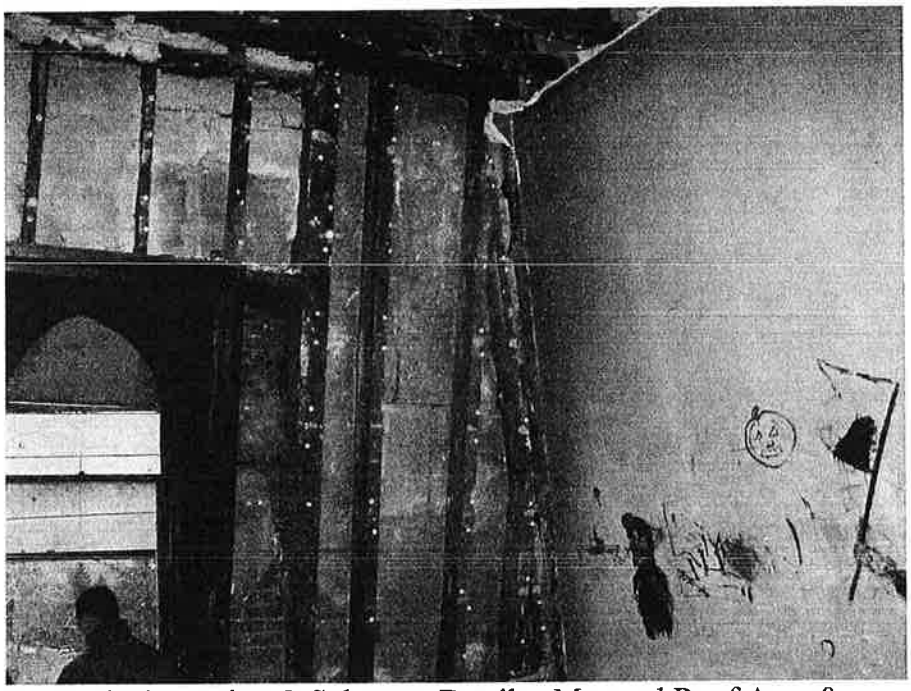
E. BUILDING ENVELOPE CONSTRUCTION TYPICAL DETAILS



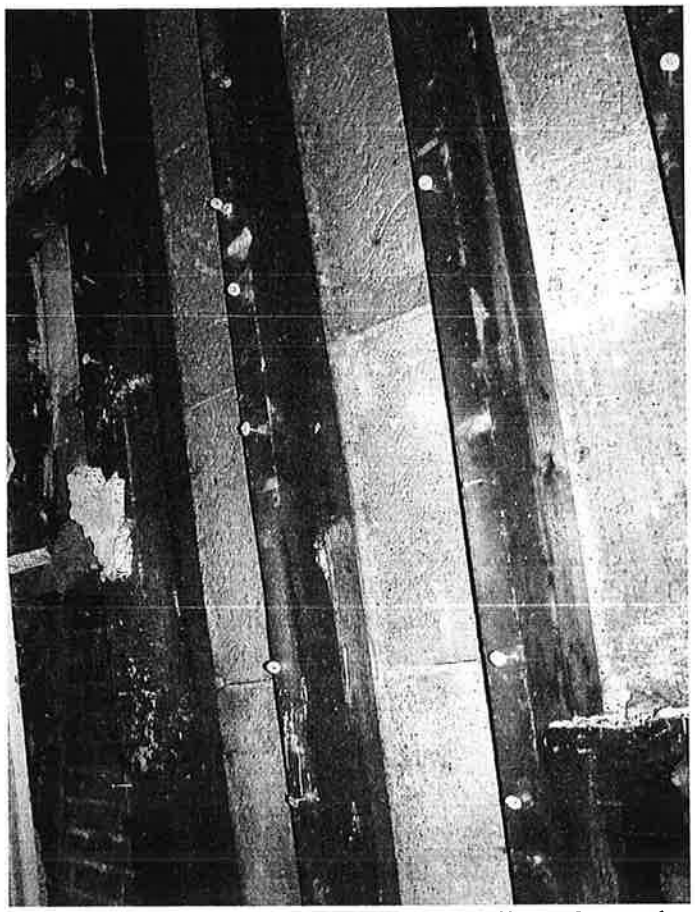
1. Typical Framing & Substrate Details: Flat Roof Area; Mansard Roof Area; & Ceiling Section



