

ERWIN·LOBO·BIELINSKI PLLC

FORENSIC ARCHITECTS AND ENGINEERS

ASSESSMENT OF REPAIRS AND RESTORATION

OF ST. PAUL'S SCHOOL, GARDEN CITY, NEW YORK

Erwin Lobo Bielinski was retained to provide an independent assessment of the condition of St. Paul's School in Garden City, New York, including an analysis of:

- The repairs that would be necessary to stabilize the structure for partial use pending future restoration
- The repairs that would be necessary during a future restoration for full use
- The limitations of the structure for reuse.

We were also asked to review and comment on various documents that have been submitted related to the reuse of the building including:

- Einhorn Yaffee Prescott, PC; Condition Survey and Program Study; February 2, 2002
- Beatty, Harvey & Associates, Architects, Einhorn Yaffee Prescott Architects; Library reuse proposal; April 24 2002
- Sullivan & Nickel Construction Cost Estimate of Einhorn Yaffee Prescott February 2002 Report; August 11, 2004, November 16, 2004
- Furnstahl Simon Architects; Cost estimate for conversion to public offices and meeting rooms; April 25, 2006
- Litas Investing, Eskar International; Development Proposal; July 19, 2006
- Litas Investing; Supplementary submittal; January 3, 2007
- Village of Garden City; Response to Litas Proposal; April 20, 2007
- Litas Investing; Letter of response; May 7, 2007
- K. Backus & Associates; Analysis of Recommendations; April 16, 2007
- The Nelson New York Operating Company; Mothballing option memo; June 16, 2008
- Report of the Mayor's Committee on St. Paul's; July 2008
- Committee to Save St. Paul's & The Garden City Historical Society; June 29, 2010
- HRH Cost Estimate; November 4, 2010

EXECUTIVE SUMMARY

The past and present proposals for the restoration and redevelopment of the St. Paul's School in Garden City, New York each confront significant hurdles and/or have substantive drawbacks. Prior proposals that envisioned use of the building for public school, library, or other municipal occupancies have been determined to be unneeded and/or too costly. The proposals which envision reuse of the building for residential occupancy are financially viable only with additional financial support from the community or with the granting of additional development rights (density) on the site. Neither of these has garnered a consensus of community support. Similarly, various commercial uses have not been acceptable to the community.

There are several inherent physical attributes of the building that serve as impediments to reuse for most occupancies. First, the layout with large load bearing corridor walls and many small rooms results in a very limited number of viable uses such as educational, certain types of office occupants, and residential. Second, the building is enormous. This results in a high cost of preserving the building and limits users to those in need of approximately 125,000 square feet of space. Third, the building is in serious disrepair and is in need of extensive structural repairs. Fourth, there are environmental hazards on the site that will need to be abated before any reuse, and that cost is higher than the cost of abatement if the building is simply demolished. Finally, the building does not comply with current industry standards or building codes and will require extensive work simply to bring it into compliance.

The current proposal by the Committee to Save St. Paul's envisions temporarily stabilizing and making water-tight the structure, isolating most of the building, and partially occupying the ground floor and chapel with community occupancies. This proposal would initiate some aspects of the preservation of the building. But the proposal is costly and defers the significant bulk of the work and expense of the required stabilization, restoration and renovation until a viable future use is proposed for the entire building.

As explained below, the \$8 million projected cost of this proposal is, however, (i) underestimated; (ii) would be largely wasted if a reuse option is implemented; (iii) defers the cost of full stabilization, restoration and renovation; (iv) requires a significantly higher initial

Village expenditure than demolition; (v) requires continued annual funding; (v) is insufficient to avoid future deterioration of unused portions of the building; and (vi) relies on funding to complete the restoration from a yet to be defined future reuse.

There are possible ways in which portions of the building may be salvaged for re-use ranging from partial demolition and reuse, to salvaging portions of the building as monuments. All of these options result in increased cost to the community, or result in a partially renovated building for which no potential occupant has been identified.

BUILDING DESCRIPTION

St. Paul's School in Garden City, New York is a handsome example of high-Victorian eclectic architectural design constructed in the 1880's. It is a four story tall, bearing-wall brick and stone structure with wood framed floors and roofs. It has an approximate footprint of 30,000 square feet and a total floor area of 125,000 square feet. The building is "E" shaped in plan with three projecting wings behind the front facade. The interior layout consists of double-loaded corridors with various rooms on each side which once served as classrooms, administrative offices and dormitory rooms. There are also larger spaces including dining rooms, large classrooms and a chapel. There is a monumental cast-iron central stairway serving all floors, and various cast iron and wood stairs located throughout the facility. An elevator was added to the building at some point.

The exterior walls are bearing brick masonry with ornamental sandstone, brownstone and granite trim pieces. The interior face of the exterior walls is sheathed with a layer of light weight concrete units finished with plaster. The roofs consist of both flat and steep roofs with asphalt tile or slate. Almost all of the original slate roofs have been removed and replaced with asphalt shingles. Rainwater is managed through gutters and downspouts.

The floors and roofs of the building are wood framed and covered with wood sheathing. The joists and rafters are supported on the exterior masonry walls and on the interior corridor walls which are also constructed of brick masonry. There are lightweight concrete panels nailed to the bottom of the wood joists, and similar concrete panels are used as infill between the wood framing of the mansard roofs and under the floors in some of the rooms and

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corridors. The finished floors throughout are typically hardwood strip flooring over wood furring, except for the ground floor corridors which are ceramic tile.

The interior is also a handsome representative of Victorian design with extensive use of hardwood wainscoting, arts-and-crafts style tile work, raised panel doors, and monumental cast iron staircases. Some of the original plaster finish is still in place on the walls and ceilings, although most has either been damaged by water, removed during restorations, or concealed behind dropped ceilings or new partitions.

Approximately two-thirds of the original wood windows were replaced in 1969 with double hung thermally broken aluminum units. There are stained glass windows in the chapel.

ASSESSMENT OF THE CONDITION OF THE BUILDING

The overall structure is in relatively stable condition and free of significant distortion. However, there are local areas of severe masonry deterioration and cracking, and portions of the floor and roof framing are severely deteriorated. If left unchecked, these conditions will eventually render the building unstable and unsafe. Currently, areas of the building have been cordoned off to prevent possible injury from falling bricks. However, at the moment the building is not in danger of wholesale collapse.

Despite being in stable condition, the building is generally in derelict condition and unusable in its current condition and configuration. It will require substantial work merely to stabilize the building to prevent further structural decay, without any consideration of repairs necessary for occupation. There are widespread and serious roof and window leaks that have caused severe damage to the roof structure, to the exterior masonry walls and to the interior wood floor structure. In addition, the brick and stone exterior has not been maintained and there are areas of severe cracking, eroded mortar joints and deteriorated stone.

Buildings of this age and type of construction require regular maintenance and upkeep even after they are renovated. Exterior masonry walls must be protected from flooding from damaged or missing gutters. They must be pointed and repaired at regular intervals. Wood windows must be painted and repaired on regular basis, and they have a finite life expectancy

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that here has been long exceeded. The roofs and flashings must be inspected on an annual basis and repaired and replaced at regular intervals. .

The entire exterior envelope of the building will need to be repaired and refurbished, and in places reconstructed or replaced. Substantial areas of the wood floor and roof framing on the interior will need to be repaired or replaced. The roofs and windows will need to be replaced. Once this work is done, it will be sufficiently stable to consider occupying.

In order for the building to be legally and safely occupied after it is stabilized, it will require a substantial investment to bring it into compliance with applicable building codes and technical standards. These include provisions for such items as emergency egress, access for the disabled, energy conservation, and utility service and distribution.

Our assessment of the condition of the building and the need for substantial work in order to stabilize or reuse the building is consistent with the reports and proposals previously submitted to the Garden City and made available to us for review.

ASSESSMENT OF THE COMMITTEE TO SAVE ST. PAUL'S PROPOSAL

We understand that several proposals for redeveloping St. Paul's into residential or other uses have been considered over the years, but rejected by the community for various reasons including the requirement for continuing financial support from the community for the project after development, inappropriate uses being proposed, or excess development area being proposed.

The Committee to Save St. Paul's has prepared a proposal for making limited repairs to the building in order to stabilize the facility and make portions of the ground floor usable for some public activities. The large majority of the building would be unused and partially stabilized for future restoration. In broad terms, the proposal envisions the following work:

- Install new flat roofs and asphalt shingle mansard roofs. This includes repairing the wood substructure as needed.
- Repair portions of the leaders and gutters
- Partial repairs to the exterior masonry and stone work.
- Partial cleaning of the exterior.

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- Repair or replace windows to render them water-tight.
- Isolate the three wings of the building along with the upper floors of the main wing from the occupied portion on the ground floor by means of fire-rated assemblies.

Install a dry sprinkler throughout the building.

Partial renovation of finishes in the occupied area on the ground floor and chapel.

Install mechanical, electrical and plumbing services in the occupied areas.

Provide access for the disabled to the chapel

Provide legal means of egress from the chapel

Protect the stained glass windows in the chapel

The strength of the Committee's proposal is that it does attempt to partially restore the facility and make it available for partial public use until such time as a future occupant or use presents itself.

However, there are several weaknesses or drawbacks to the Committee's proposal that the community should be aware of.

We believe that the Committee underestimates the cost of the work. The Committee estimates the general conditions at 5% of the construction cost, while 10% is more consistent with industry standard. Similarly, the Committee estimates that the contractor overhead and profit will be 5%, while 10% is more consistent with industry standards. The Committee underestimates the various contingencies that should be included in this type of project. On the attached spread sheet, we have calculated the soft costs associated with the Committee's estimates we believe are more accurate. The net effect of these underestimates of soft costs is that the Committee's estimate for the limited work may be underpriced by over \$1,000,000.

Finally, the Committee does not include the cost of abating the hazardous materials within the building, except for a blanket \$75,000 allowance for lead paint. There is no substantiation that this allowance is appropriate, and that lead paint is the only environmental hazard that exists within the proposed occupied areas. A prudent course would be to undertake the environmental abatement of the entire building before the partial renovation and occupancy. This would serve to make it safe for persons to enter any part of the building, and would

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eliminate the possibility of contaminants entering the 10,500 square foot renovated and occupied space. Also, since some of the work included in the Committee's proposal involves the installation of HVAC and building wide fire, security and sprinklers systems in the unoccupied areas of the building, hazardous materials will be encountered and disturbed during this work. This will require local abatement at multiple locations. Finally, partially

abating the building, which ultimately must be fully abated regardless of its ultimate disposition, results in the loss of the economies of scale of a larger abatement project, and results in paying twice for the complex isolation and decontamination facilities that the work requires.

The Committee's proposal does not restore the entire building for use. At the end of the proposed repairs, a maximum of 10% of the interior of the building will have been rendered legal for occupancy, and approximately 25% of the exterior stabilized. The cost of the full repairs to the facility is postponed, not eliminated. In addition no climate control is proposed for the unused portions of the building, this coupled with the mere passage of time will permit the continued deterioration of that space,

Not all of the repairs completed in the Committee's proposal will be salvageable or reusable in the future. The scope of current work is limited, and the full use of the building will require much of the repairs to be done again or in a different manner. For example the Committee envisions installing asphalt shingles instead of slate or synthetic slate shingles that will be required for historic restoration in the future. Also, the cost of patching the windows proposed by the Committee will result in a temporary benefit, but in the future further patching and ultimately window replacement will be required. Mechanical systems installed for the interim use will probably not be appropriate for the future use. The costs of this work will be lost in future restorations.

Furthermore, the entire investment by the community would likely be lost if the building is turned over to a private entity for development. There is little incentive for a profit-motivated developer to repay the community for its investments, which were primarily intended to preserve the building until such time as a viable reuse option is implemented. In fact, the proposals we reviewed contained only passing references to the purchase price of the

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building, if any, since it was not the deciding factor in the decision; the cost of the restoration and reuse is the driving consideration.

Over \$3.5 million of the budget for the work proposed by the Committee is allocated for soft costs such as contractor profits, scaffolding and fees that don't result in any tangible work product; these costs are simply the costs of getting the work done. These soft costs are not one-time expenses, and will be required to be incurred again in the future during a potential full restoration.

The Committee's proposal includes a \$2,000,000 maintenance cost, but the proposal does not point out that there is an indeterminate expense that will be incurred every year until a future occupant takes control of the building. The duration of this wait is unknowable.

The Committee's construction schedule is unrealistic. We believe that the proposed 1 week to mobilize and approximately 6 weeks to complete the construction is unrealistic. From merely a cash-flow basis, this would represent completing over \$1,000,000 of work per week, an astounding and untenable rate. We also believe that maintaining an appropriate level of quality control and project oversight at this rate of production would be very difficult if not impossible. Renovation projects of this type must include generous allowances for uncovering field conditions and coordinating the work of the various contractors. A more realistic estimate of the timeframe for completion would be a full construction season of approximately 8 months or more. This increase in construction time will result in an increase in expense.

The Committee's proposal does accomplish the limited goal of partial stabilization and partial reuse of the building, but does not address the long-term viability of the building. It is our opinion, however, that the amount of work proposed by the Committee to Save St. Paul's is substantially inadequate to fully and completely stabilize the building. In essence, the proposal buys time for a potential use to present itself in the future. If such a future use does not present itself, the cost of the current stabilization will have been wasted.

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PROPOSAL FOR FULL RESTORATION OF ST. PAUL'S

Restoration of the building for generic future occupants will require substantial work. The major areas of work include the following.

- The exterior requires extensive restoration and reconstruction to repoint all masonry, repair cracks and to prevent further deterioration.
- The existing wood windows will need to be replaced with new windows, and the existing aluminum windows will need to be replaced or refurbished.
- New egress stairs need to be installed in multiple locations throughout the building. There are no legal stairs or other means of egress that can be reused for any new occupancy.
- The building will need to be subdivided into fire compartments by means of self

closing fire doors.

Insulation will need to be installed in the exterior walls and roof

New ventilation and smoke purge systems will be required in corridors and stairs throughout.

New electrical, gas and water service will need to be provided to the building. New electrical and plumbing distribution will need to be provided throughout the building.

The corridors and means of egress will require lighting and emergency lighting New toilets, elevators and wheelchair lifts will be required throughout the facility. The exterior corridor linking the main building to Cluett Hall will be removed and the existing exterior walls of both buildings cleaned and repaired. (The corridor was added at a later date and does not affect the structure of either building. Thus, it can be removed without any significant restoration expense of Cluett Hall.)

We have prepared a conceptual restoration cost estimate for the building that incorporates these items of work. We estimate that the cost of such a repair would be approximately \$40,000,000, not including over \$4,000,000 for hazardous material abatement and demolition of Ellis Hall, discussed below. This also does not include any cost associated with furniture, fixtures or equipment in any of the occupied areas. This limited scope of work translates into

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a budget of approximately \$320 per gross square foot, a figure that is in line with comparable historic restoration projects. Other cost estimates that we reviewed vary from \$30,000,000-\$50,000,000 depending on the intended future use. We concur with the prior projections of the cost of interior and exterior restoration on a per-square foot basis.

It is our opinion, however, that the amount of work proposed by the Committee to Save St. Paul's is substantially inadequate to fully and permanently stabilize the building.

ANALYSIS OF FUTURE USE OF ST. PAUL'S

After a restoration program similar to the one outlined by us above, St. Paul's will be ready to be renovated for use by some type of tenants. There will be "white box" spaces along central corridors, there will be central services including rough electrical distribution, ventilation and tempered water for heat pumps in the occupied spaces. There will be lighting in the public spaces and the building will have a fire-alarm system and will be fully sprinkled. There will

be new toilets, elevators and wheelchair lifts. The finishes of the corridors will be cleaned and refurbished. In short, it will be rough-space that can be customized and fitted out by a tenant.

Even with these improvements we believe that the building has several serious shortcomings that severely limit the options for future occupancy.

- The floor plan was configured in narrow wings originally intended to provide natural light to the classrooms; this is a very inefficient layout and unsuitable for modern commercial tenants that prefer large blocks of space and do not depend on natural light.
- The floor plan is very inefficient in terms of space required for circulation and in terms of the amount space that will be unusable for rental purposes. This results in a relatively large “loss factor” in the actual usable/occupied areas, and therefore would require extremely high per-square-foot costs in order to recoup the investment in the cost of repairs.
- The floor plans consists of myriad of small rooms along central corridors, a layout that is unsuitable for almost all type of uses other than residential or educational.

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Furthermore, the corridor walls are load bearing and cannot be removed to make larger blocks of space.

- The non-load bearing walls that separate the rooms along the corridors were installed prior to the hardwood and tile floors. When these walls are removed to combine the adjacent rooms, the floors will not match in elevation, design or finish, and there will be a trench in the floor that will need to be repaired at significant expense.
- There are numerous rooms that cannot be legally occupied because they have only one means of egress, or because they open directly into staircases. For example, the entire fourth floor would be difficult or impossible to configure so that it could be legally occupied under current building codes. The cost of legalizing the spaces in some cases would far exceed the likely income to be derived.
- The floor-to-floor height of as much as 16' far exceeds the current industry standard, and requires additional heating and cooling as well as longer stairs and additional utility runs. It is also insufficient height to create usable mezzanines for rental purposes.

- There are rooms at the center of the building that are a half level below the main floor, making circulation to those areas difficult, particularly for the disabled.

Of these problems, two appear to be most detrimental to reuse: the extremely inefficient floor plates and the inability to provide efficient room layouts for almost all current or foreseeable uses.

The primary asset of the building is its handsome façade and detailed interiors, neither of which could be reasonably replicated today. These characteristics invest the building with tremendous nostalgic value, but not with utilitarian value.

Conversion to residential use is one of the few viable options available for the building as it is currently configured. De-accessioned suburban schools are regularly and successfully converted to residential use because the requirements for circulation and natural lighting are similar for both occupancies. In addition, the tall ceiling heights and large windows are appealing for residential use. We reviewed the responses by Garden City to the various proposals submitted by developers for residential conversion of the facility. It is worth noting

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that there is no question that the facility could be renovated for residential use. However it is clear from the content of all of the submittals that in order for the project to be financially viable, the community would either have to compromise on the amount of commercial space it would allow in the development; accept a higher density of residential development on the site than currently allowed; or offer continuing financial support for the project.

ALTERNATE APPROACHES AND COST OF POTENTIAL MITIGATION MEASURES

The community may conclude that continuing to commit to financially underwriting St. Paul's is untenable. However, recognizing that St. Paul's is a significant presence in Garden City and that it has a historic resonance with some residents, some have proposed less-than total demolition proposals for the facility.

In order to assess any demolition or reuse proposal, the costs for abating hazardous materials that have been identified on site must be taken into account. Bids received in response to a recent request for proposals issued by the Village indicate the cost of the environmental abatement required prior to the full demolition of both the main building and Ellis Hall is approximately \$2,095,500. This results in the total cost for abatement and demolition of both buildings of approximately \$3,105,500. It should be noted that abatement necessary for

demolition of buildings is less expensive than the abatement necessary for the reuse of buildings. Bids of \$4,260,300 have been received for the work necessary to abate the main building in anticipation for re-use and for abating and demolishing Ellis Hall, a premium of over \$1.1 million above the cost of the complete demolition option. This premium cost is what the community will incur prior to any actual restoration work is undertaken, regardless of which reuse option is selected.

