THE CENTRE AT ST. PAUL'S

GARDEN CITY, NY

BEYER
BLINDER
BELLE

Thornton
Tomasetti









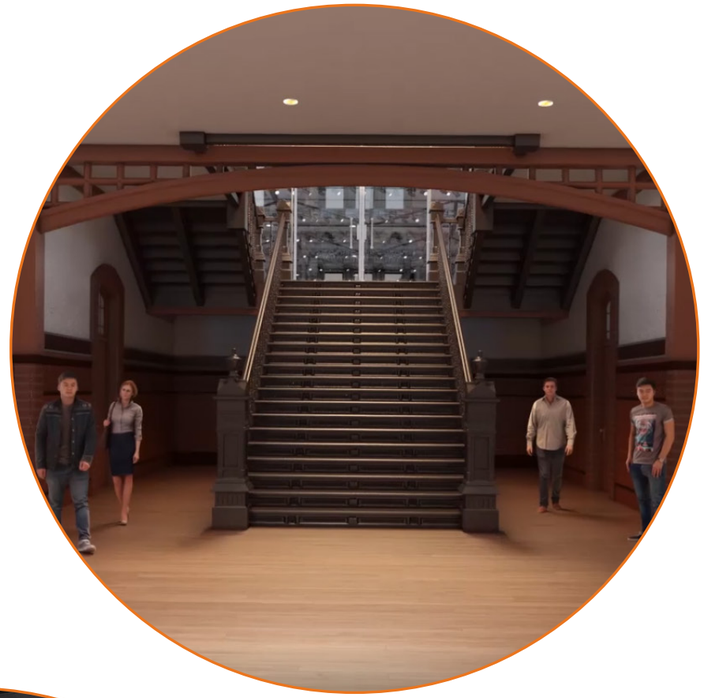
HOW DO WE GO FROM HERE...











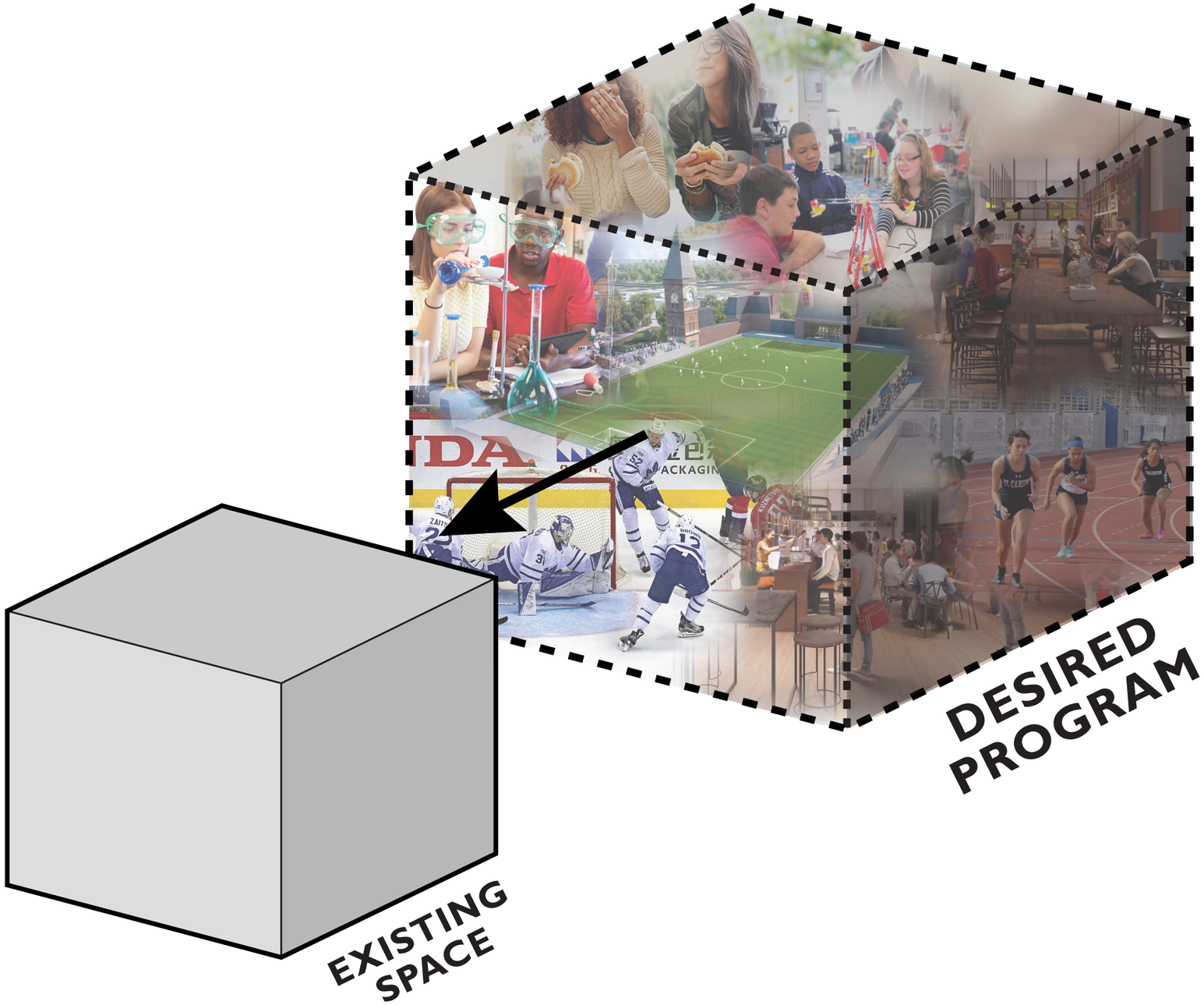
... TO HERE ?