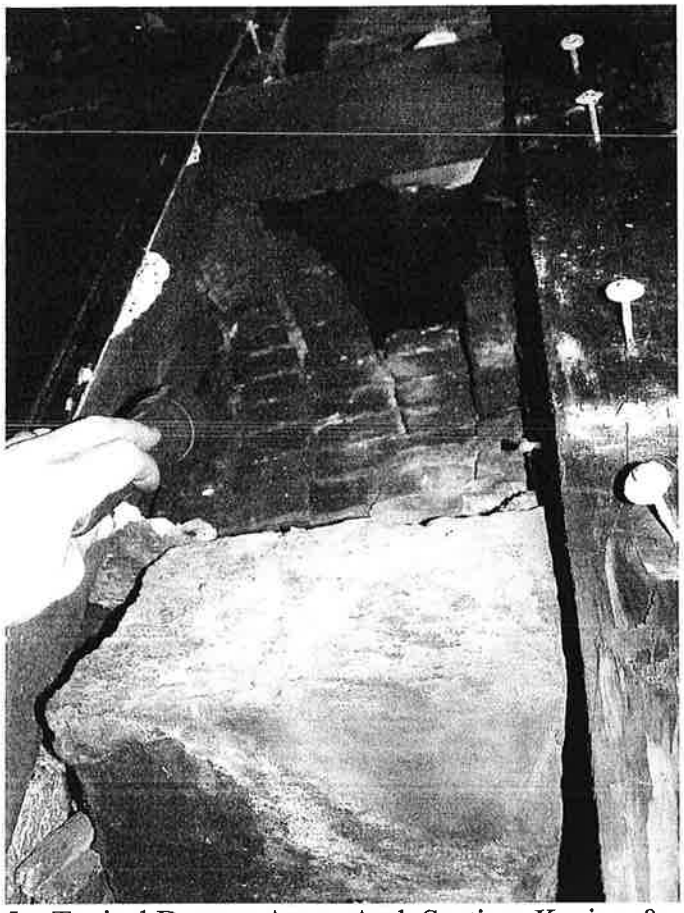
2. Typical Framing & Substrate Details: Mansard Roof Area & Ceiling Section



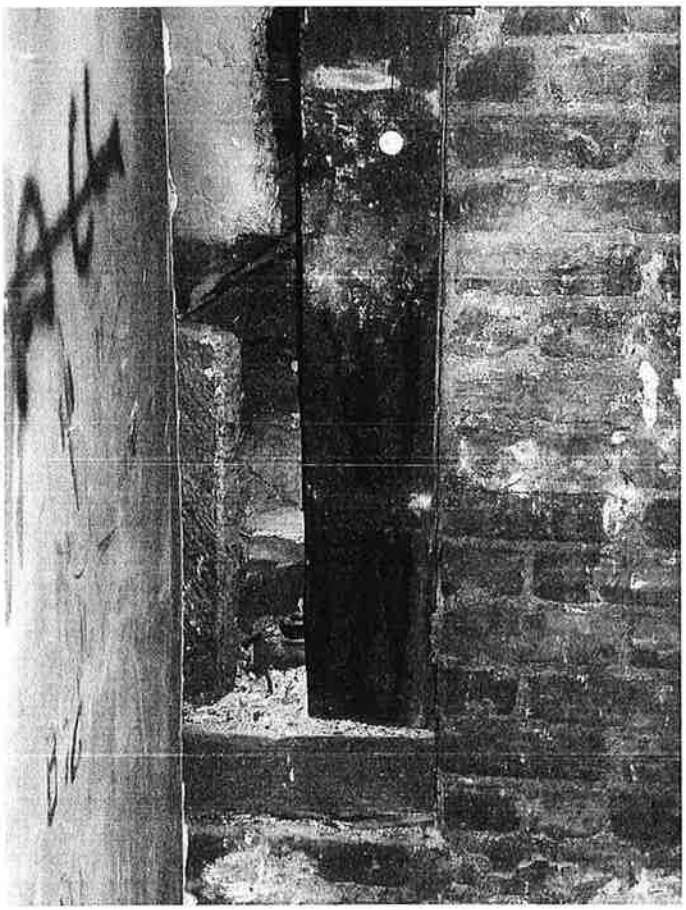
3. Typical Framing & Substrate Details: Mansard Roof Area & Dormer Section Details