The cost estimates below include both the known costs for abatement and demolition and an “order-of-magnitude” budget estimate for various partial reuse options. The intent of this is to show the relative cost of each conceptual option compared to others and not propose an actual proposal based on a concrete scope of work. If one of the options is attractive to the community, further refinement of the estimate must be undertaken, based on a detailed description of the desired scope of work. The following are rank-ordered in least expensive to most expensive options.

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1. Full demolition, no reuse. \$3,105,500

This is the least expensive option, and simply abates the buildings and demolishes them entirely and creates an open park. (By way of comparison, in 2008, Gardiner and Theobold estimated that the demolition of the main building and Ellis Hall, complete with the necessary hazardous material abatement would cost \$5.8 million.)

2. Full demolition, restore porte-cochere as monument \$3,605,500

This option envisions demolishing the entire building except for the porte-cochere, which would be restored as a stand-alone monument. This would require protecting the porte cochere during demolition, controlled demolition around its perimeter, and stabilization and restoration of the structure. This type of restoration requires very specialized crafts trades, and we estimate that the premium above total demolition would be approximately \$500,000, not including site improvements around the monument. There would also need to be a continuing commitment to maintain the monument over time.

- 3 Full demolition, restoration of clock tower.....\$5,000,000 - \$6,000,000

The clock tower is another portion of the building that could be restored as a stand-alone monument if desired. This would require controlled demolition of the surrounding construction, partial abatement of the clock tower, and the installation of new structural steel

framing within the remaining tower. The exterior of the clock tower is in poor condition and would need extensive restoration. Also since the tower lacks exterior walls on two sides below the roof level, new exterior walls in those places will need to be constructed. One concern with this proposal is that there would need to be significant structural modifications to the structure to assure that it is properly braced and brought into conformance with modern seismic codes. Once complete, the tower interior would be essentially hollow, and contain only stairs and structural steel. There would also need to be a continuing commitment to maintain the clock tower over time.

4. Full demolition, preserve portion of facades as monument.....\$7,000,000-\$8,000,000

This more radical approach would demolish all of the floors and the three wings at the rear of the front façade, but salvage the front and side walls of the front portion of the facility as a

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purely ornamental screen wall. This would require installation of new structural footings and structural steel frames to support the wall, and then careful controlled demolition of the building after the façade is resupported. The façade would require restoration after it is isolated from the building, and the internal side of the façade and the top of the wall would need to be made water tight. In the end, the wall would simply be a sculptural feature in a park setting that perhaps could be used as a band shell or other public use. In addition the community would also have to budget for annual repairs to the façade to maintain it, much like a normal building. Because of its radical nature, it very likely that the project would not be eligible for certain tax benefits available for historic preservation project.

5. Demolition of two wings, restoration of front wing and Chapel .. \$15,000,000-\$20,000,000

This option would remove the two side wings from the building including the clock tower, and restore the front wing and the chapel for reuse. The areas where the wings had attached to the remaining building would be reconstructed in masonry that would be similar to the original, but not perfectly matching in detail. Recreating historic details using salvaged materials would increase the cost of the project. We estimate the cost of just closing the rear façade if the side wings were removed to be approximately \$400,000 for conventional construction and \$800,000 if historic details were to be restored.

It should be noted that the configuration of the final facility in this last option would not reflect the original layout, and might not be eligible for certain tax benefits available for

historic preservation project. Also, this partial restoration option has the same impediment of all of the re-use proposals: there is no particular occupant that may be deemed appropriate for the building. The community may face a continuing necessity to maintain a facility with large maintenance demands and little use.

CONCLUSION

All of the prior and current proposals for restoration of the St. Paul's School face one or more substantive impediments. The fundamental impediment to reuse of the building is the limited number of viable types of occupancy for the building due to its inherent limitations. Prior proposals have demonstrated in the abstract that it is possible to convert the building into

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residential or certain commercial uses. But there has not been a consensus of community support for those proposals.

It is our opinion that the proposal from the Committee to Save St. Paul's underestimates the cost and duration of the repairs. Even if these errors are corrected and more reasonable estimates are developed, the proposal does not address two critical questions:

1. What is the ultimate beneficial use of the entire building that will fund the completion of the required stabilization and restoration? and
2. What is the cost to fully stabilize the building now and maintain the building over time until such a beneficial use is implemented?

ATTACHMENTS

Photographs

Cost estimate work sheet

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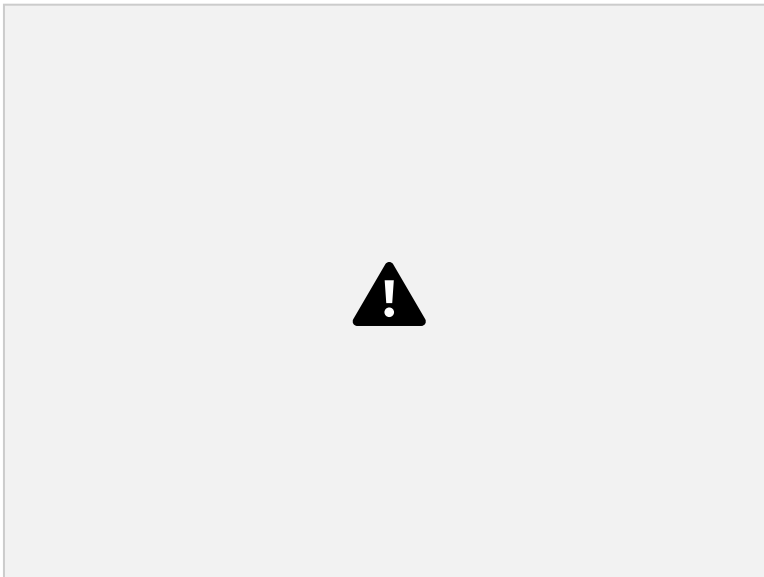
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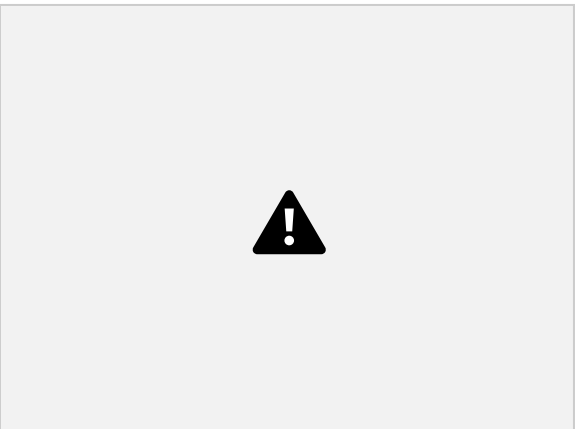
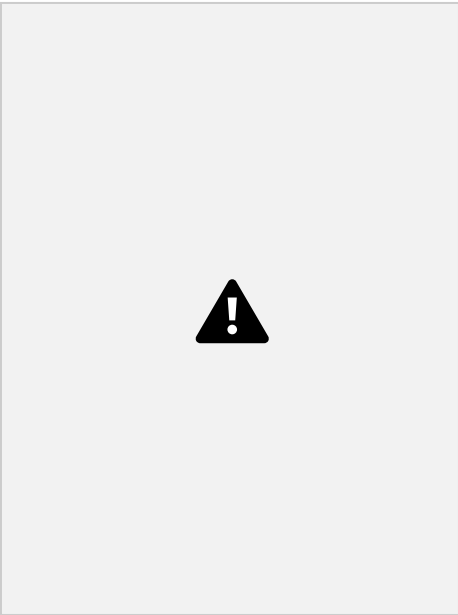
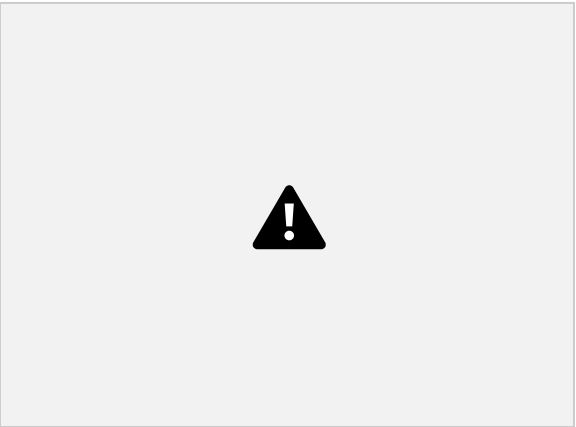
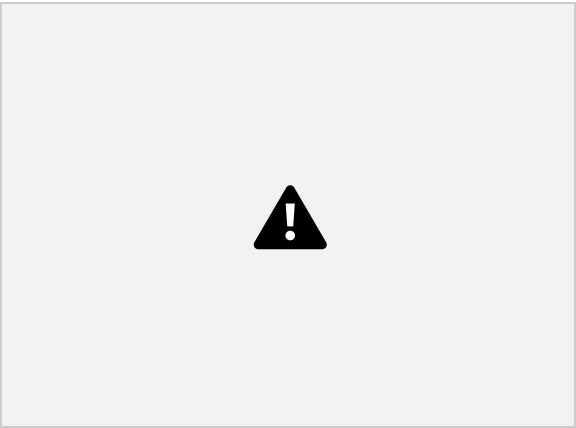
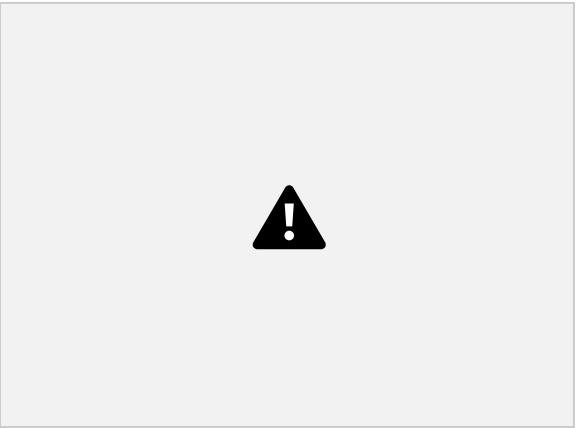
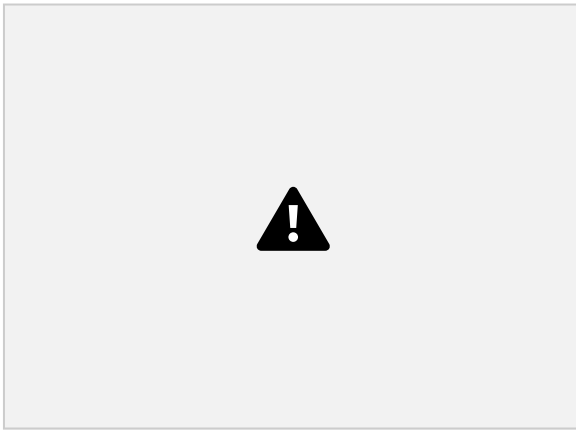
General view of front facade



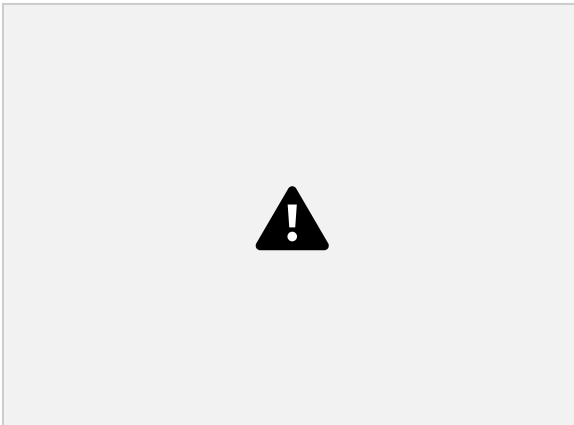
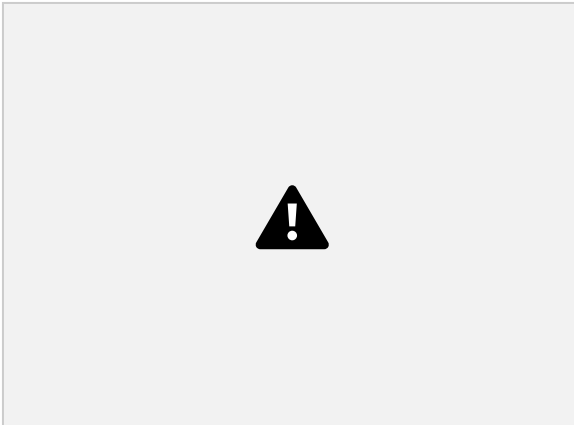
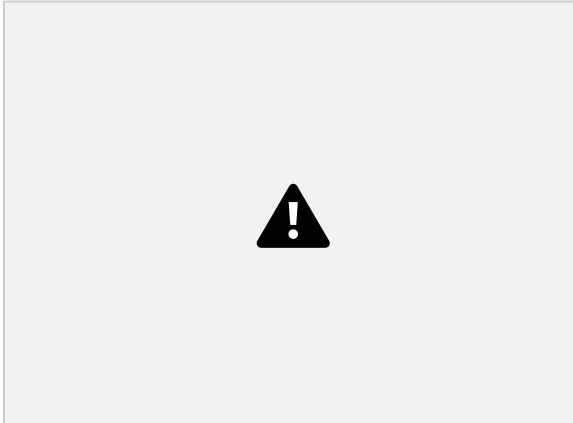
Detail of front entry

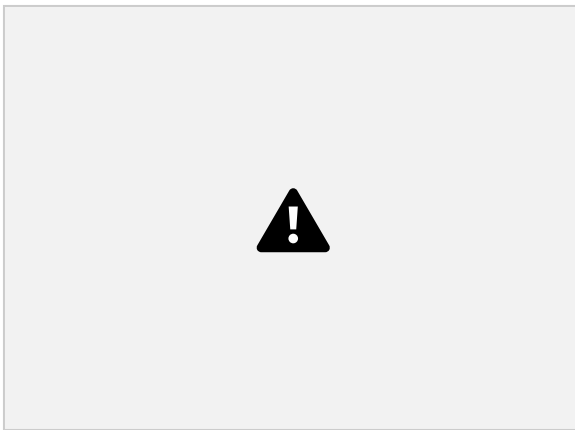
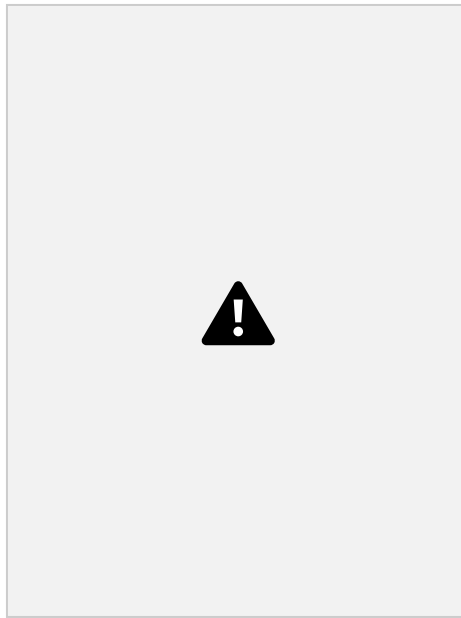
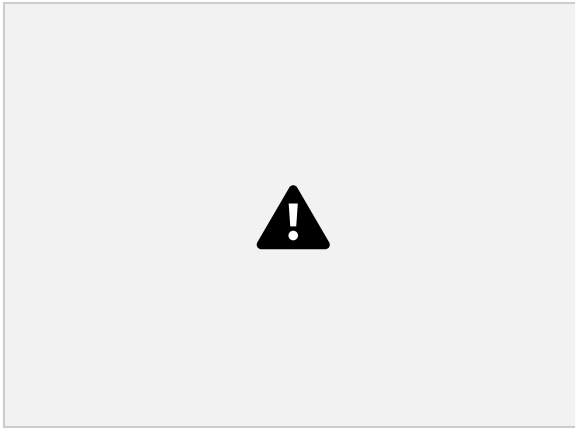
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Typical Corridors. Corridor walls are structural and support the floor framing.

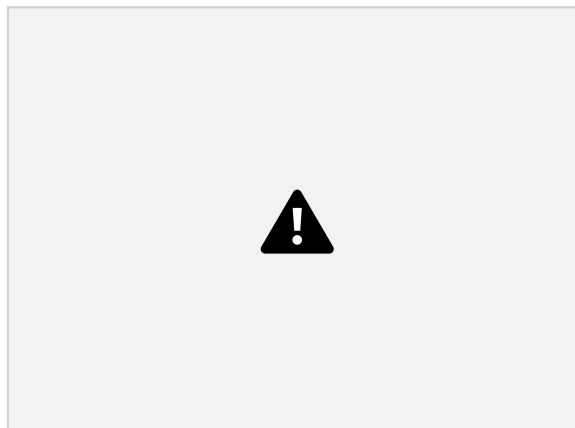




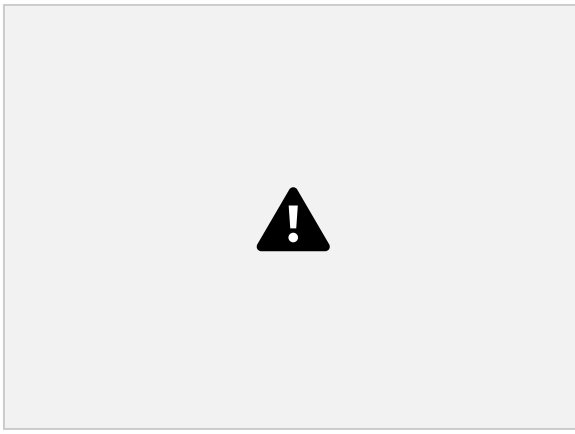
Corridor finish details

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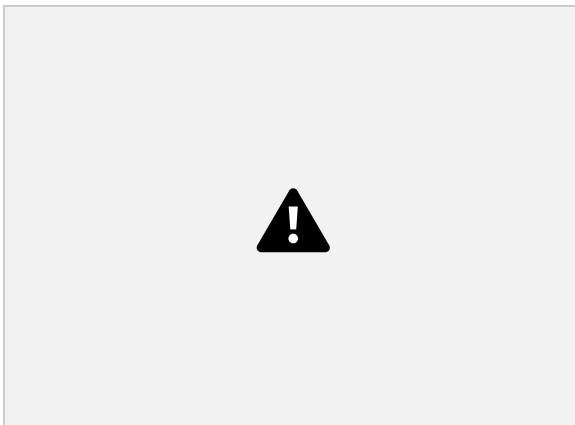
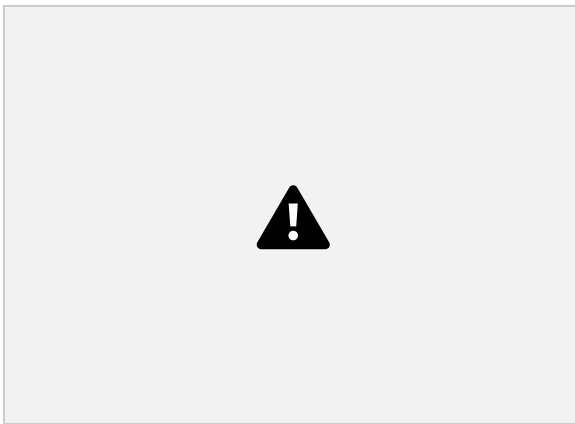
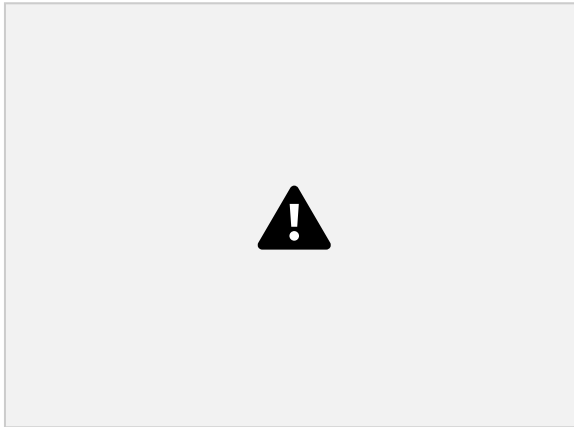


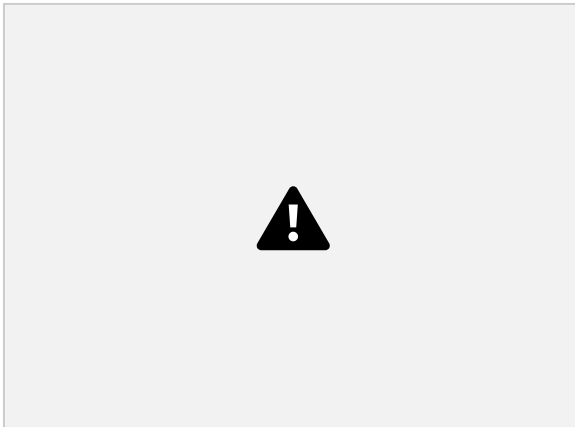
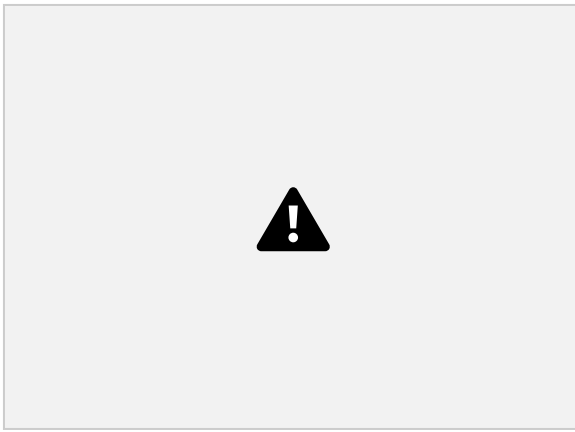


Typical stairs.