NEW PROGRAMS



ADAPTIVE REUSE

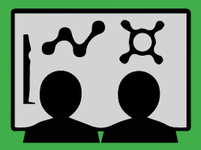
THE PROCESS OF REPURPOSING BUILDINGS - *OLD BUILDINGS THAT HAVE OUTLIVED THEIR ORIGINAL PURPOSE* - FOR DIFFERENT USES OR FUNCTIONS WHILE AT THE SAME TIME RECLAIMING THEIR HISTORIC FEATURES



PROCESS



TEMPORARY PROTECTION



PRE-SCHEMATIC PHASE

NEXT STEPS



SCHEMATIC DESIGN



DESIGN DEVELOPMENT



CONSTRUCTION DOCUMENTS

MOVE AHEAD



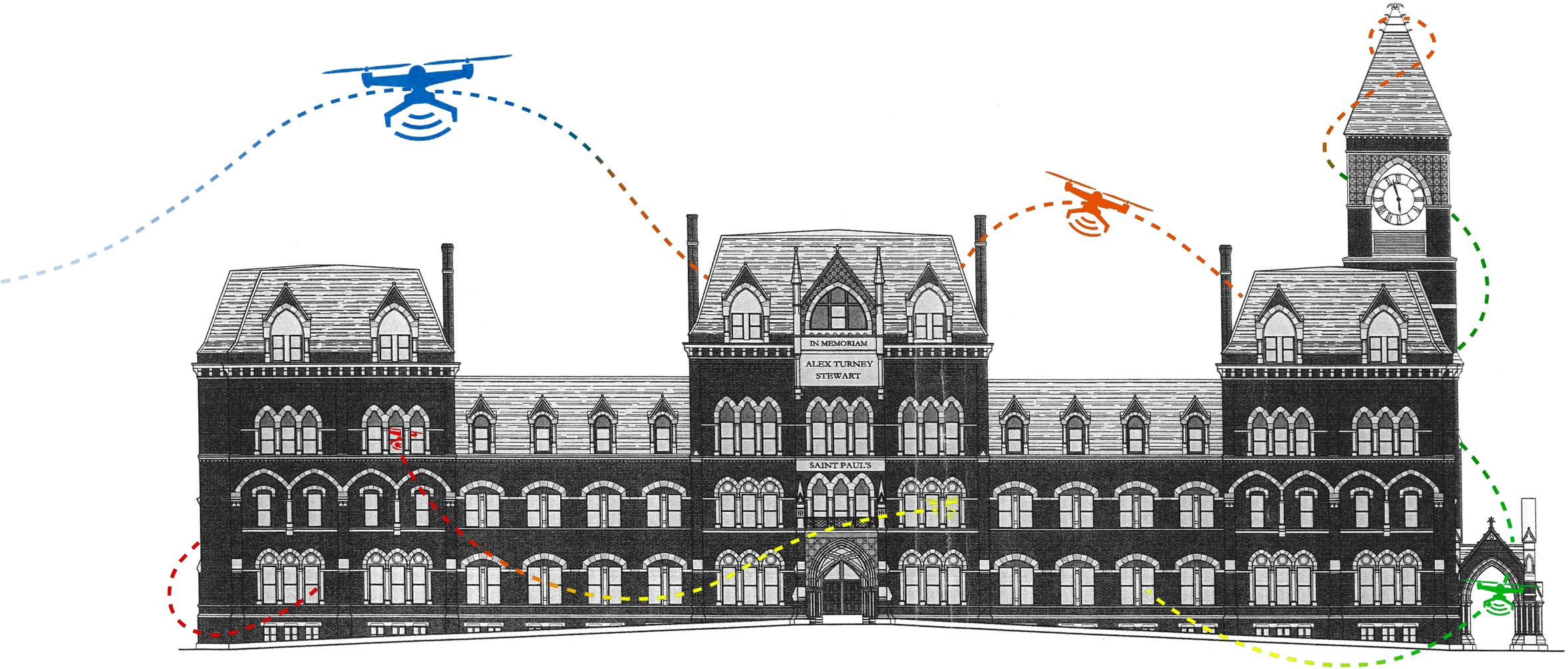