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

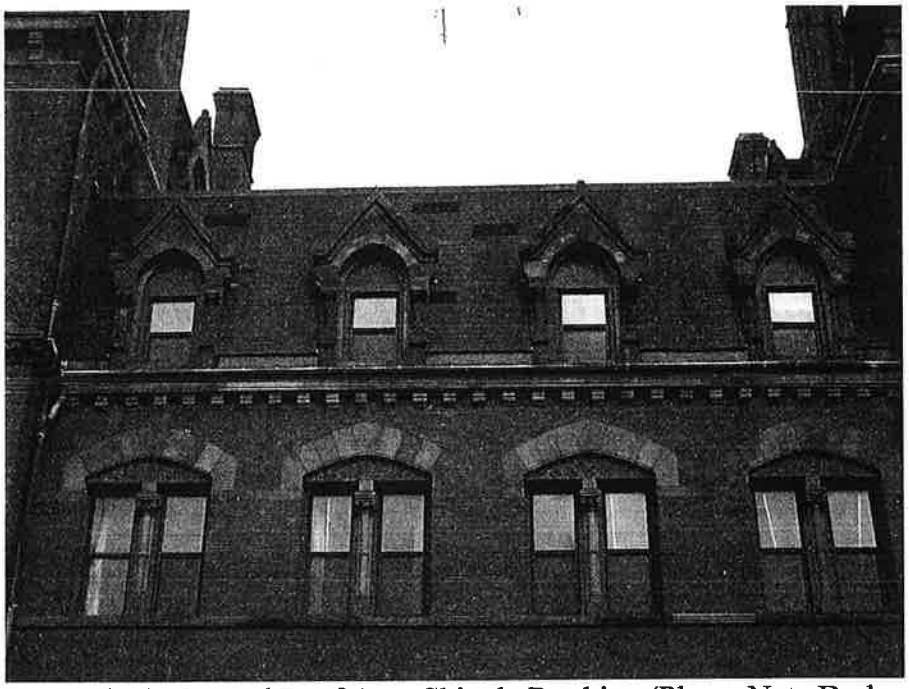


5. Typical Dormer Area: Arch Section; Keying & Framing Details



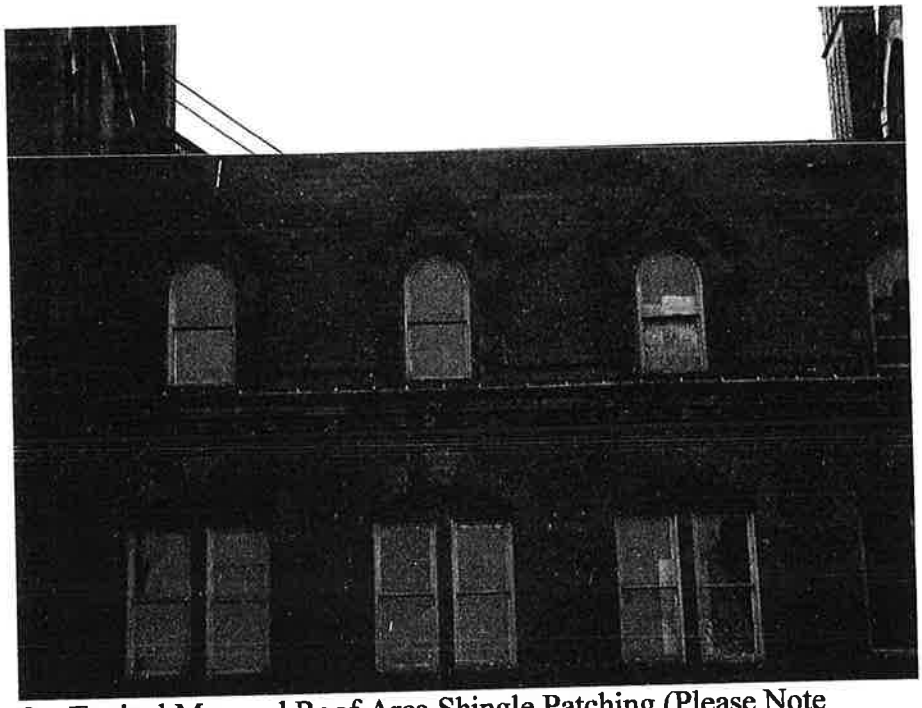
6. Typical Dormer Area: Base Section Framing & Connection Details