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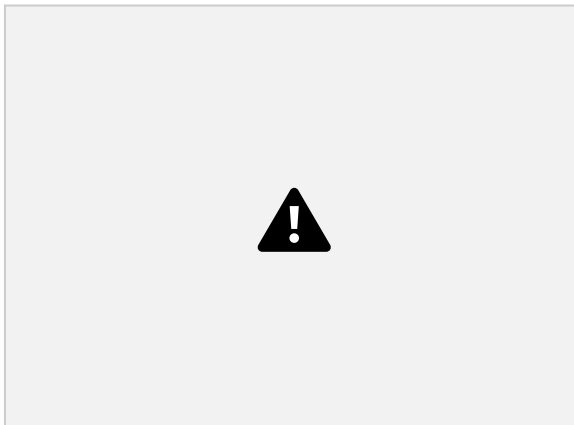


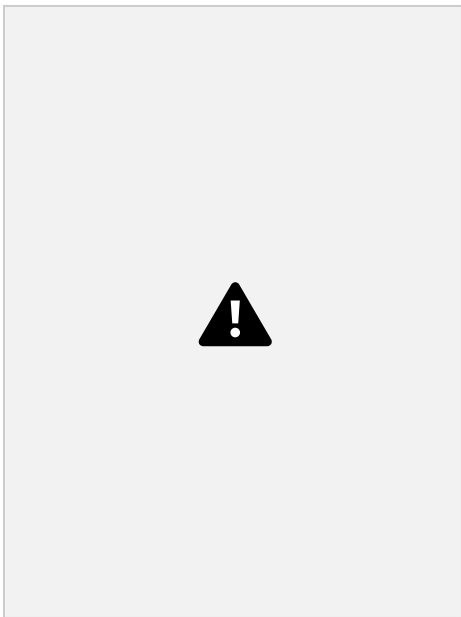
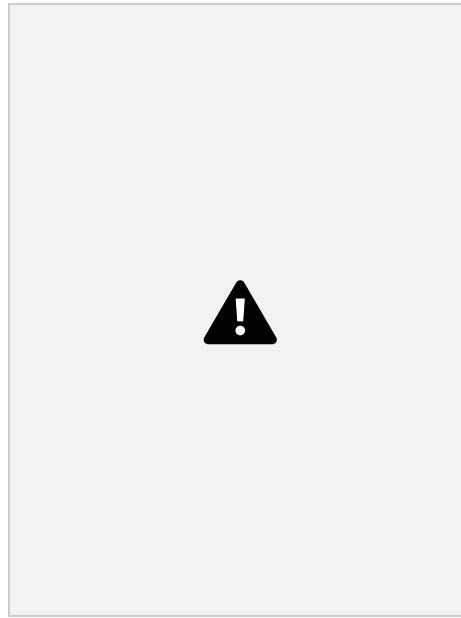
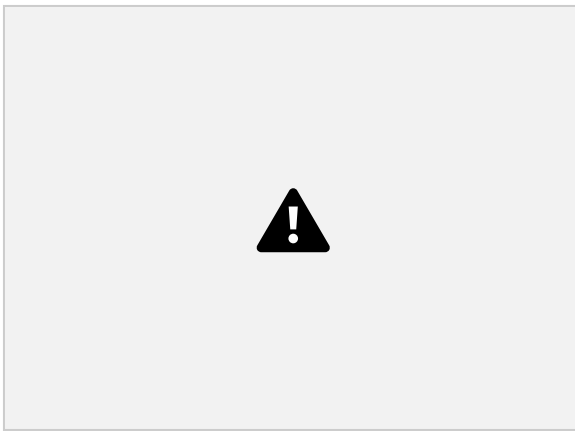
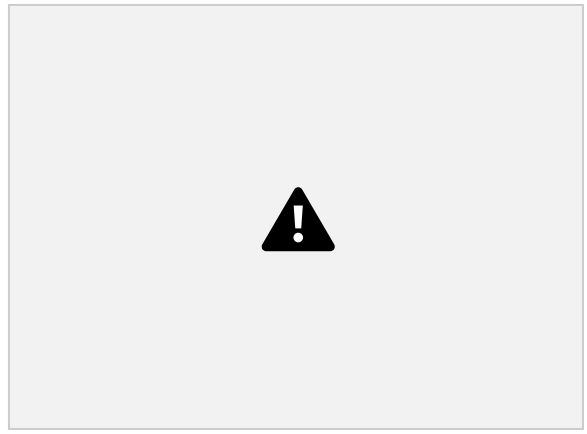
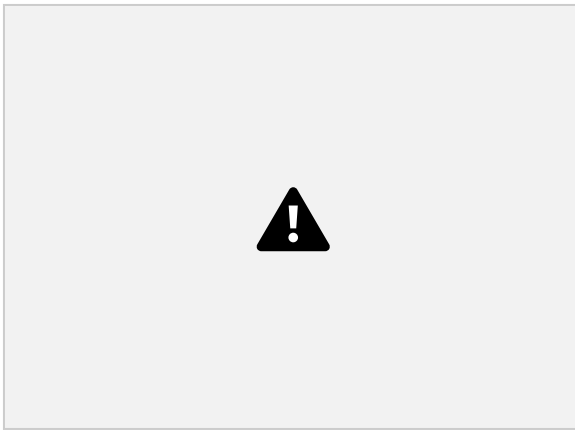


Typical rooms and finishes. Note that the water damage extends to virtually all rooms.

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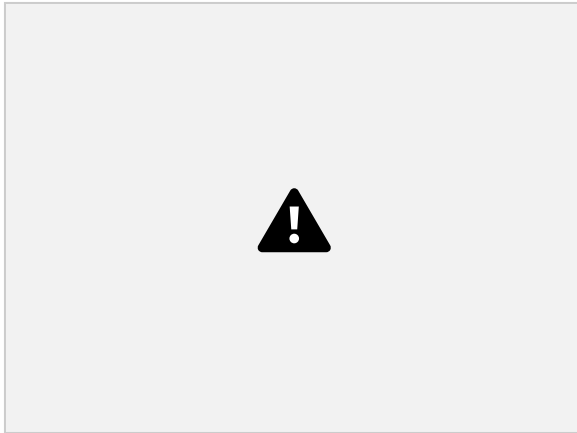
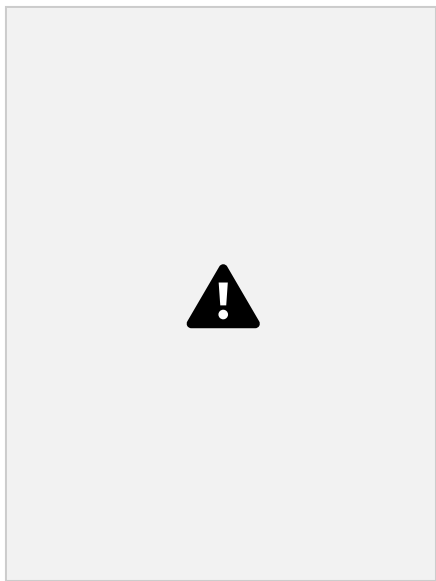
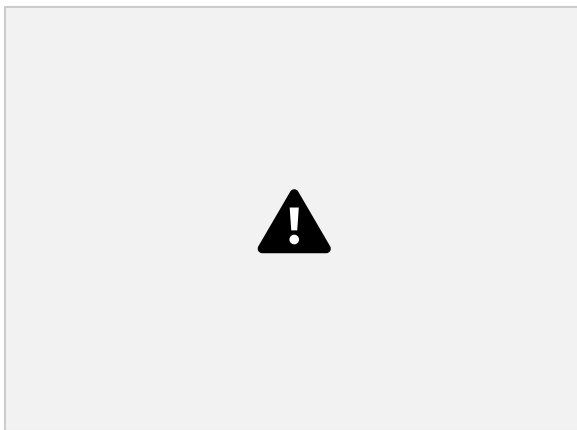
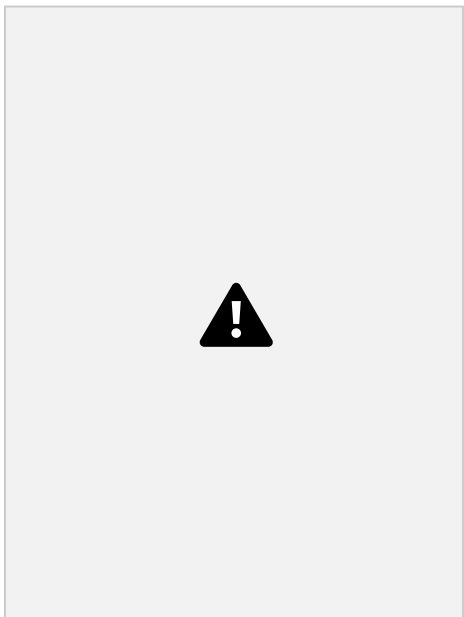
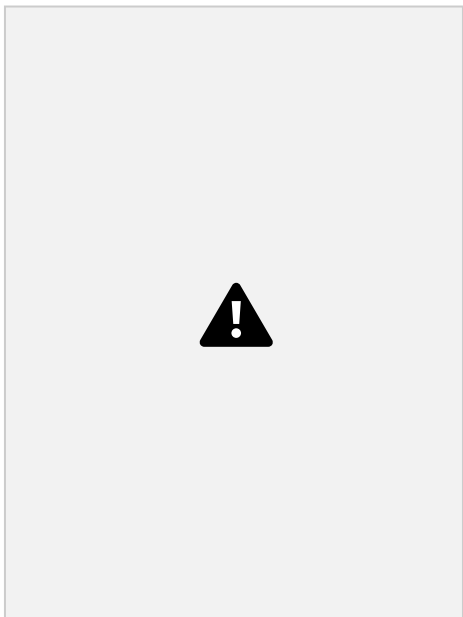


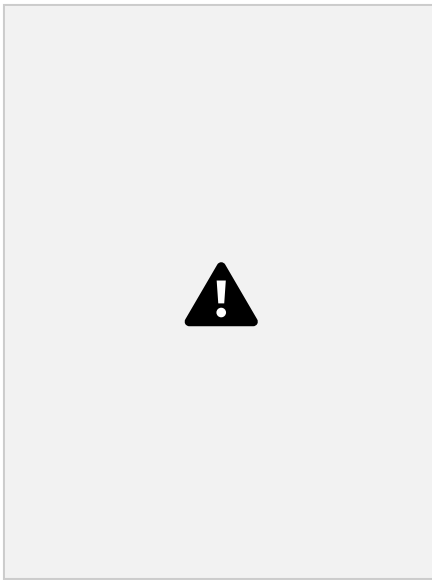
Typical room size and condition of finishes is evident

in these photographs.

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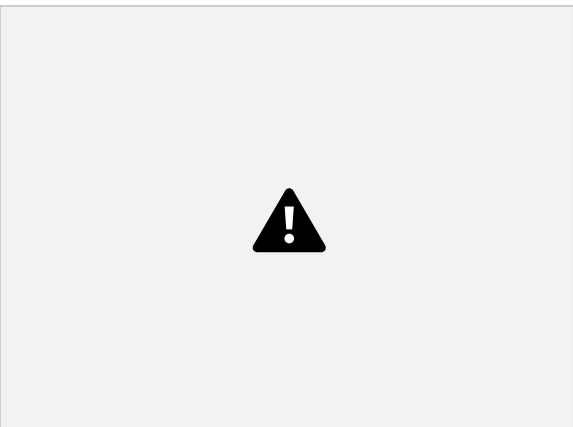
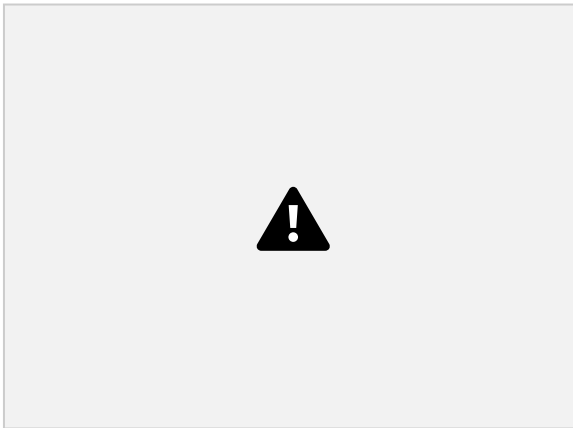
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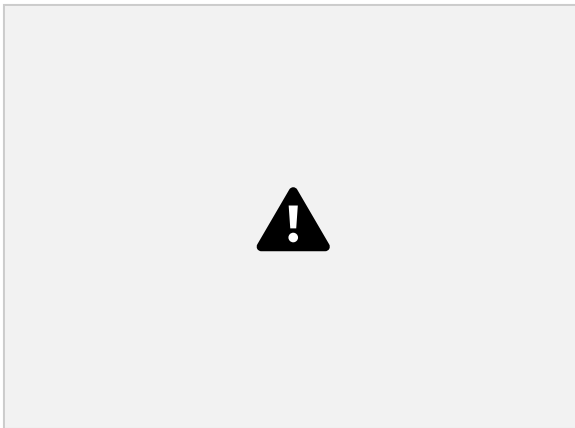
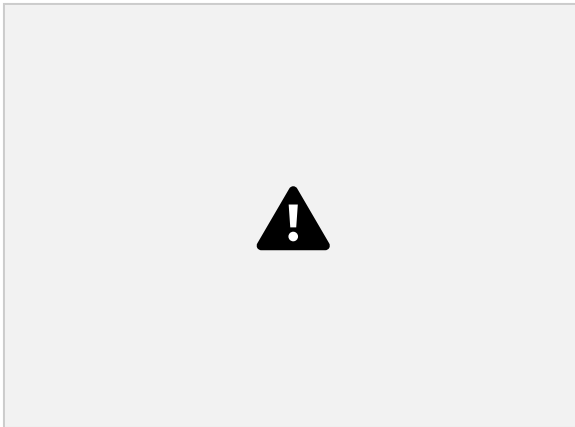
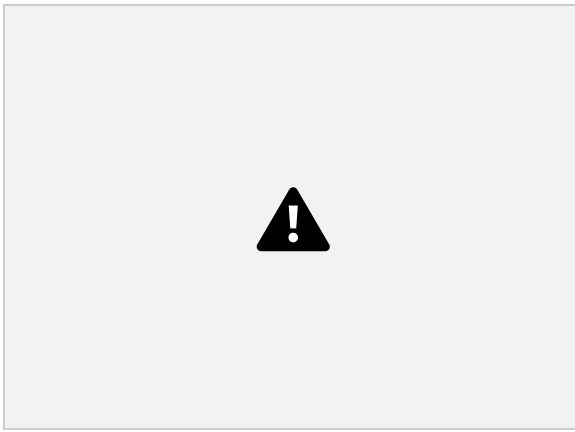




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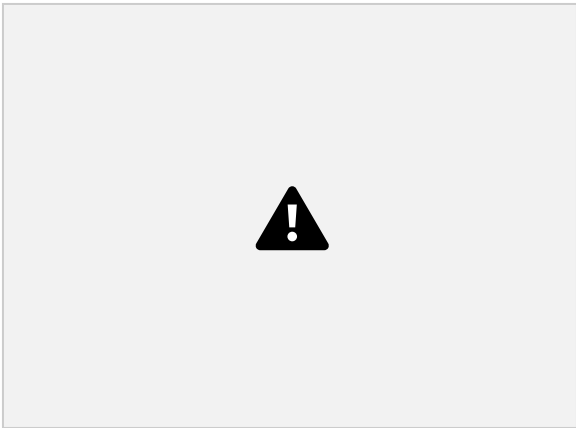
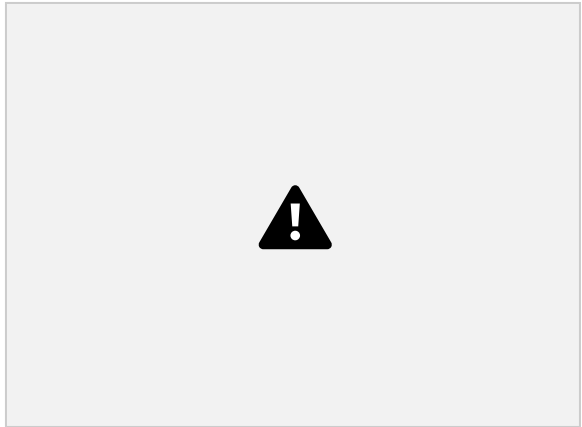
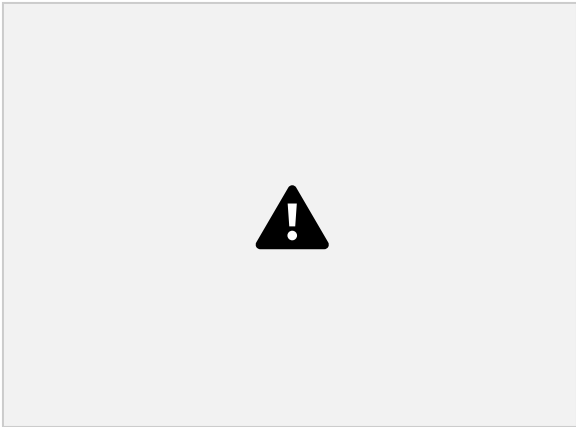
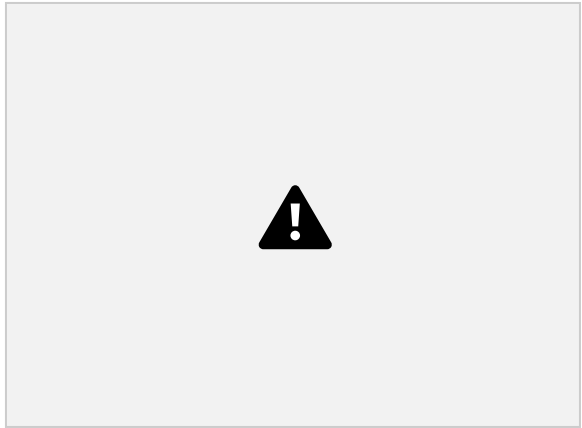
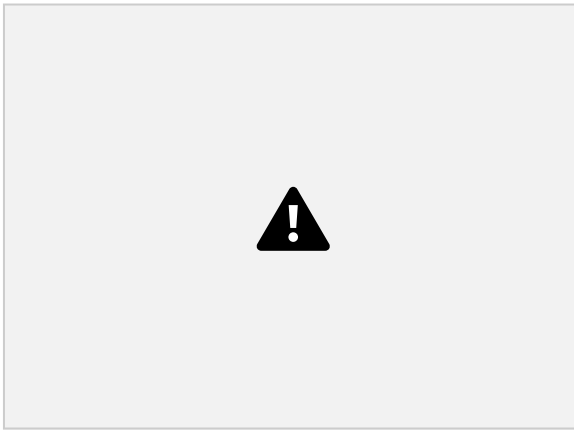


Damage to the wood floor and roof framing

is extensive and serious.