F. TYPICAL 2002/03 ROOF AREAS TEMPORARY REPAIRS

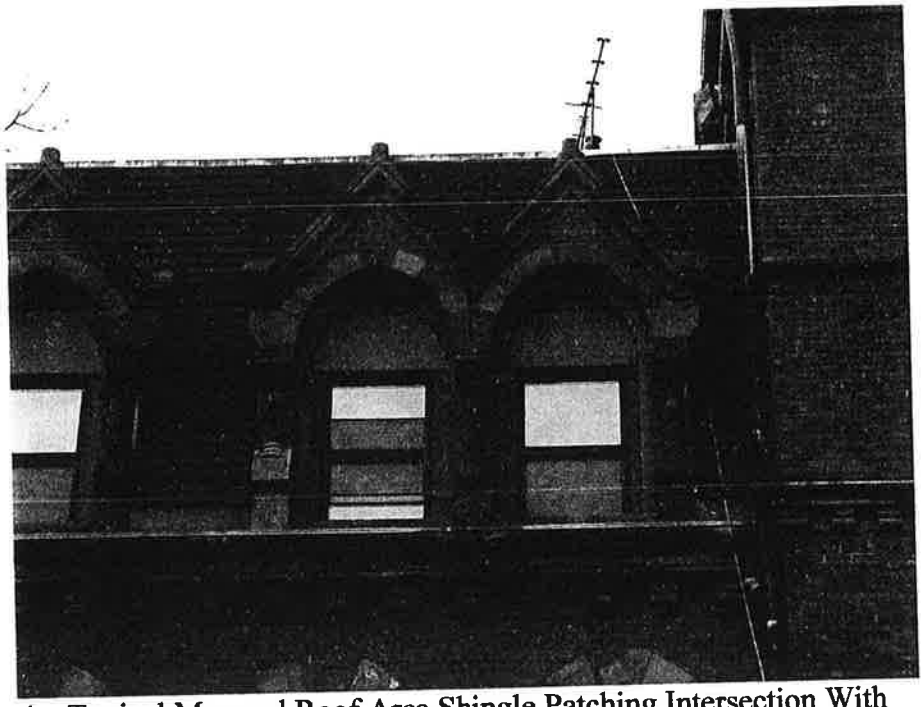


1. Typical Mansard Roof Area Shingle Patching (Please Note Dark Black Areas)

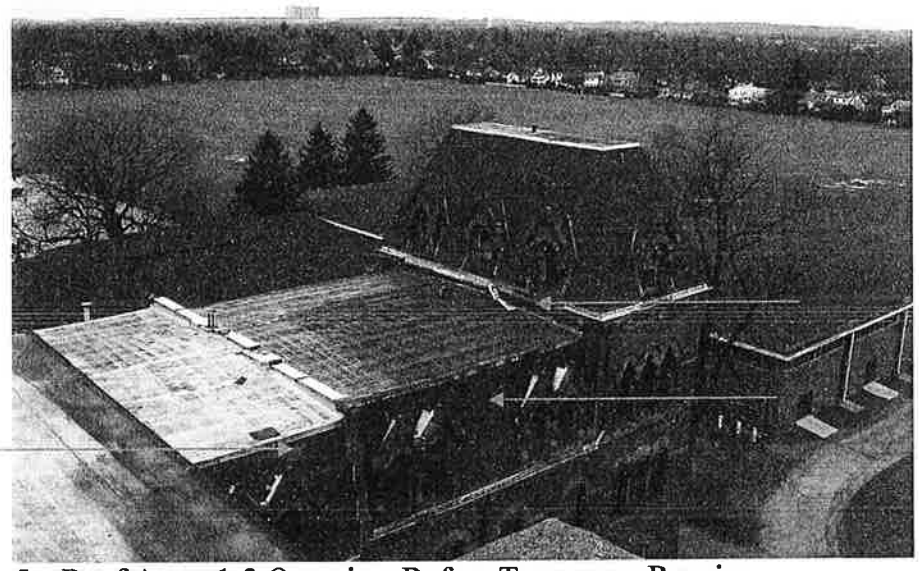
2. Typical Mansard Roof Area: Missing Shingle Patching & Caulking Of Step Flashing Reglets