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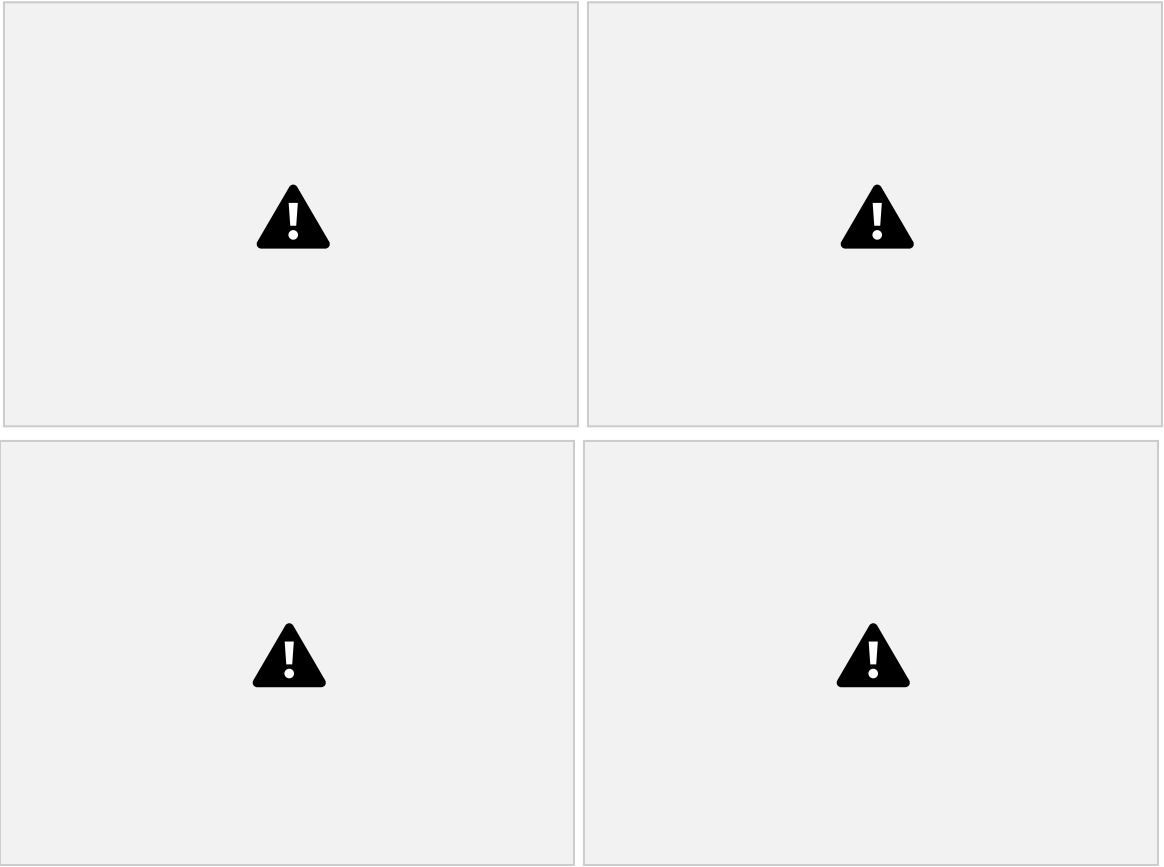
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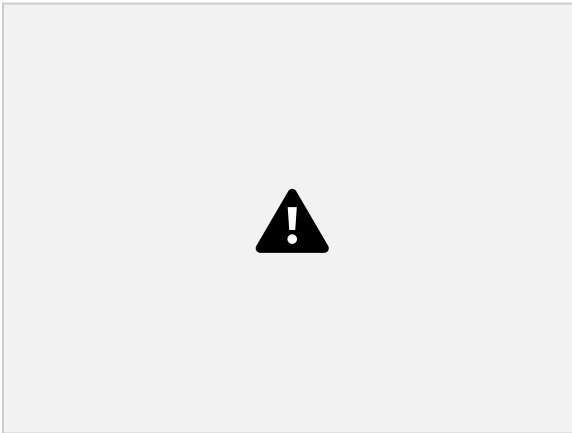
Virtually all of the roof members are deteriorated to some degree and will require extensive restoration or replacement.

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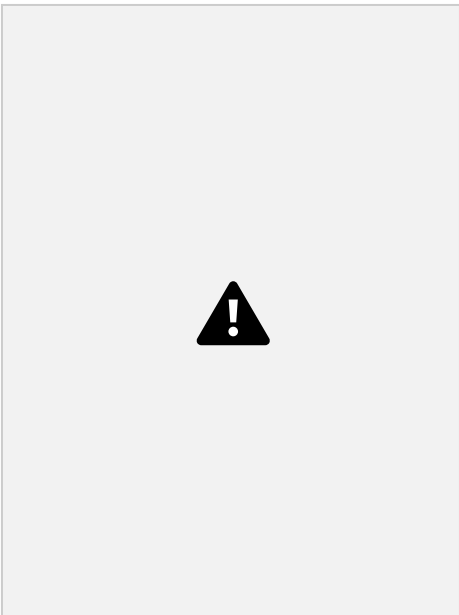
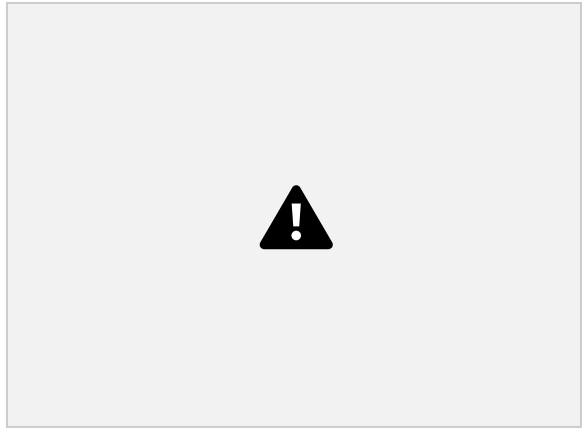
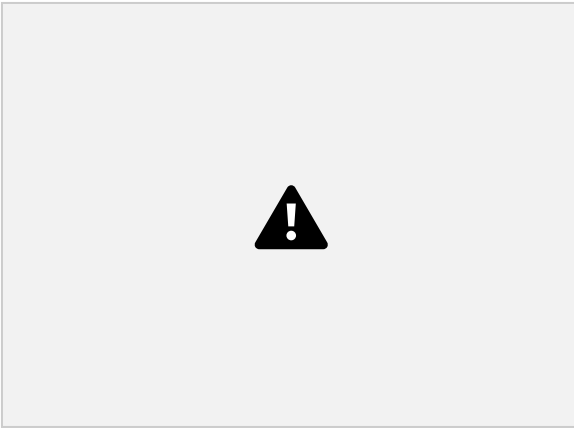
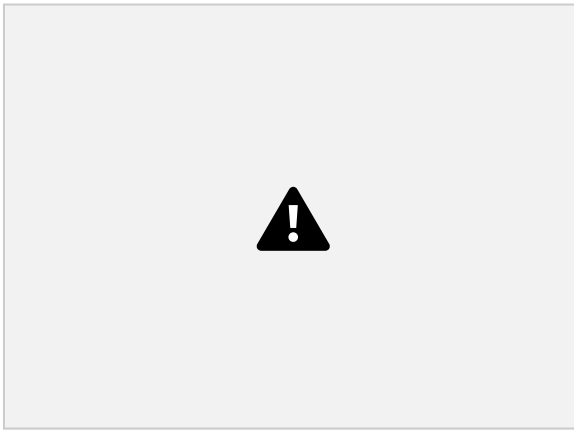
Areas of the roof have been replaced after structural failure. All of the rafters will need to be inspected and repaired.



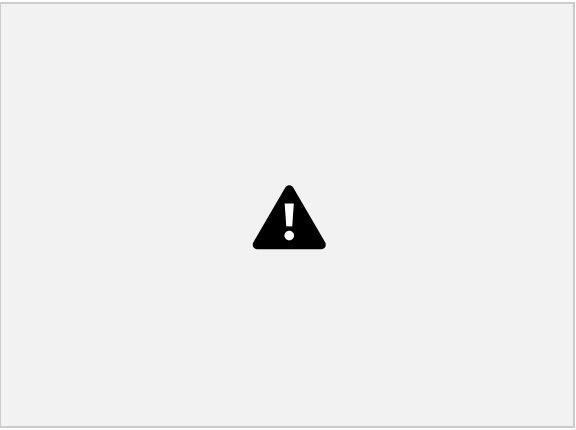
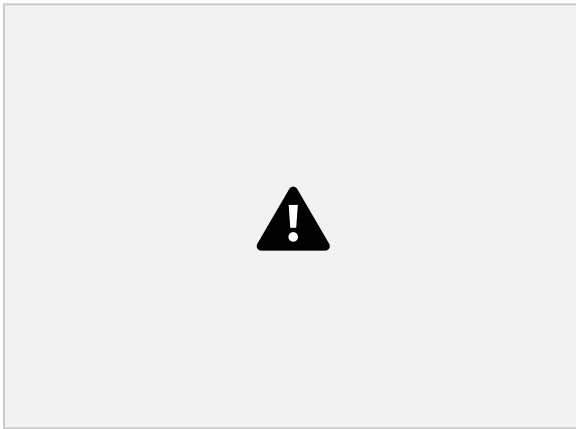
There is no fire-safing around the perimeter of the building. Cavities in the walls and floors extend from the roof to the basement, creating pathways for potential fire and smoke spread

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Areas of the brick have been badly damaged by water. In some areas, most of the mortar joints have been washed away and the stone trim is loose.

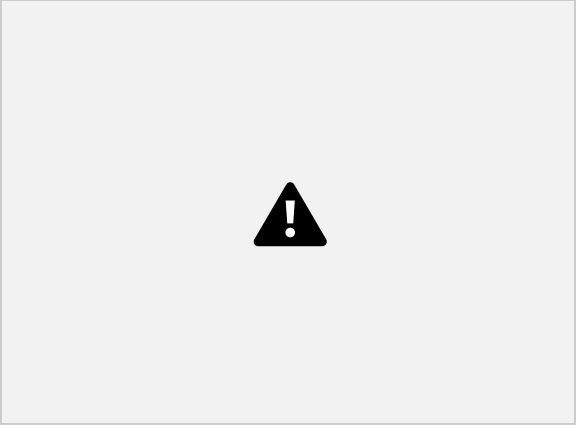
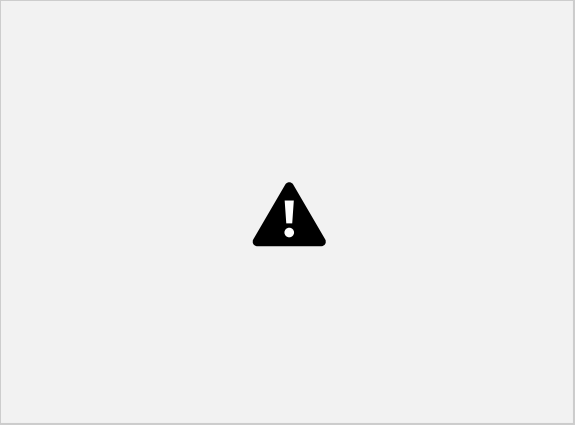
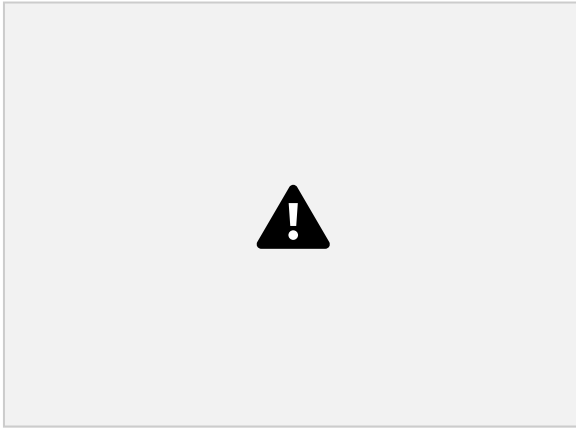


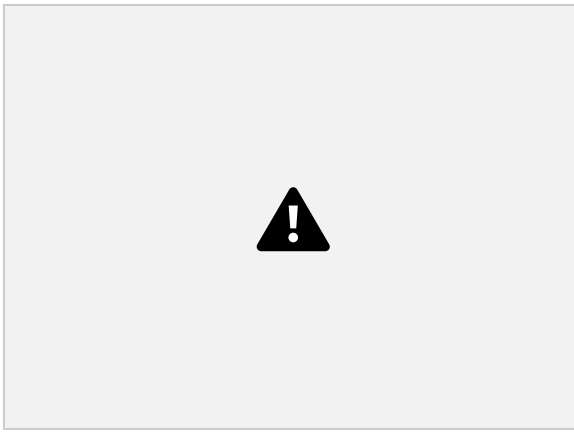
In areas the stone trim is cracking and

delaminating

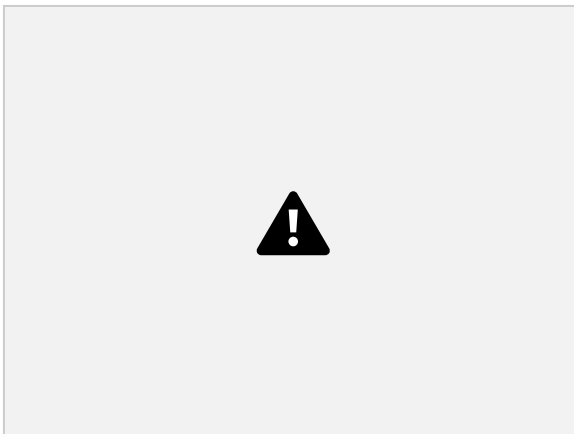
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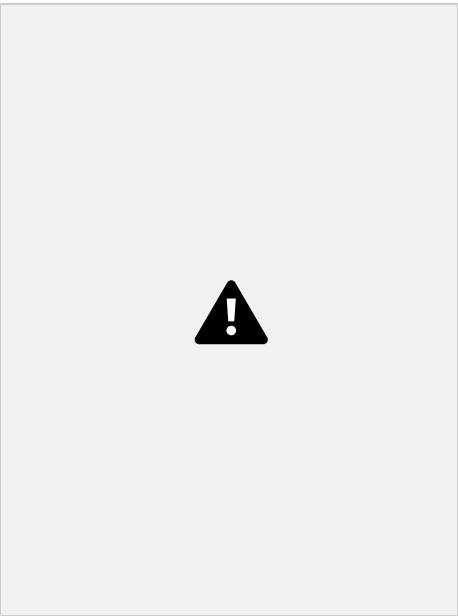
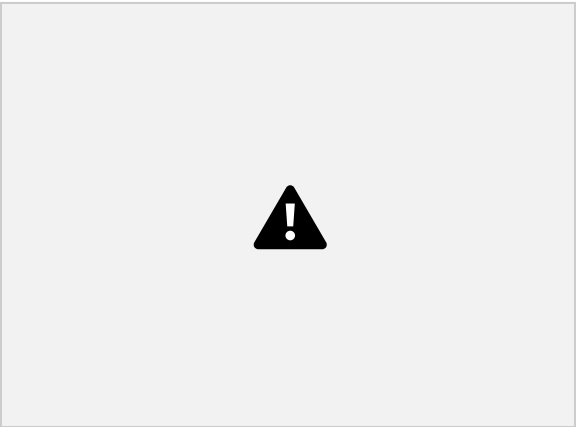
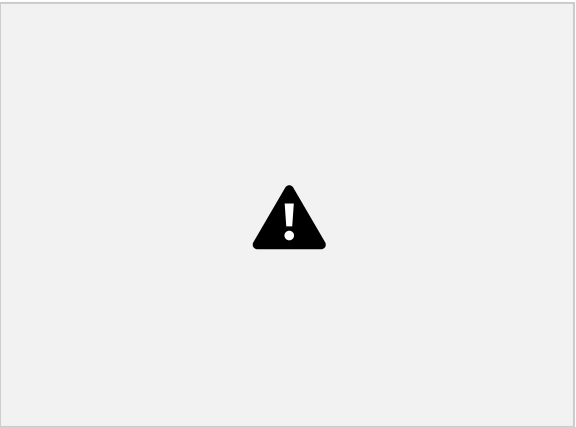
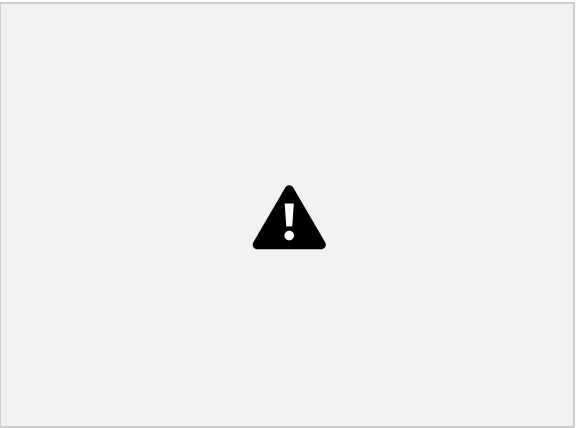
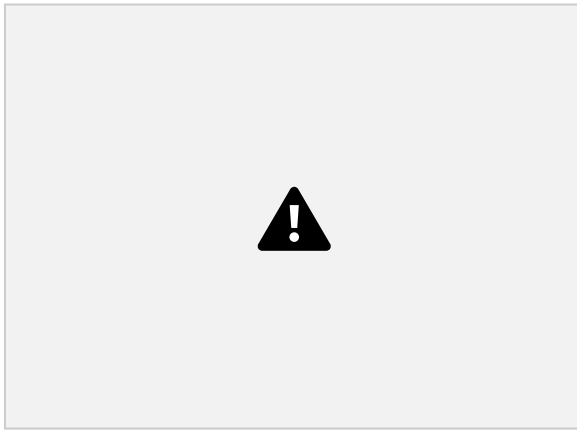
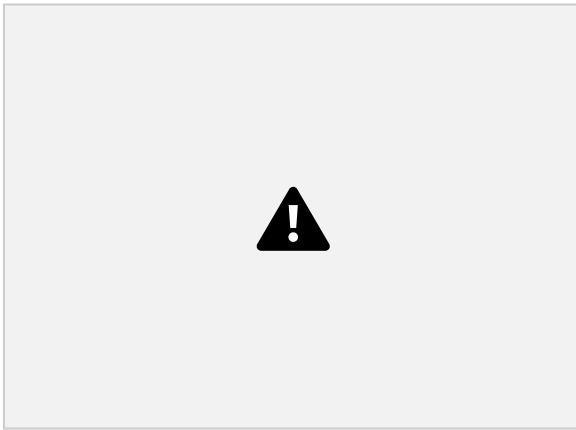
Cracks are developing at most of the stone piers between windows on the ground floor and the stone is deteriorating.