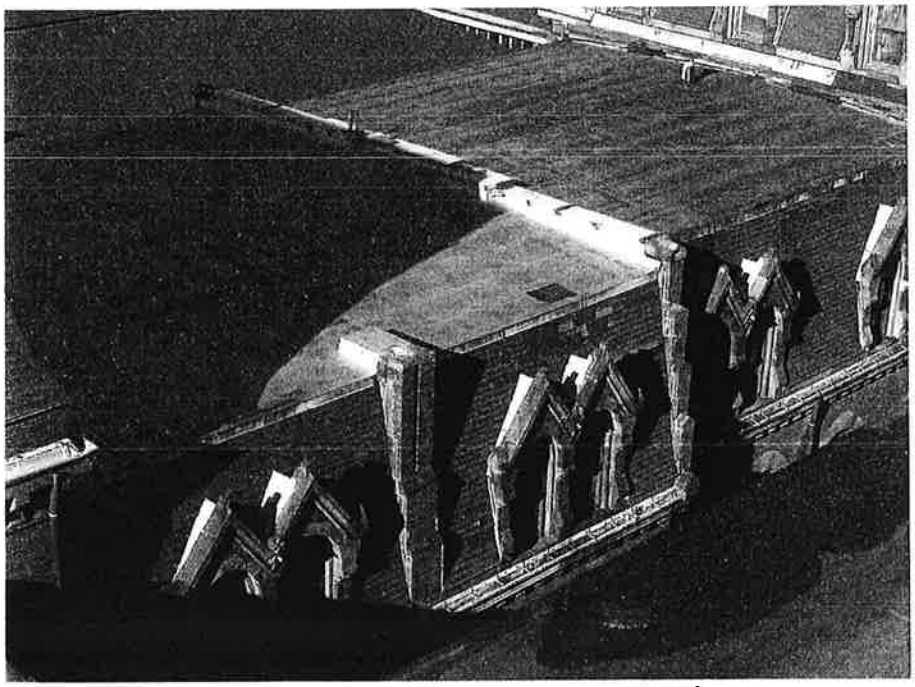
3. Typical Mansard Roof Area Shingle Patching (Please Note Dark Black Areas)



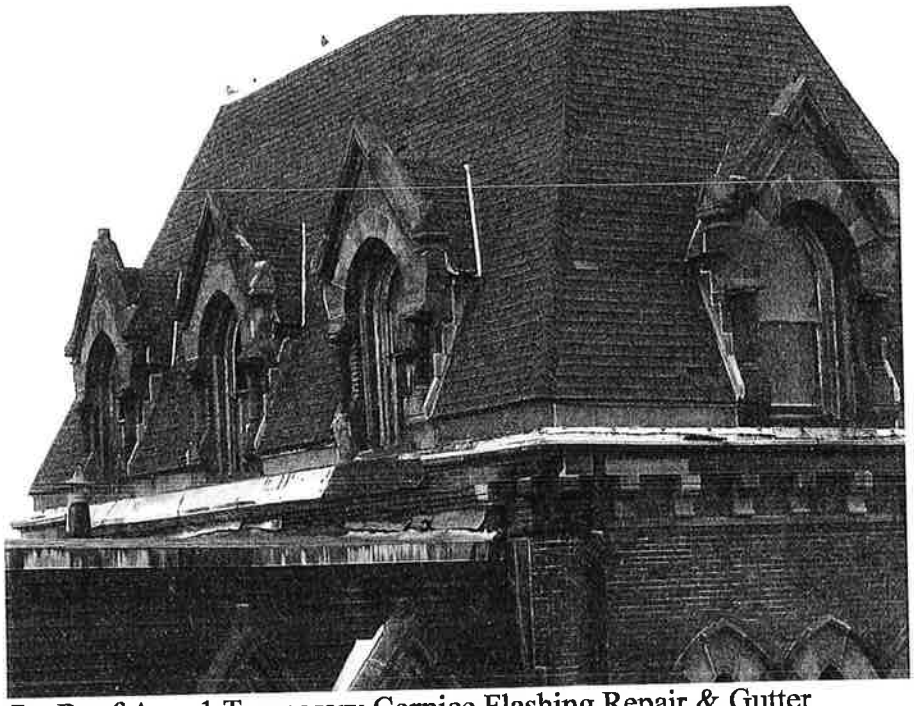
4. Typical Mansard Roof Area Shingle Patching Intersection With Flat Roof (Please Note Dark Black Area)



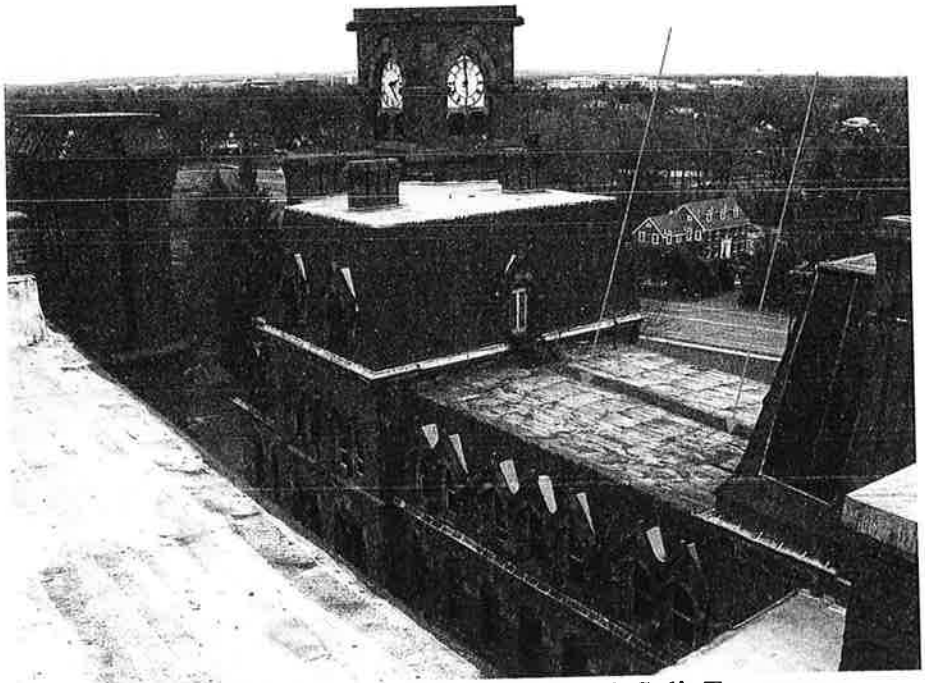
5. Roof Areas 1-3 Overview Before Temporary Repairs
(Please Note Areas With Arrows)