Some of the stone is delaminating, and some of the brick is severely damaged by water.

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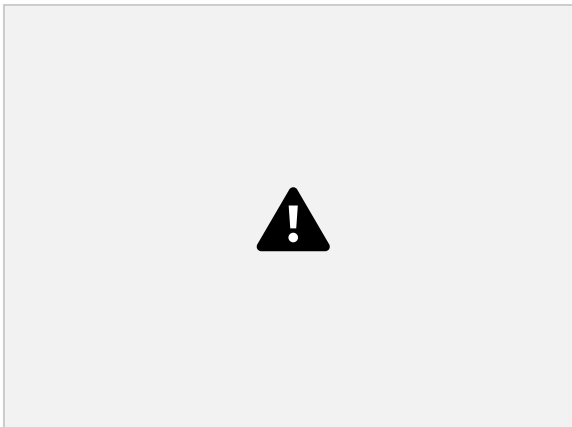
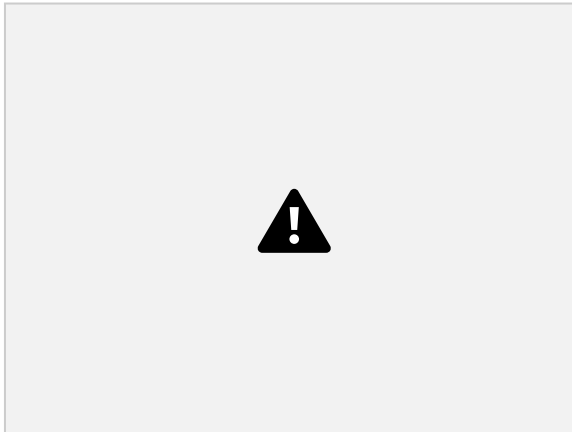


the building throughout

Structural cracks are developing at piers and corners of

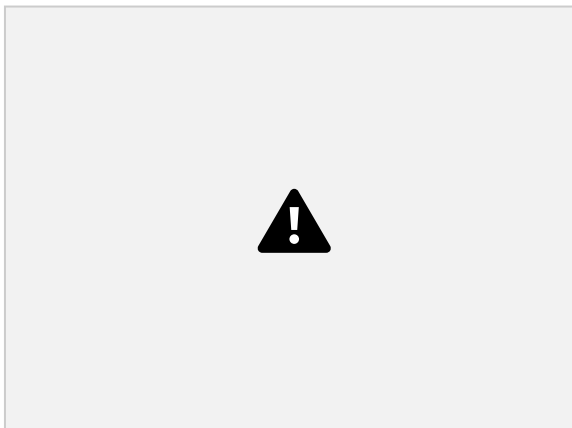
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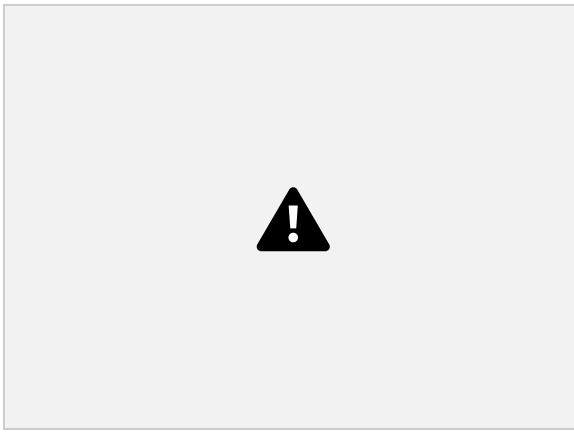
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The wood windows are in poor condition.

The gutters and downspouts are in need of extensive repair and replacement. The shingle roofs will need to be replaced with slate to restore the building to its original condition.





The porte-cochere is in poor condition but could be restored if the community wishes to salvage it as a stand-alone monument.

ERWIN & BIELINSKI PLLC

FORENSIC ARCHITECT AND ENGINEERS

Via Fed Ex and Email:

October 24, 2012

Michael D. Filippin
Superintendent of Building
VILLAGE OF GARDEN CITY
Garden City, NY 11530

RE: ERWIN & BIELINSKI ASSESSMENT:
THE PROPOSAL BY THE COMMITTEE TO SAVE ST. PAUL'S

Dear Mr. Filippin;

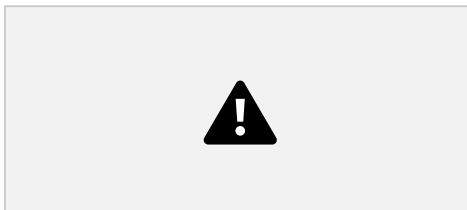
Pursuant to the terms of our retention we have enclosed two reports for your review and our mutual discussion. The first report is an analysis of the October, 2011 plan submitted by the Committee to Save St. Paul's and the Historical Society. This is a follow up report to our original Appendix M report as contained in the FEIS.

The second report is a follow up and expansion of our thoughts, as set forth in Appendix M, of some possible variations, with cost estimates, for reducing or re configuring the St Paul's School Building.

We look forward to discussing these reports with you and obtaining your department's input and comments.

Very truly yours

ERWIN & BIELINSKI



37 W. 39TH Street, Suite 1201, New York, NY, 10018 (V) (212) 391-4750 (F) (212) 391-4752
271 North Ave., Suite 320, New Rochelle, NY, 10801 (V) (914) 738-7949 (F) (914) 738-7940

ERWIN & BIELINSKI

ARCHITECTS AND ENGINEERS, PLLC.

ASSESSMENT OF THE PROPOSAL BY THE COMMITTEE TO SAVE ST. PAUL'S

Erwin & Bielinski was retained to provide an independent assessment of the condition of St. Paul's School in Garden City, New York (the "School"), and an analysis of the June 29, 2010 and October 6, 2011 proposals submitted for limited reuse of the School by the Committee to Save St Paul's and the Garden City Historical Society (collectively, the "Committee"). In its submittal, the Committee included costing information provided by Sullivan Builders and also refers to estimates provided by Turner Construction Company ("TCCo").

The cost estimate line items from TCCo that are included into the Committee's report appear to have been excerpted from a cost estimate prepared by TCCo dated June 28, 2011. The total cost of restoration shown on the full estimate varies significantly from the excerpted estimate incorporated into the Committee report.

ERWIN & BIELINSKI BACKGROUND

Erwin & Bielinski is a forensic architectural firm founded in 2006 to provide consulting services to the architectural, construction, insurance and real estate communities. We provide these services in the New York City metropolitan area as well as in other parts of the United States. As part of our services, we are regularly called upon to provide existing building assessments as part of real estate transactions and as part of feasibility studies. We have been involved with assessing numerous structures similar to St. Paul's, and have also been the project architect for renovation of such structures. We also are called upon to prepare budget estimates for consideration in these types of projects.

Our firm was originally retained by the Village in connection with the preparation of the Final Environmental Impact Study ("FEIS") completed in February 2011. Our original full report is included as Appendix M to the FEIS and we refer you to the analysis contained therein for a full discussion. In October of 2011, the Committee submitted an

updated proposal, and this report serves as an update in summary form of our original report to address this October 2011 Committee proposal. This report has been provided at the request of the Board of Trustees of the Village of Garden City.

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SUMMARY

The proposal prepared by the Committee envisions making limited repairs to the School in order to stabilize the facility and make portions of the ground floor usable for some public activities. The large majority of the School would remain unused and partially stabilized for future restoration. The Committee's proposal includes the work broadly described on its Appendix A. The October 2011 submission by the Committee did not vary substantially from the original proposal which was analyzed by our firm in the FEIS.

After extensive analysis, including a review of plans and material submitted to the Village of Garden City by the Committee, and other relevant material, our firm has come to the conclusion that the Committee's most recent proposal does not meet minimum current safety and building code requirements, and is unlikely to be approved by the building authorities as currently envisioned. We also conclude that the costs projected by the Committee are not realistic and are not the full costs of preparing the building for use, even under the limited scope of work contained in the committee's latest plan; the full cost of restoration of the building is simply deferred to the future, it is not eliminated.

In our opinion there are several specific weaknesses or drawbacks to the proposal that the community should consider in assessing the Committee's proposal.

We believe that the \$8 million projected cost of the Committee's proposal (1) is underestimated and unclear; (2) would be largely wasted if a future reuse option is implemented; (3) simply defers the cost of the inevitable full stabilization, restoration and renovation to some point in the future; (4) requires a significantly higher initial Village expenditure than full demolition and requires continued annual funding for maintenance of the occupied and unoccupied portions of the facility; (5) is insufficient in scope to prevent continuing deterioration of unused portions of the facility, (6) may face significant and perhaps insurmountable objections from the Building Officials related to

the safe use of a portion of the building, and (7) does not address the fundamental problems with the physical layout of the School for any future reuse.

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Even if the Committee's cost of the partial restoration is assumed to be accurate, the fact remains that it is only a down payment on the full restoration project, a project for which no viable use has been identified and for which significant sums will be required. We believe the fundamental question that the community must make is whether the effort and expense to restore the School for short-term and partial use is justified based on the project's inherent value and its contribution to the life of the community, even if no future use is ever identified.

For all of these reasons, it is our opinion that the cost projection of approximately \$100 per year per "average resident" over a fifteen year period put forth by the Committee for the project is not a realistic reflection of the actual cost that will need to be borne by the community in order to obtain a building that can be partially utilized, and an even less realistic reflection of the cost to the community to obtain a building that can be fully utilized.

DISCUSSION

(1) The Cost of the Proposal is Underestimated and Unclear

We believe that the Committee underestimates the cost of the work. First, there are numerous exclusions from both of the Sullivan and TCCo cost estimates for work that could not be properly estimated. The TCCo estimate includes three pages of clarifications and assumptions, including over a dozen significant exclusions from the scope of work such as fire stairs, refurbishment of the clock tower, landscaping, soft costs, structural modifications, heating system, plumbing upgrades, and fire standpipe system. These are costs that are going to be incurred at some point when the building is renovated for its ultimate use.

The Sullivan estimates appear to be based on optimistic "best cases" assumptions rather than "worst case" assumptions. It is unlikely that the School, which has been abandoned and untended for nearly twenty years, will present the best case for any of the restoration trades. We particularly question the magnitude of all of the "make-watertight" trades

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including roofing restoration, exterior wall repair and restoration, and repairs to windows and doors.

The estimates also appear to minimize the effort that will be required to restore the School. This is a building constructed of historic material, and correctly restoring these materials is very time consuming and expensive. For example, there is no allowance for the restoration of the stained glass windows, pipe organ or true plaster work in the chapel. There is elaborate woodwork in the feature rooms that will require repairs and restoration. In addition, some of the estimated costs presented by the Committee in its latest estimate are lower than their previous estimate. We believe that these reductions are unrealistic. The net effect is that the Committee's proposal for its own reduced scope of work may be underestimated by over \$1,000,000.

We do not fundamentally disagree with the "unit costs" incorporated in Sullivan and TCCo cost estimates submitted by the Committee. A unit cost is the cost of completing a unit of work such as the cost of installing one square foot of flooring. However, we disagree with the quantity and extent of the work described by the Committee. When we adopt the unit costs used by the two contracting firms and then project the cost of the full scope of work that we believe is necessary, it results in total costs that are in the \$40,000,000 to \$50,000,000 range. Thus, there is no controversy about the cost of doing any specific item of work; there is a significant controversy related to the scope of work that is necessary to make the building able to be occupied. We believe that the Committee has significantly underestimated the extent of work that will be required, and thus has significantly underestimated the cost of the work.

In addition to our opinion that the Committee has underestimated the cost of construction, we also find that the Committee's cost presentation is unclear and lacks transparency. When it is examined in detail, there are numerous inconsistencies and contradictions.

- The Committee represents that the TCCo estimate amounts to \$10,000,000, yet when the TCCo line items in the presentation are added up, it totals \$14,909,300.

This is more than the TCCo's own tabulation in the full cost estimate.

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- The full TCCo cost estimate for the interim stabilization project, as tabulated in its full cost estimate, is actually \$21,000,000, not the \$10,000,000 that the Committee claims.
- The Committee represents that the \$10,000,000 figure reflects an email from TCCo that provided a “reduced price to reflect reduced stabilization scope.” There is no information on what this reduced scope is, so there is no way to analyze what the significance of the figure is.
- The Committee only includes certain items from the TCCO cost estimate, and excludes such expenses as soft costs, hoisting costs, professional fees, insurance and other expenses that will be required to complete the project. These are costs that actually are required in order to do the work.
- The Committee states that the Sullivan Builder’s cost estimate is \$8,224,340, yet adding up the line items in the Committee’s presentation results in a total of \$8,482,683, not including any mark ups.
 - The Committee’s presentation states that Sullivan is including a \$350,000 budget for abatement of hazardous materials in the occupied portion of the building, but the Sullivan estimate includes only a \$75,000 line item for lead abatement.

Whether the hazardous material abatement budget submitted by the Committee is \$75,000 or \$350,000, there is no substantiation that this allowance is appropriate, and no evidence that that lead paint is the only environmental hazard that exists within the proposed occupied areas. In fact, there is asbestos and other materials located throughout the School, albeit in small quantities. A prudent course would be to undertake the environmental abatement of the entire School before the partial renovation and occupancy. This would serve to make it safe for persons to enter any part of the building, and would eliminate the possibility of contaminants entering the 10,500 square foot renovated and occupied space the Committee proposes. Also, since some of the work included in the Committee’s proposal involves the installation of HVAC and building wide fire, security and sprinklers systems in the unoccupied areas of the building,

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hazardous materials will be encountered and disturbed during this work. This will require local abatement at multiple locations. Finally, partially abating a building which

ultimately must be fully abated regardless of its ultimate disposition results in the loss of the economies of scale that accrue to a larger abatement project, and results in paying twice for the complex isolation and decontamination facilities that the work requires. The community should be aware that even if the cost for this work is not included in the budget today, it is not a cost that is eliminated; it is a cost that is simply deferred to some later date.

Over \$2.5 million of the budget for the work proposed by the Committee is allocated for “soft costs” such as contractor profits, scaffolding and fees; appropriate and necessary costs that will be incurred, but ones that do not result in any tangible work product; they are simply the costs of getting the work done. However, since the Committee’s plan envisions this scope of work as being an interim step and not the final disposition of the School, these soft costs will be required to be incurred again in the future when the final restoration project is undertaken.

The Committee’s construction schedule of one week to mobilize and approximately 10 weeks to complete the construction is simply unrealistic. From merely a cash-flow basis, this would represent completing nearly \$1,000,000 of work per week, an astounding and untenable rate. Maintaining an appropriate level of quality control and project oversight at this rate of production would be very difficult if not impossible. Renovation projects of this type must include generous allowances for time involved with uncovering field conditions and coordinating the work of the various contractors. A more realistic estimate of the timeframe for completion would be at least two years. This increase in construction time will result in an increase in carrying costs and expenses.

We previously prepared a budget estimate of the work that we believed was necessary to accomplish the full stabilization of the School in anticipation of reuse, and determined that the full scope of work for both interior and exterior work amounted to approximately \$38,000,000. The estimate for the exterior restoration work alone totaled \$5,100,000, a

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Analysis of the Committee to Save St. Paul’s Proposal
October 24, 2012
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figure that compares closely to TCCo’s estimate for the same work of approximately \$5,600,000.

The TCCo estimate for interior work is limited to the cellar and ground floor. If the cost of that work per square foot is extrapolated to the restoration of the entire building, it nets

a construction estimate of approximately \$16,500,000. Our estimate for a similar scope of work is \$17,500,000. Once again, the two estimates are reasonably comparable.

When we examined the Sullivan cost estimate, and extrapolated the square foot cost of the limited building restoration over the entire building, once again the full cost to be borne by the community at some point in the future was approximately \$15,000,000; comparable to the cost arrived at by TCCo and us.

We conclude that the unit costs included in both estimates are consistent with industry standards, and when applied in an “apples to apples” method to the same scope of work, the full cost of the restoration of the School they return estimates that are not very dissimilar. The discrepancy between the Committee’s cost estimate and our estimate is the result of the Committee’s position that it is only the cost of the interim stabilization that is the deciding factor for the community, not the full cost of the restoration of the building so it can be reused. The community needs to be aware that the costs not included in the Committee’s presentation are not eliminated; they are simply deferred to a later date when the building is renovated for its ultimate purpose.

(2) Much of the Investment Will Not be Recovered

Not all of the repairs completed in the Committee’s proposal will be salvageable or reusable in the future. The scope of current work is limited, and the full use of the School will require much of these repairs to be done again or in a different manner in the future for whatever use is ultimately selected. For example the separation walls, electrical systems, mechanical systems, new bathrooms and other plumbing improvements installed for the interim use will probably not be appropriate for the future use. The sprinkler and fire alarm systems will certainly not be installed in such a way that it can be reused in the

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future. The temporary clean up of the finishes on the interior will doubtless need to be scoped again to suit the prospective use. The asphalt shingles may need to be replaced in the future by slate or synthetic slate shingles in order to obtain funding for historic preservation grants. The cost of patching the windows proposed by the Committee will result in a temporary benefit, but in the future further patching and ultimately a full window replacement program will be required. The investment for all of this work will not be recovered during future restoration projects.

(3) The Proposal Defers Full Cost of Restoration

As stated by the Committee, its proposal is intended only as an interim step towards full restoration. At the end of the proposed repairs, perhaps 10% of the interior will have been rendered legal for occupancy, and approximately 25% of the exterior stabilized. 90% of the interior and 75% of the exterior will remain to be repaired and renovated in the future. The Committee's submittal postpones the full investment in the renovation, it does not eliminate it. As noted in our preliminary report, our firm has estimated the total cost for the work required would be approximately \$38,000,000. TCCo has estimated that the cost would be in the range of \$21,000,000.

(4) The Proposal Has Higher Up-Front Cost and Continuing Maintenance Costs

The Committee does not disagree that its proposal is more expensive than simply demolishing the building. This is simply a fact that the community must take into consideration.

The Committee is also frank in identifying a suggested operating cost of \$125,000 as part of its proposal. We have not analyzed this estimate. In our opinion, until an end use for the School is identified, any estimate of annual cost is pure conjecture. The potential ongoing annual operating costs are expenses that the community will incur on a continuing basis until the prospective use is found for the School.

We believe that the annual cost may be overly optimistic. It does not include any permanent staffing, building maintenance or upkeep, but includes a line-item of \$8,400

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per month in "miscellaneous" expenses. There are continuing maintenance and upkeep costs for any building, particularly one that has only been partially restored. These costs could be significant, but are difficult to determine. However, if no money is allocated to continuing maintenance, the condition of the building will only continue to deteriorate. Also, unless staff is transferred from another location in the Village to inhabit the School, there will be some staffing costs required to maintain a presence at the site. The community should be aware that occupying the School may result in unfunded costs simply related to occupying the School

(5) The Proposal does not protect the Unused Areas

No climate control is proposed for the unused portions of the building. This, coupled with the mere passage of time, will permit the continued deterioration of the materials in the building. Each year that passes, certain of the environmentally sensitive materials such as wood and plaster will continue to deteriorate. Once again, this pushes off into the future the full cost of accounting for the accumulating damage.

(6) The Proposal does not Address Significant Building Code Issues

We believe that the most critical issue that the Committee has not fully addressed is the significant building code and life safety challenges presented by the School. The proposal states that at the end of the process the School will comply with “all building codes.” There is little or no information detailing how this is to be accomplished in the documents we reviewed. The architectural plan presented by the Committee is vague in the specifics of how the separation of the unoccupied and occupied portions of the buildings is to be accomplished, and how the legal means of egress are to be provided, among other issues. A detailed and factual explanation of this statement must be provided by the Committee to explain how it intends to meet these requirements.

The Committee’s approach envisions a “box-within-a-box” renovation, with the renovated “box” of the usable area of the building being embedded in and attached to the surrounding “box” of the unused school. That surrounding box is an unoccupied and

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unused building that has no certificate of occupancy, does not meet most current building codes and life safety standards for public occupancy buildings, and cannot be occupied or used until significant and extensive modifications and upgrades are accomplished. This arrangement is contrary to the spirit and letter of safety codes which dictate that spaces that are safe and legal to be occupied must be located within buildings that are safe and legal to occupy. To our knowledge the “box-within-a-box” approach as proposed by the Committee has no precedent, and therefore, there is no guidance offered by the Code on how to proceed. The level and extent of work that the Building Official may demand cannot be predicted, and there is no assurance that the Building Officials may not have insurmountable objections in principal to this approach. The Building Official for Garden City should be engaged to review any proposal by the Committee to verify that it complies with its requirements before the community is asked to make a decision.

Code deficiencies are not hurdles that can be overcome by fiat; the local Building Officials are obligated by the oaths of their office to be shown in concrete terms how the School will be brought into compliance with current Building Codes to protect the life safety of the community. It is not enough to hold that the School once was fully and legally occupied and therefore the accumulated code violations are somehow “grandfathered.” It is no longer either fully occupied or a school. It has no certificate of occupancy, so any new use will have to address all of the applicable code issues. It is an open question whether the School would ever be able to gain the approval from the Building Officials to be occupied as the Committee proposes.

Among the many code-related problems are the following:

- The floor construction is of heavy timber joists with a proprietary cement panel nailed to the bottom. Current code requires that the floor assembly comply with certain fire-resistance requirements, which this one does not. The construction would have to be certified by means of a laboratory fire-test, or reconstructed in some manner to bring it into compliance with a known assembly to the satisfaction of the Building Official. Furthermore, and a licensed professional

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October 24, 2012

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architect or engineer would have to be willing to accept the legal liability for any risk that the system may present if it is reused.

- The top floor ceiling joists and the entire roof structure is constructed of wood. The large attic space is virtually open from one area to the next. This is a serious concern in a fire event, and would allow fire to rapidly propagate up and over the entire structure.
- The exterior wall is constructed with hollow cavities that extend the full height of the building, allowing a fire and smoke to travel unimpeded from floor to floor. The entire building would need to be inspected and fire stopping would have to be installed in all such cavities.
- There are no “legal” stairs anywhere in the facility to provide a means of egress in case of a fire. The existing stairs do not meet current code and would have to be either replaced or supplemented with all new stairs. This particularly is an issue

with the chapel, which would require two new means of egress. The Committee envisions reusing the historic stair as a means of egress, but these are not “legal” stairs: they are not in compliance with the dimensional requirements and the fire enclosure requirements of the code, among other things.

These unacceptable conditions are inherent in the fabric of the entire building, and attempting to surgically separating the proposed occupied spaces from the surrounding fabric in which it is embedded is virtually impossible. The Code violations in the building weave their way through, hang over and abut the occupied spaces on all sides. The proposed occupied spaces were never conceived of as a separate entity, and cannot be made such today.

It should also be made clear that even if a robust fire protection and fire separation system were to be installed to meet the Building Official’s approval, the intent of such a system would be to allow time to evacuate the occupants and protect the fire-fighters during a fire event. The community should not be left with the impression that the

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installation of such systems is intended to protect or preserve the School for future reuse or to protect the community’s investment. Instead, the opposite is true: the sprinklers are installed to protect the occupants from the dangers of the surrounding building. If a fire were to occur during the interim period before its final restoration, there is no assurance that it would not result in the total loss of the building.

Also, unlike modern buildings that are constructed of relatively fire- and water-resistant finishes, virtually everything in the School, with the exception of the exterior walls and cast-iron stairs is sensitive to exposure to water. If a fire were to occur in this building, the damage from the effects of the fire sprinklers and the fire-fighting effort alone would likely be catastrophic.

(7) The Proposal Does Not Address the Lack of Utility of the School

Finally, the Committee must face the fact that the School is archaic in construction and lay-out and lends itself to virtually no modern occupancies. It is also an enormous building, far larger than any of the remotely conceivable occupancies might require. In short, the School has outlived its usefulness as a building. The urge to preserve this admittedly handsome building is entirely admirable, but the community should weigh

whether the scale of the necessary investment compared with the likelihood of a successful reuse is consistent with their wishes.

CONCLUSION

The Committee's proposal attempts to accomplish the limited goal of partial stabilization and partial reuse of the building, but that proposal is unrealistic and flawed. It also does not address the issues relating to the long-term cost of full renovation and the viability of any potential future use for the building. We believe that there are significant, perhaps insurmountable financial, administrative and technical problems with any proposal to reuse the School.

ERWIN & BIELINSKI PLLC FORENSIC ARCHITECT AND ENGINEERS

To: The Board of Trustees of the Village of Garden City, New York Re:
St. Paul's School
Date: October 24, 2012

In connection with the analysis of the Committee to Save St. Paul's School proposals, you also requested that we develop and examine alternate approaches that might be considered by the community that attempted to restore various portions of the building while demolishing the rest. The effort was intended to explore alternatives to total demolition that would result in a portion of the building being preserved for use and that would be cost effective. We have developed six proposals, each with diagrammatic plans, illustrations of how they might appear, pros-and-cons of each and pricing information. These alternate approaches are:

- Demolish the two end wings and restore the front wing and the chapel •
Demolish everything except the center bay of the front wing and the chapel
- Demolish the bulk of the building but retain the front façade as a stand-alone feature
- Demolish the bulk of the building and integrate the front façade into another facility to be constructed behind
- Demolish all but the center bay façade, and integrate it into another facility to be constructed in front, thus converting the façade of the school into an interior wall of the facility
- Demolish the building but salvage significant portions of the fabric of the building to be incorporated into another facility at some future date.

Very truly yours,

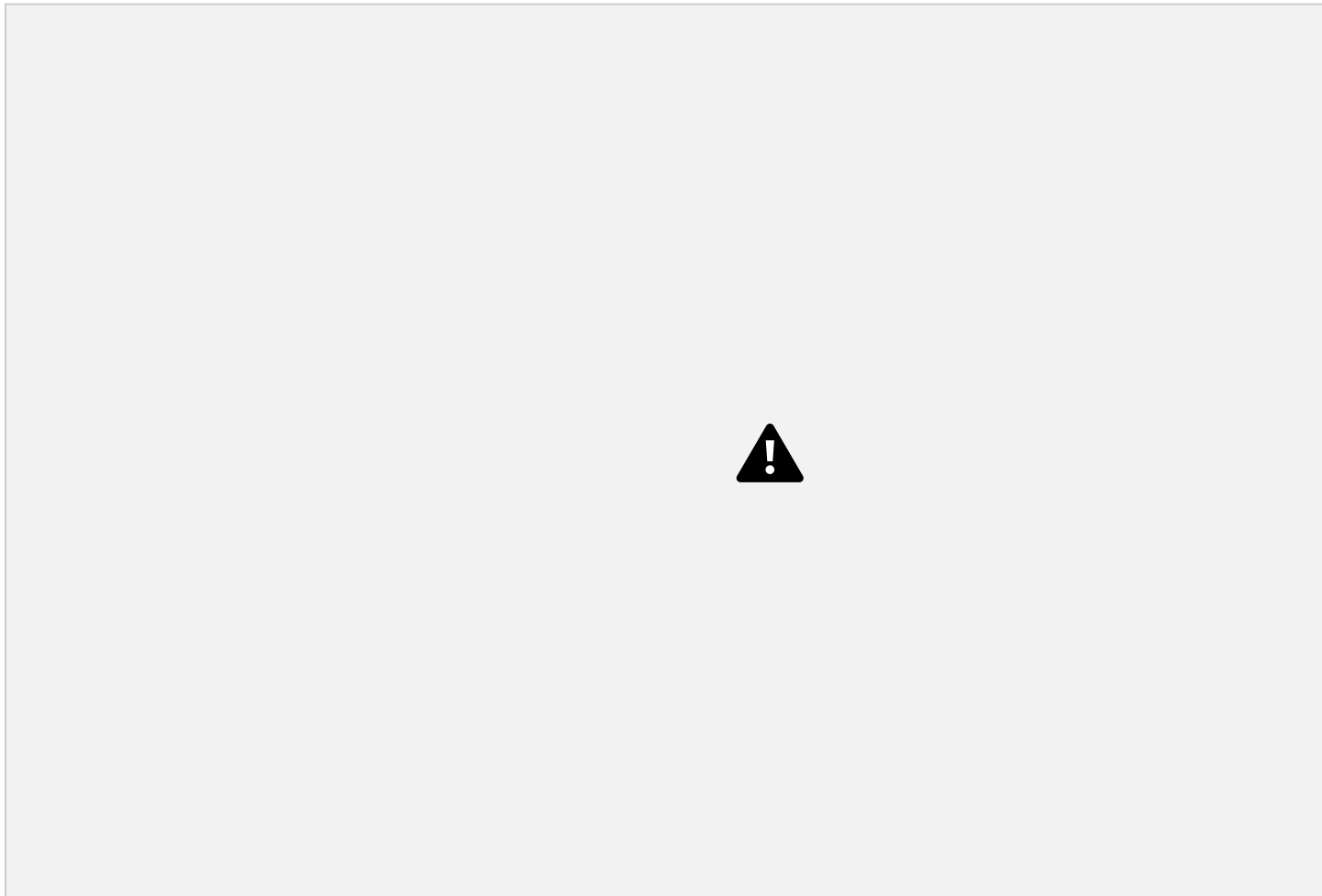
Erwin & Bielinski



Don Erwin, AIA
Principal

37 W. 39TH Street, Suite 1201, New York, NY, 10018 (V) (212) 391-4750 (F) (212) 391-4752
271 North Ave., Suite 320, New Rochelle, NY, 10801 (V) (914) 738-7949 (F) (914) 738-7940

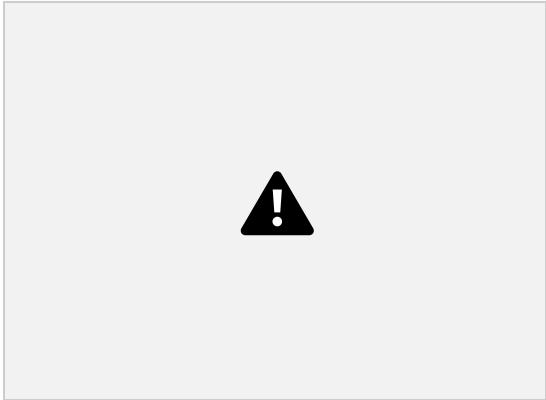
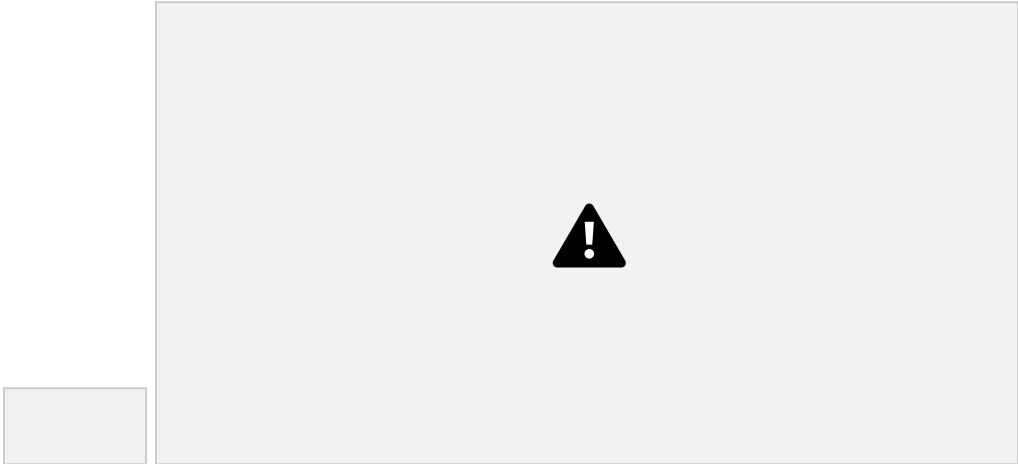
St. Paul's School - Other Development Options



Existing Building Complex

¹ ERWIN & BIELINSKI PLLC

St. Paul's School Option I





Option I: Remove Wings and Restore Front Wing and Chapel

² ERWIN & BIELINSKI PLLC

Option I

3



3 3

4 4

Option I would provide three levels of program space in the chapel wing, three levels in the front wing and four levels in the three towers.

³ ERWIN & BIELINSKI PLLC

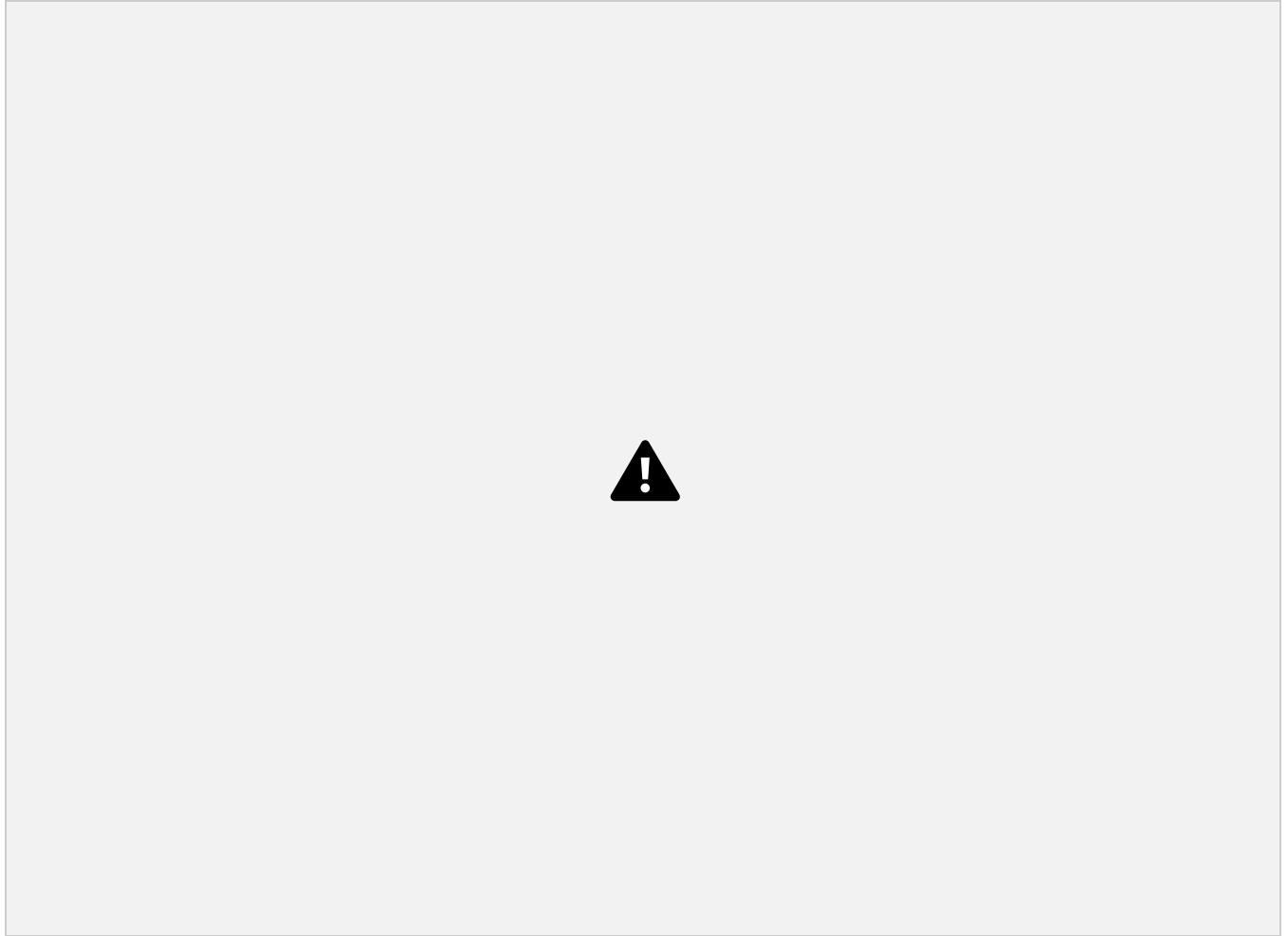
St. Paul's School Option I



In addition to all new fire protection, heating, ventilating, electrical and plumbing systems, Option I will require new stairs, fire walls, elevator and toilets as well as interior restoration of finishes