6. Roof Areas 1-3 Overview After Temporary Repairs

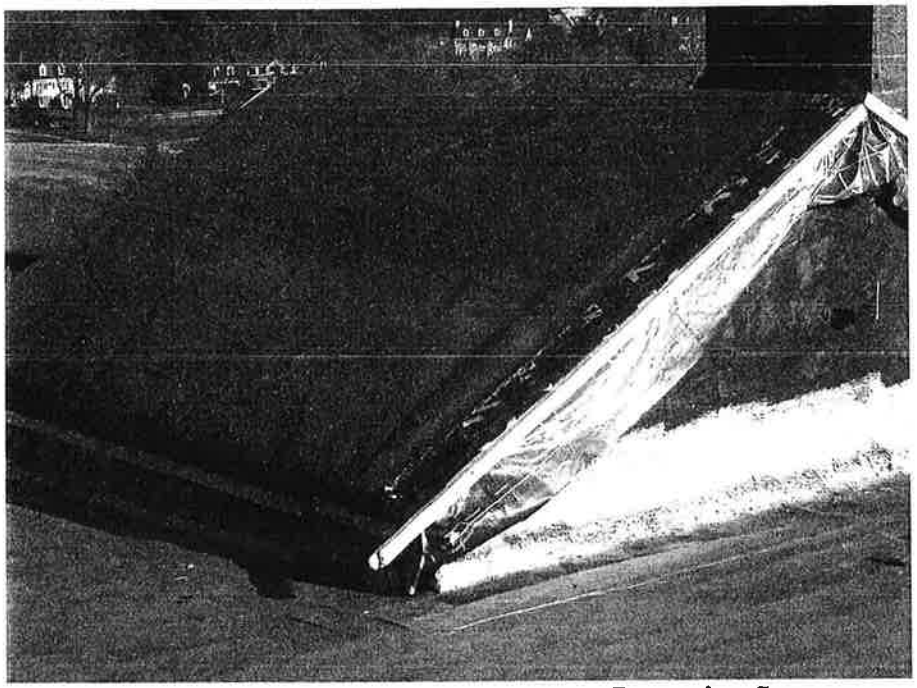


7. Roof Area 1 Temporary Cornice Flashing Repair & Gutter Caulking

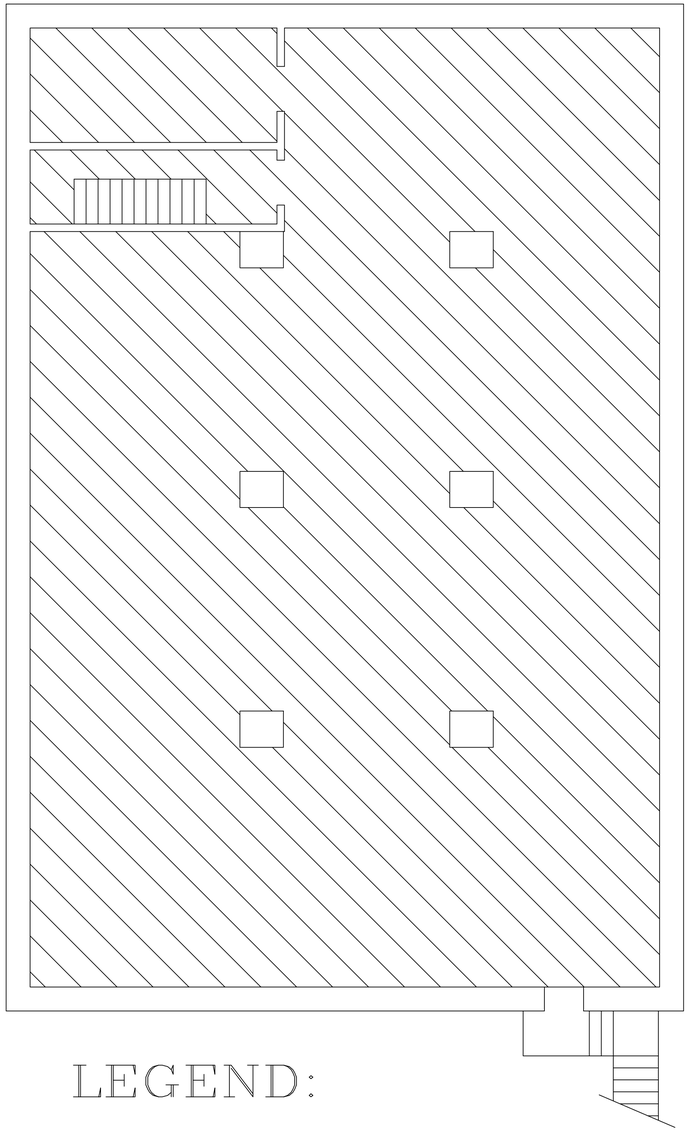


8. Roof Area 11 Mid-Section North-To-South Split Temporary Repair

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



10. Roof Area 8: Skylight Temporary Water Protection System



LEGEND:

ACM DEBRIS 5,376 CUBIC FEET

INCORPORATED VILLAGE
OF GARDEN CITY

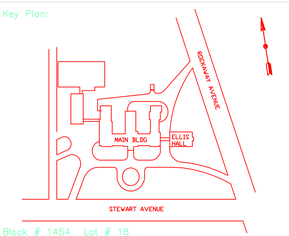
Consultants:

AIRTEK ENVIRONMENTAL CORP.
39-37 29th STREET
LONG ISLAND CITY, NY 11101
TEL: 718.937.3720
FAX: 718.937-3721

NOTE: Drawing may be printed at reduced scale

No. Date Revision

Key Plan:



Block # 1454 Lot # 18

Discipline Lead:	M. PORTER
Designer:	M. PORTER
Drawn by:	M. PORTER
Checked by:	????????????

Scale: AS NOTED

Date: 10/29/2010

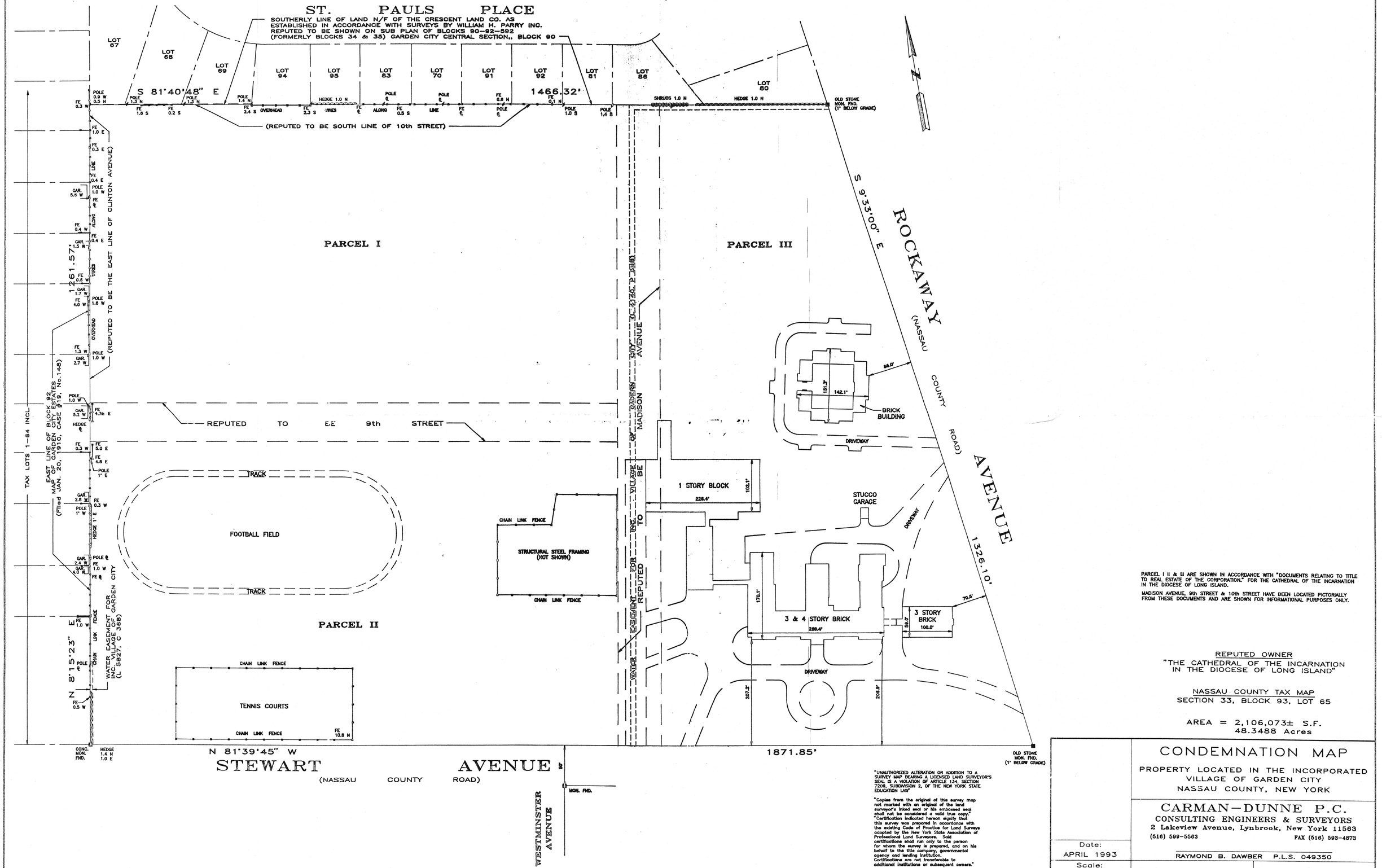
Project:
ST. PAUL'S SCHOOL

Address:
287 STEWART AVENUE, GARDEN CITY, NY

Drawing Title:
SUB-CELLAR ASBESTOS LOCATION PLAN

Drawing No.:
H101.00

Sheets in Contract Set:
of



PARCEL I II & III ARE SHOWN IN ACCORDANCE WITH "DOCUMENTS RELATING TO TITLE TO REAL ESTATE OF THE CORPORATION." FOR THE CATHEDRAL OF THE INCARNATION IN THE DIOCESE OF LONG ISLAND.

MADISON AVENUE, 9th STREET & 10th STREET HAVE BEEN LOCATED PICTORIALLY FROM THESE DOCUMENTS AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

REPUTED OWNER
"THE CATHEDRAL OF THE INCARNATION IN THE DIOCESE OF LONG ISLAND"

NASSAU COUNTY TAX MAP
SECTION 33, BLOCK 93, LOT 65

AREA = 2,106,073± S.F.
48.3488 Acres

CONDEMNATION MAP

PROPERTY LOCATED IN THE INCORPORATED VILLAGE OF GARDEN CITY
NASSAU COUNTY, NEW YORK

CARMAN-DUNNE P.C.
CONSULTING ENGINEERS & SURVEYORS
2 Lakeview Avenue, Lynbrook, New York 11563
(516) 599-5563 FAX (516) 593-4873

RAYMOND B. DAWBER P.L.S. 049350

Date: APRIL 1993
Scale: 1" = 80'
Project No.: 9305600
Sheet 1 of 1