⁴ ERWIN & BIELINSKI PLLC

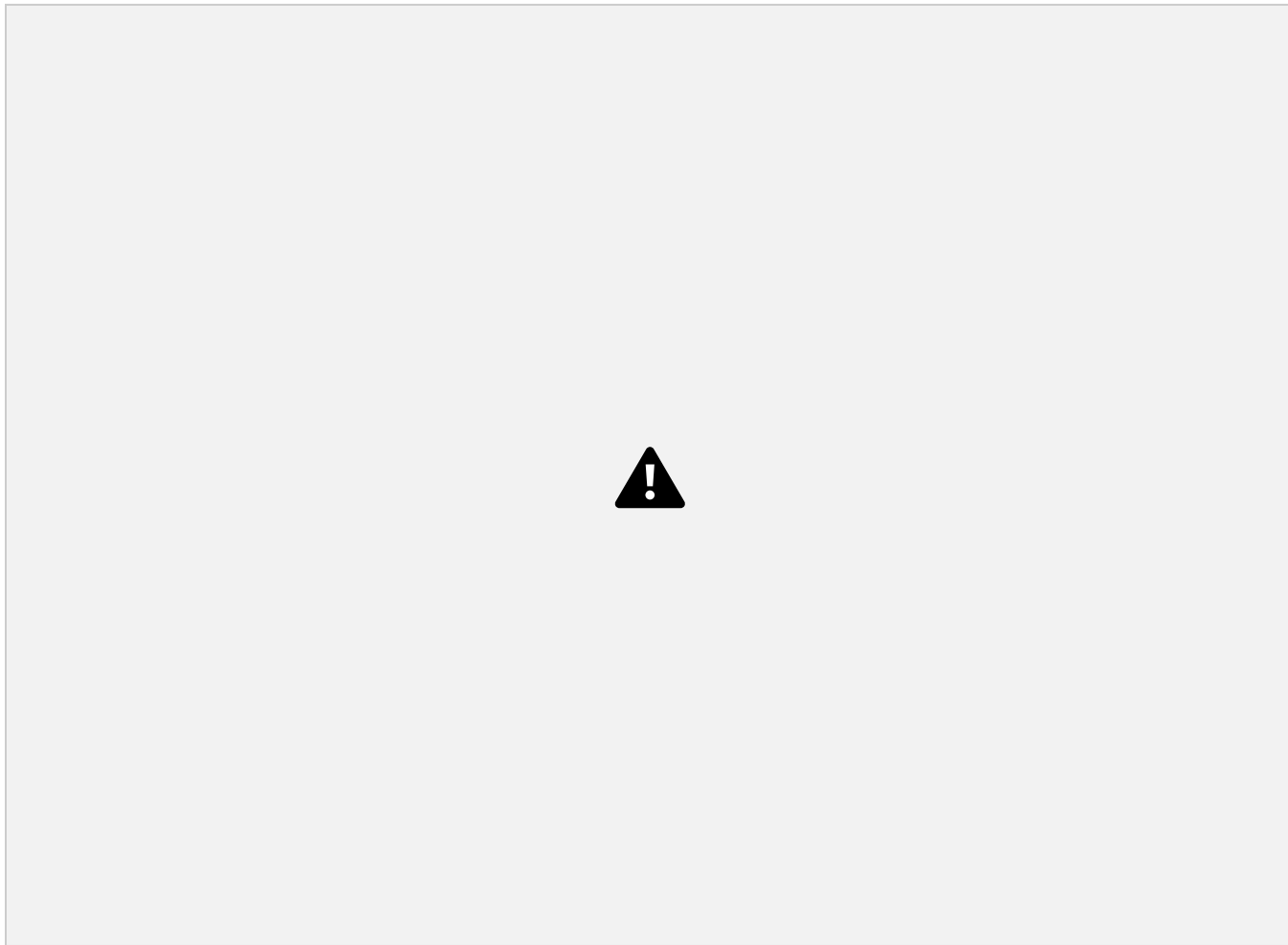
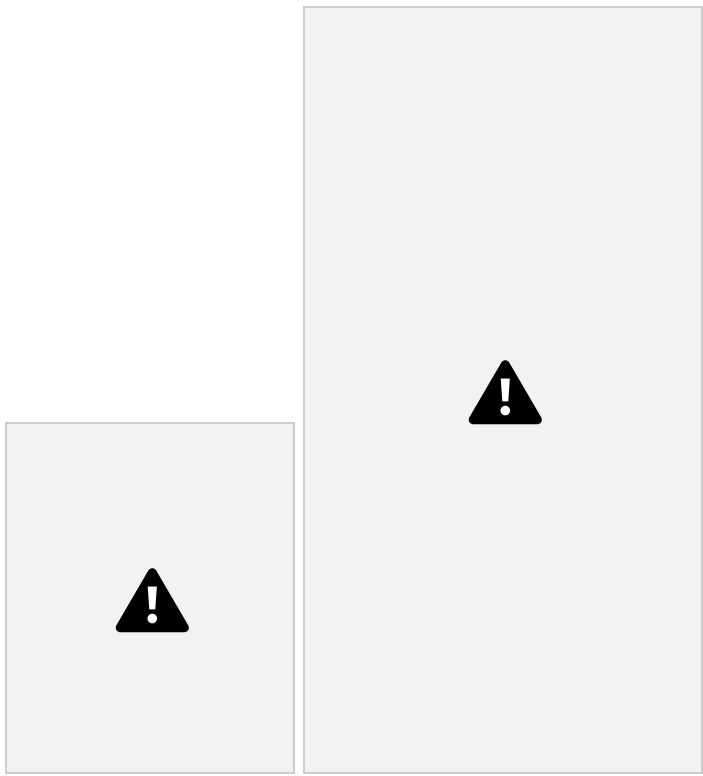
St. Paul's School Option I



Option I: Before Demolition

⁵ ERWIN & BIELINSKI PLLC

St. Paul's School Option I



Option I: After Demolition

St. Paul's School Option I

- Advantages

- Reuses a large portion of existing building while eliminating the inefficient wings

- Maintains a substantial amount of the original massing of the building

⁷ ERWIN & BIELINSKI PLLC

St. Paul's School Option I

- Disadvantages

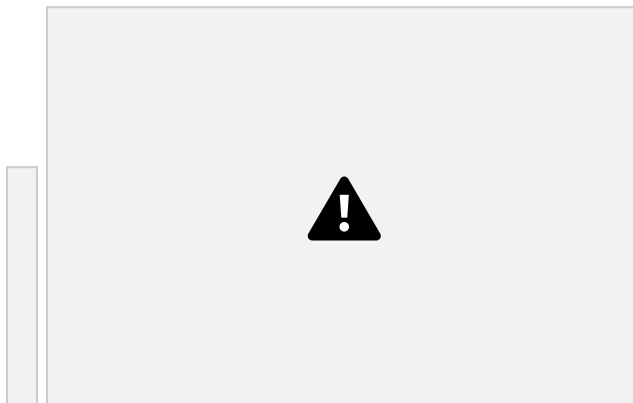
- Requires extensive reconfiguration to provide acceptable means of emergency

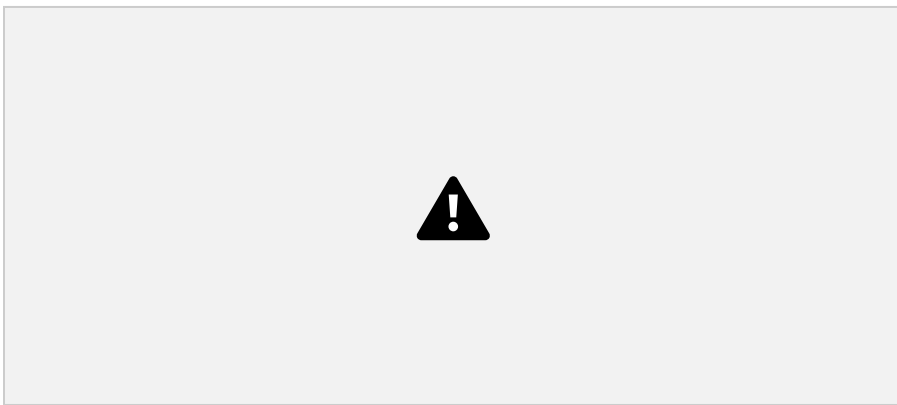
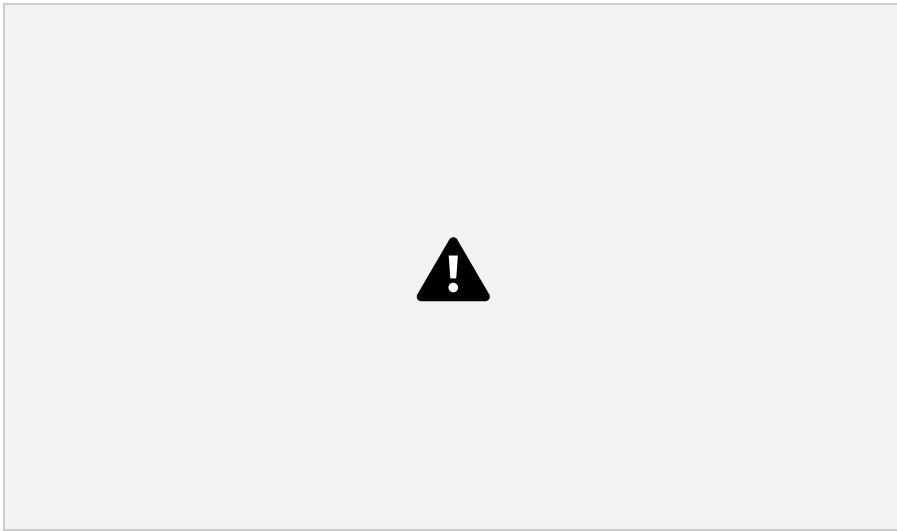
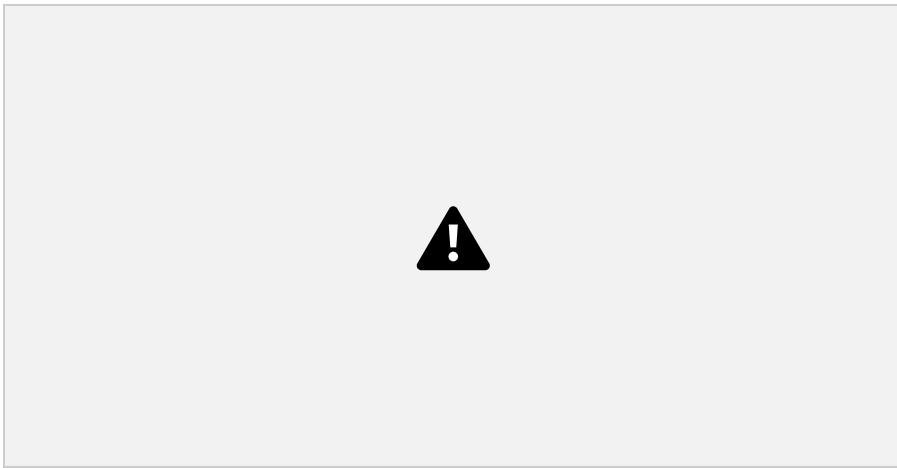
egress

- Requires extensive construction to bring up to current life-safety and other building codes
- No viable use has been proposed for renovated spaces
- Approximately \$25 million premium over simple demolition.

⁸ ERWIN & BIELINSKI PLLC

St. Paul's School Option II







Option II: Remove All but Center Bay and Chapel

⁹ ERWIN & BIELINSKI PLLC

St. Paul's School Option II

3



1

of floors of program space on
entral bay

chool Option II



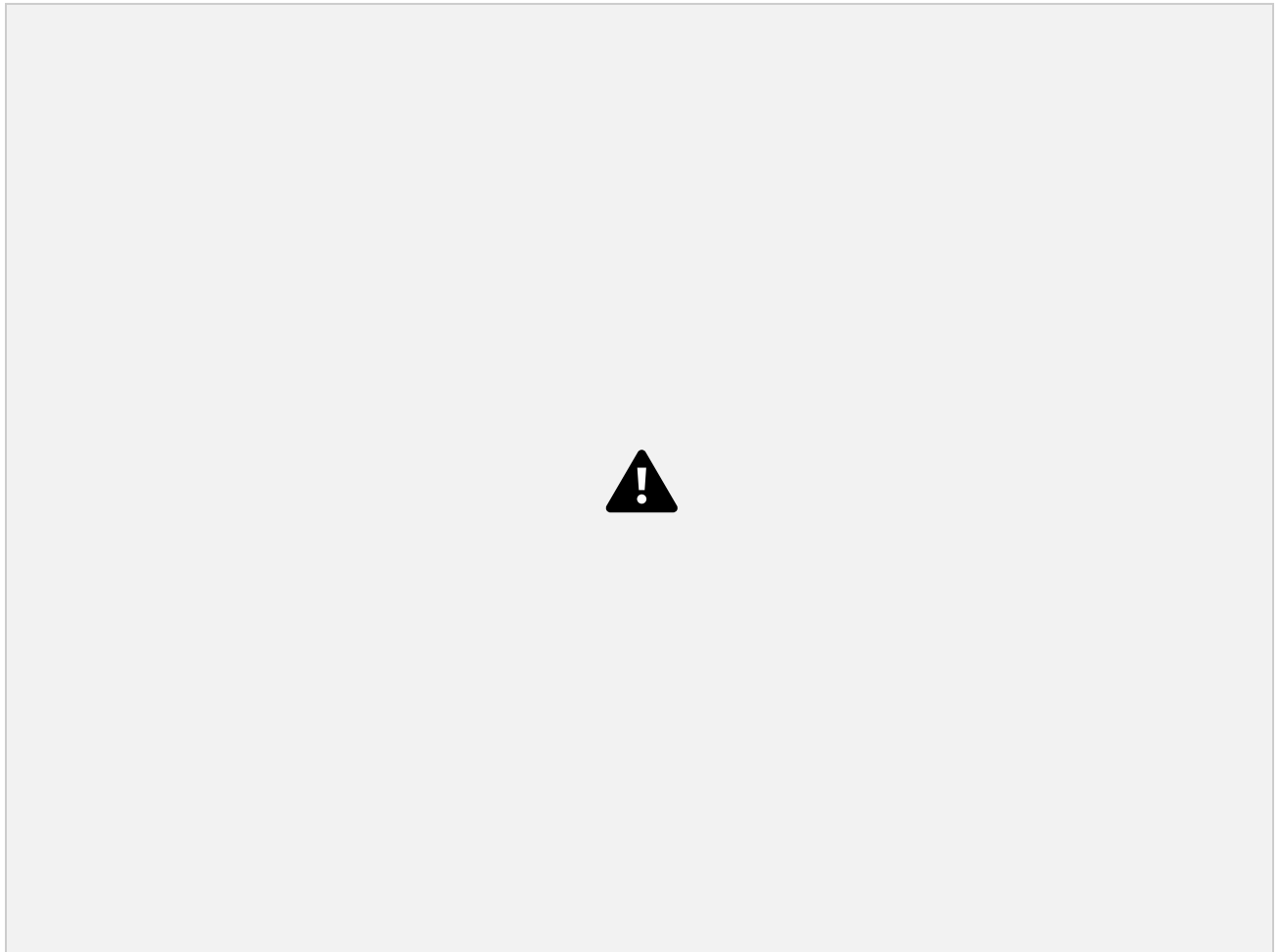
Circulation, support

and service spaces

Option II: the center of the building is largely service and circulation

¹¹ ERWIN & BIELINSKI PLLC

St. Paul's School Option II



Option II: Before Demolition

¹² ERWIN & BIELINSKI PLLC

St. Paul's School Option II



Option II: After Demolition, with Plain End wall

¹³ ERWIN & BIELINSKI PLLC

St. Paul's School Option II



Option II: After Demolition, with Contextual End wall

¹⁴ ERWIN & BIELINSKI PLLC

St. Paul's School Option II

- Advantages
 - Reduces the program space to a minimum while retaining the Chapel and public spaces

St. Paul's School Option II

- Disadvantages
 - Same disadvantages as Option I
 - Requires very large investment in return for very little usable space
 - Architecturally, will look very peculiar
 - Approximately \$13 million premium over simple demolition

St. Paul's School Option III





Option III: Preserve and Restore Front and End Façades Only

¹⁷ ERWIN & BIELINSKI PLLC

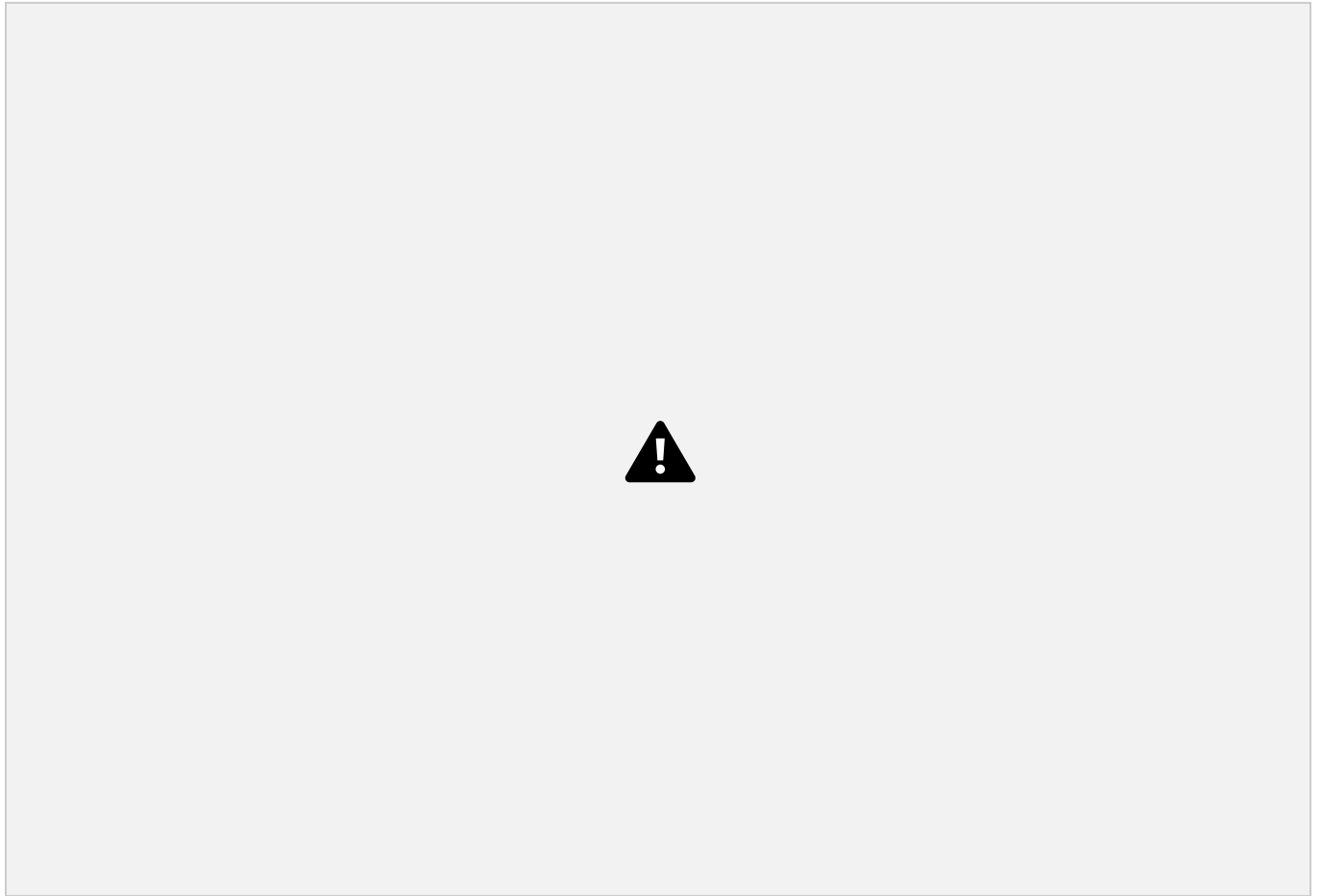
St. Paul's School Option III



There will be no interior usable space

¹⁸ ERWIN & BIELINSKI PLLC

St. Paul's School Option III



Option III: Before Demolition

¹⁹ ERWIN & BIELINSKI PLLC

St. Paul's School Option III



Option III: After Demolition

²⁰ ERWIN & BIELINSKI PLLC

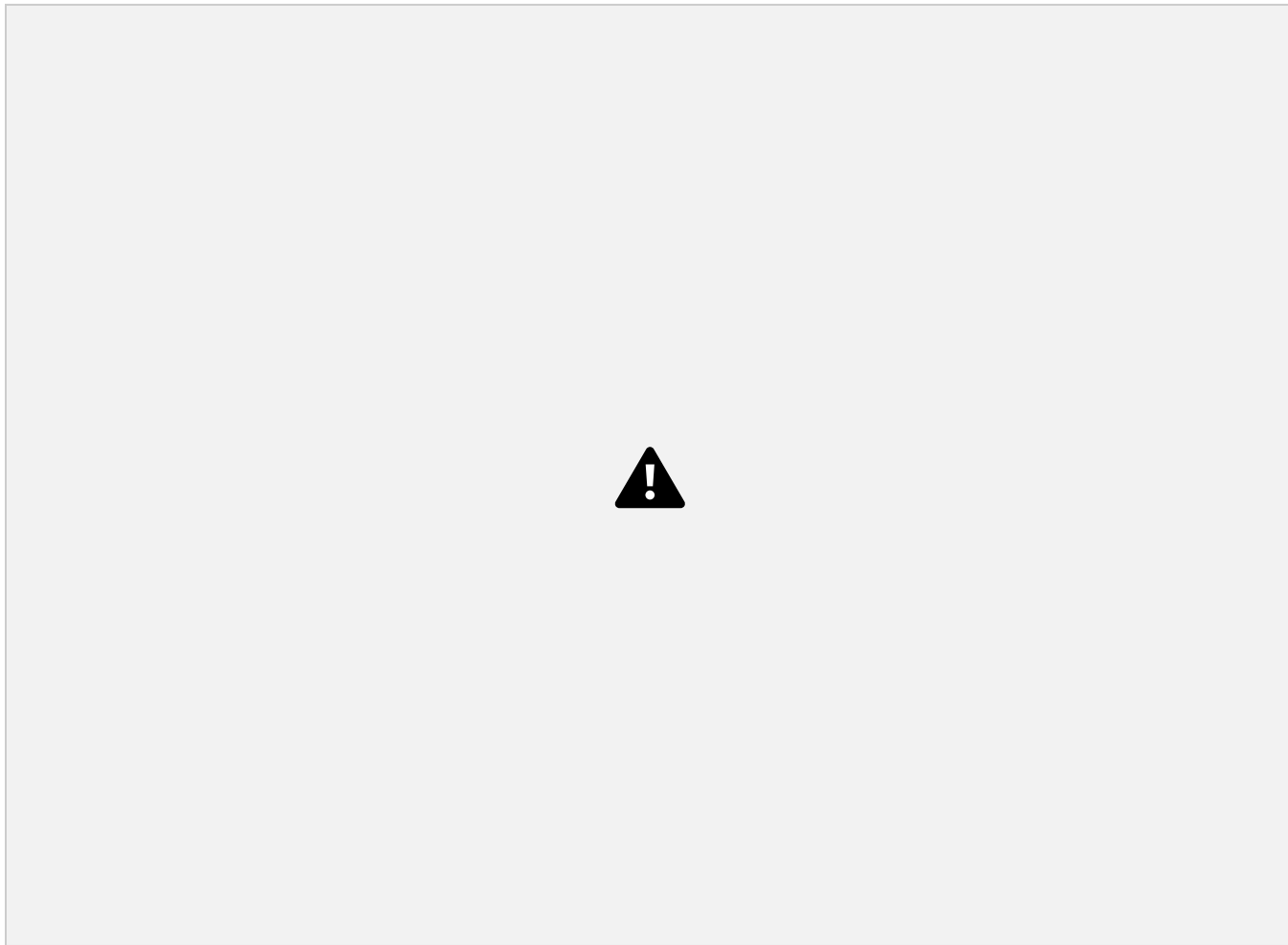
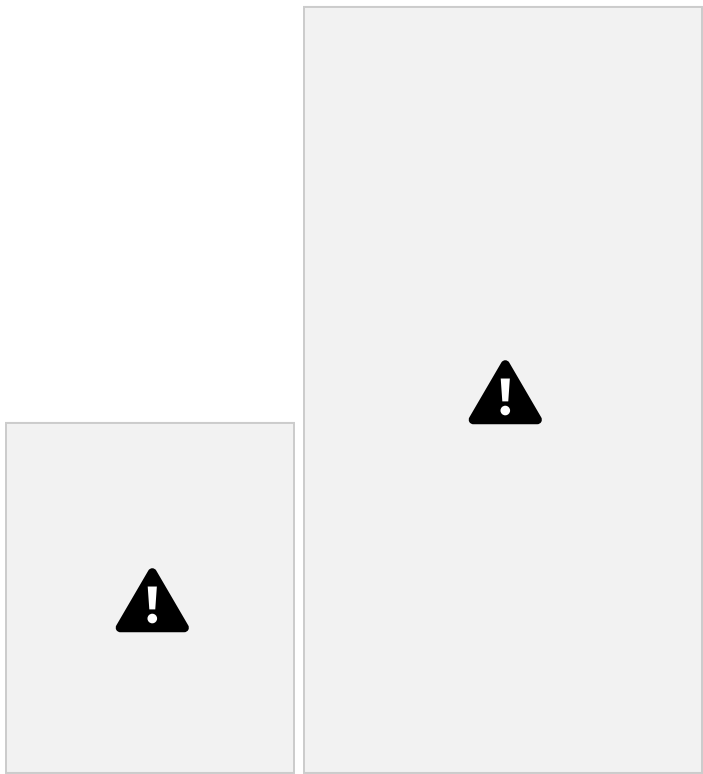
St. Paul's School Option III



Option III: Before Demolition

²¹ ERWIN & BIELINSKI PLLC

St. Paul's School Option III



Option III: After Demolition

St. Paul's School Option III

- Advantages
 - Does not involve significant interior restoration costs
 - Maintains the appearance of the full building complex from the south

²³ ERWIN & BIELINSKI PLLC

St. Paul's School Option III

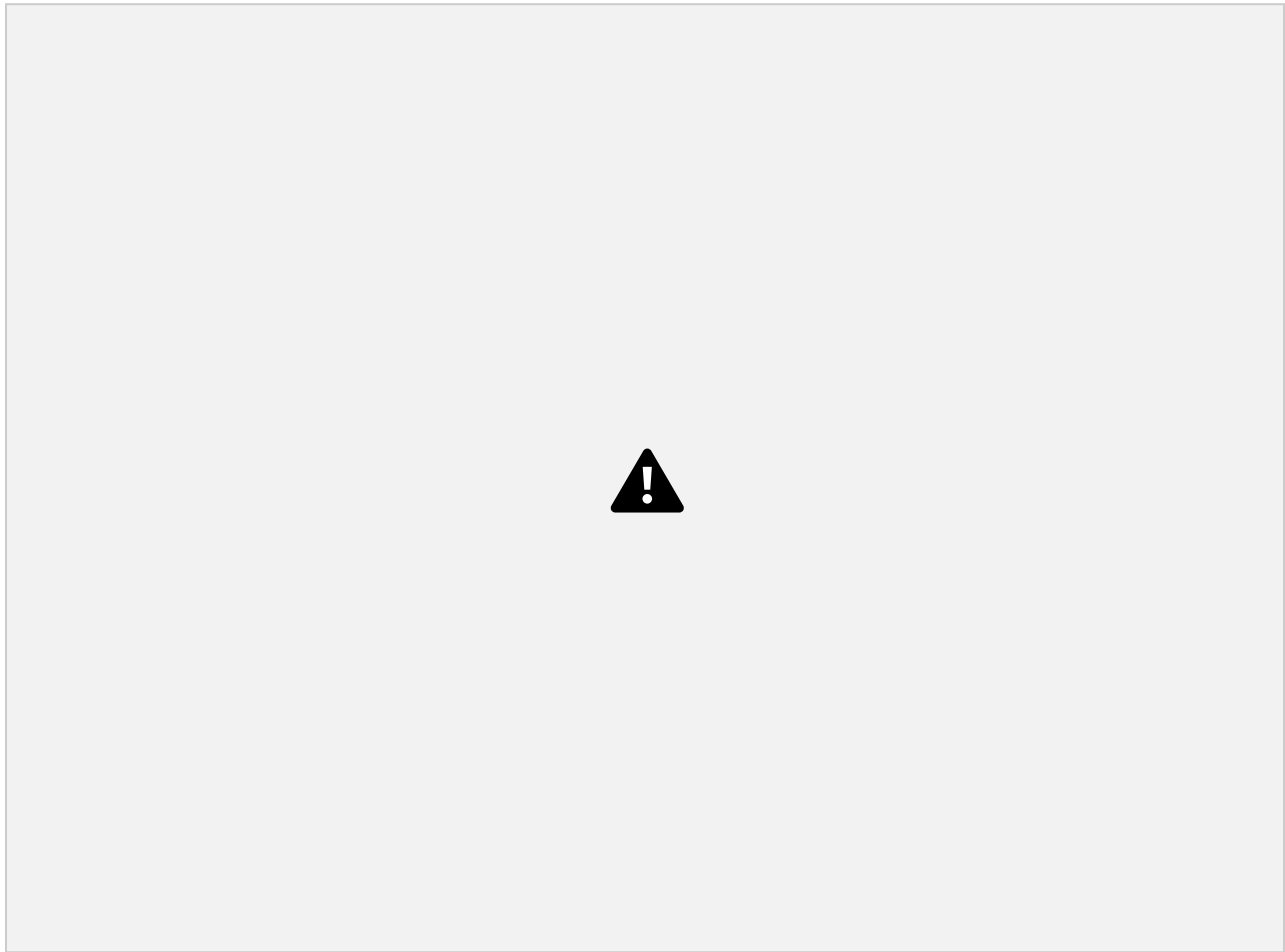
- Disadvantages
 - Requires extensive structural work to support the façade.
 - There would be no usable space, but would still require continuing maintenance

of facade

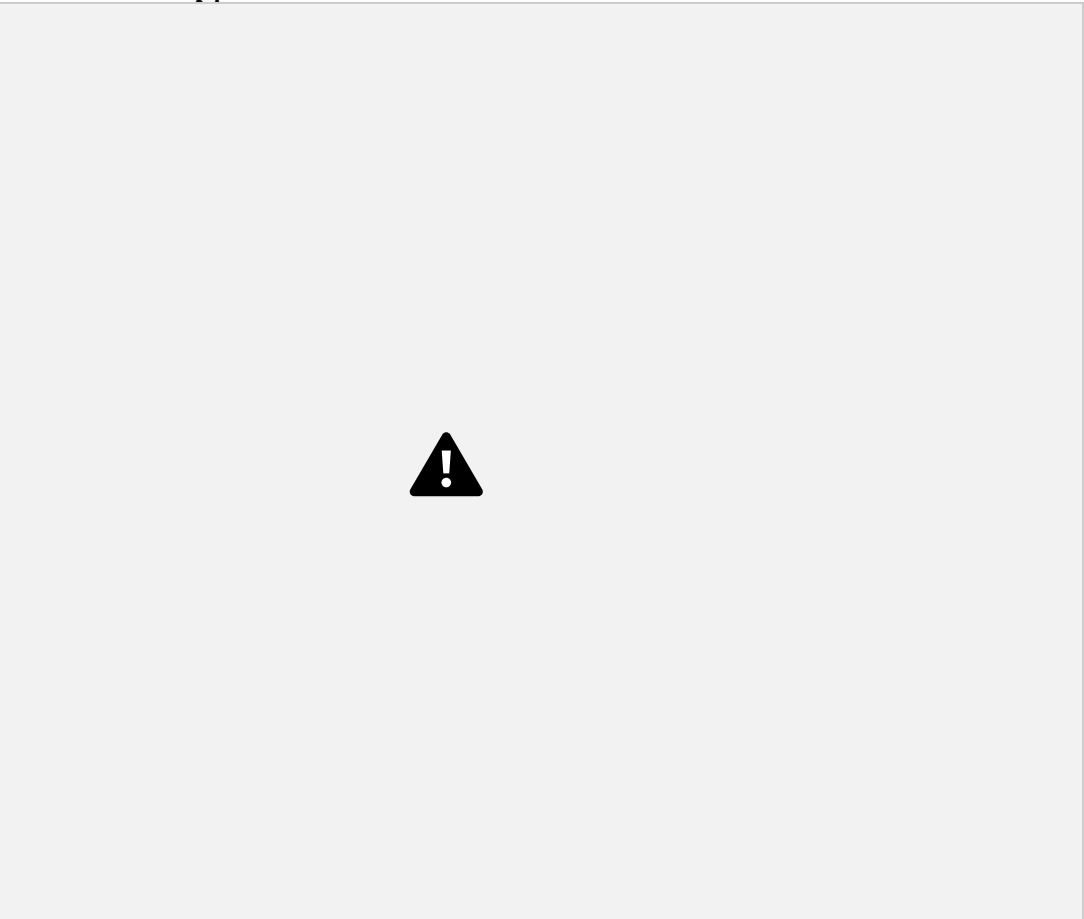
- The north façade would be a large and potentially unattractive blank surface unless more money is spent to provide some ornamentation
- There is no viable use for the façade other than appearance
- Approximately \$11.5 million premium over simple demolition

²⁴ ERWIN & BIELINSKI PLLC

St. Paul's School Option IV



Option IV: Restore Façade as Part of Larger Project, Perhaps



Option IV

New Recreation
Facility

Option IV: The area within the restored façade and the grand staircase could be used as part of new facility.

²⁶ ERWIN & BIELINSKI PLLC

St. Paul's School Option IV

- Advantages
 - Same advantages as Option 3
 - Will be less expensive than restoration of façade alone, due to economies of scale and “double functioning” elements shared by both facilities – Potentially very exciting, architecturally
 - Has an immediate potential use for the site rather than relying on unknown

future uses

²⁷ ERWIN & BIELINSKI PLLC

St. Paul's School Option IV

- Disadvantages
 - Will require larger maintenance costs compared to all-new façade
 - Assumes that there is a community commitment to investment in recreational facility
 - Approximately \$6.5 million premium over simple demolition.

²⁸ ERWIN & BIELINSKI PLLC

St. Paul's School Option IV



Option IV: Before Demolition

²⁹ ERWIN & BIELINSKI PLLC

St. Paul's School Option IV



Option IV: After Construction with Contextual Facade

³⁰ ERWIN & BIELINSKI PLLC

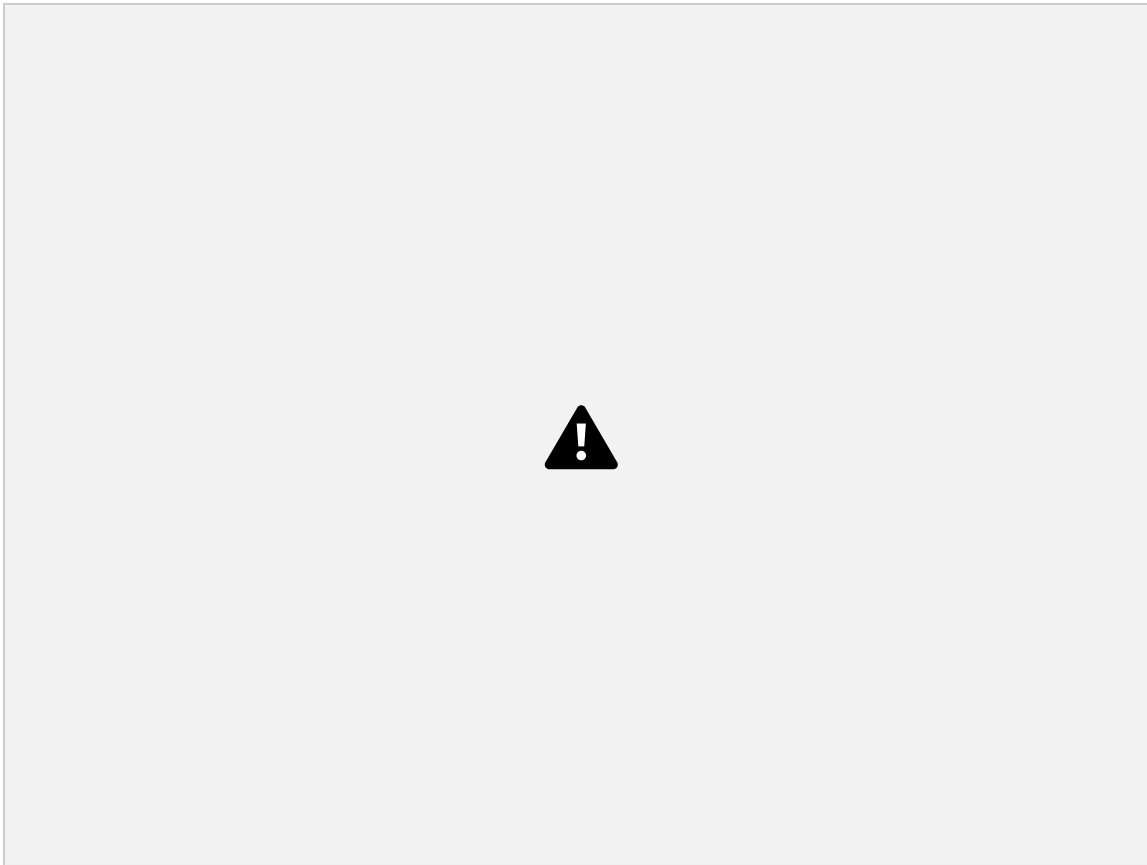
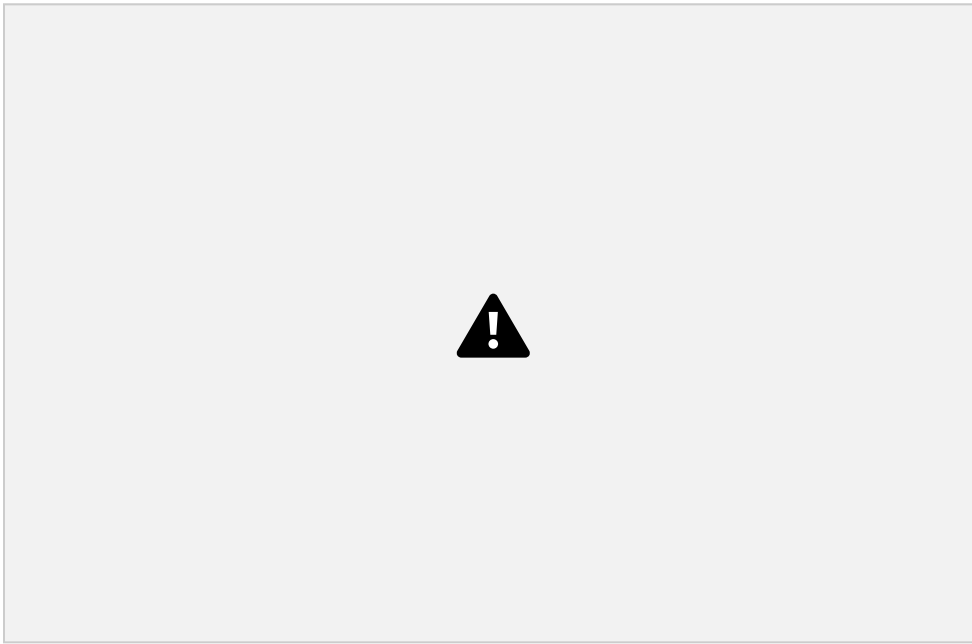
St. Paul's School Option IV



Option IV: After New Construction, with Modern Facade

³¹ ERWIN & BIELINSKI PLLC

St. Paul's School Option V



Option V: Use portion of façade as part of interior of a new facility



³³ ERWIN & BIELINSKI PLLC

St. Paul's School Option V



Option V: Incorporate Façade Within a New Facility

³⁴ ERWIN & BIELINSKI PLLC

St. Paul's School Option V

- Advantages
 - Reduces the cost of restoration of historic façade – Creates an appropriate setting for showcasing the preserved façade

- Façade is protected from elements and requires minimal maintenance
- Architecturally potentially very exciting

³⁵ ERWIN & BIELINSKI PLLC

St. Paul's School Option V

- Disadvantages
 - Somewhat limits flexibility in designing new facility around the existing portion to be preserved
 - There will a cost premium for preserving the façade, but it cannot be determined without a preliminary design.

St. Paul's School Option VI



Option6: Select pieces of the building to preserve, and incorporate them in a creative way in the new facility