CONSTRUCTION ADMINISTRATION

TEMPORARY PROTECTION



- ENCLOSE ENVELOPE TO KEEP ELEMENTS OUT
- WINDOWS & ROOF PROTECTED
- SCAFFOLD TO EXAMINE EXTERIOR
- INTERIOR ABATEMENT

DRONE INSPECTION



- INSIDE
- OUTSIDE
- TO DETERMINE COST EFFECTIVE OPTIONS

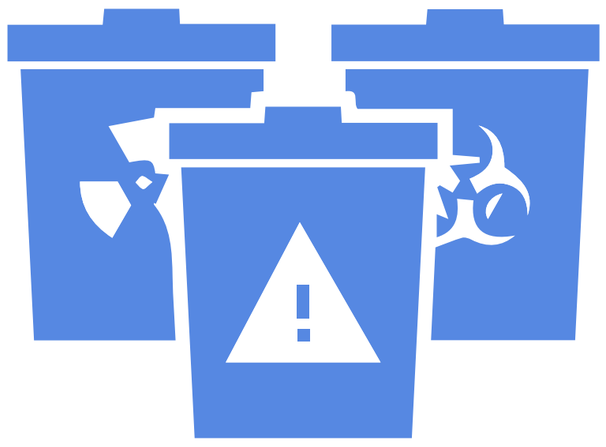
ABATEMENT

BUILDING NEEDS TO BE ‘CLEANED’ AFTER WE PROTECT IT FROM THE WEATHER





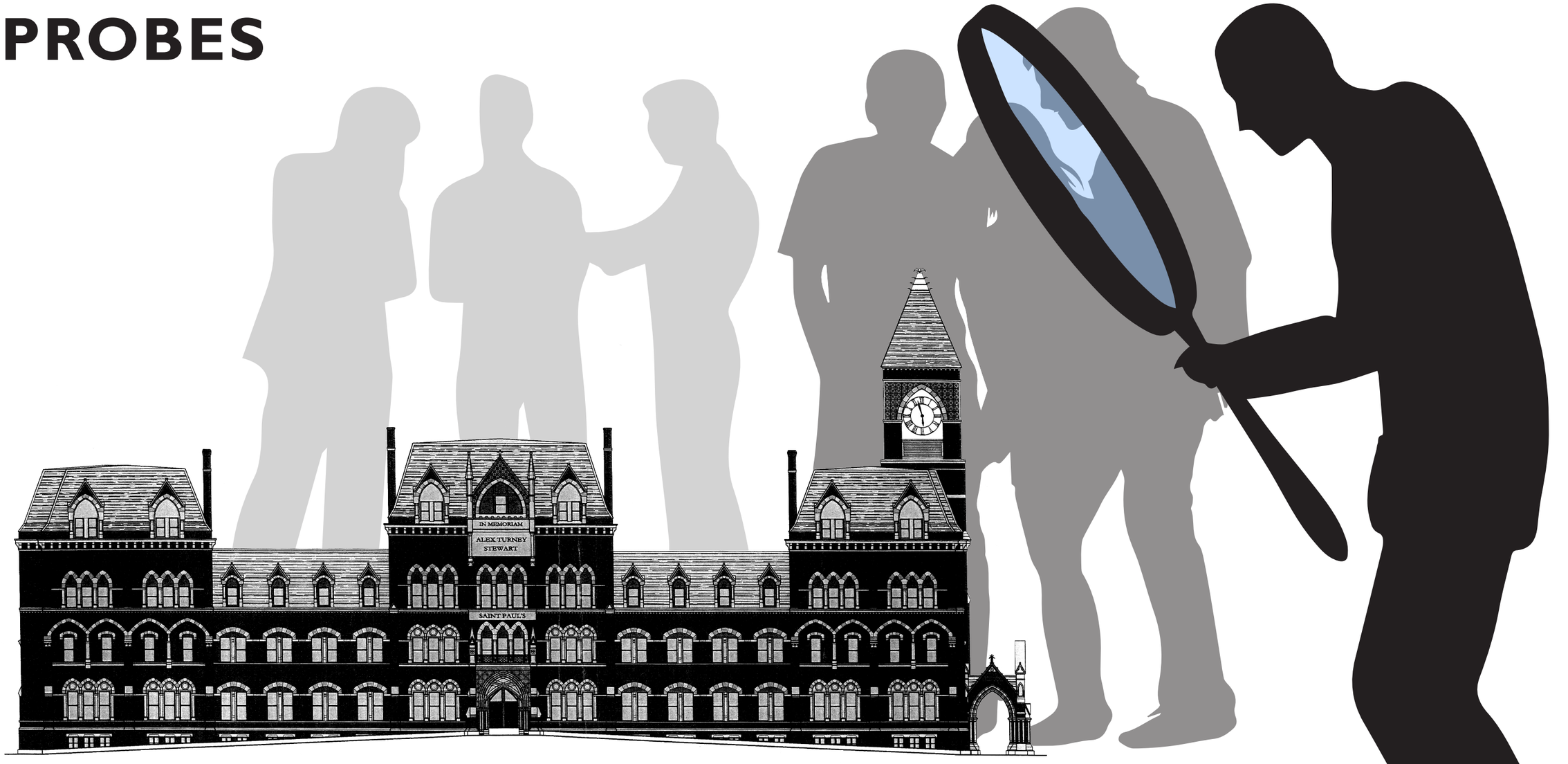






- REMOVING ANY HAZARDOUS MATERIAL
- WRITTEN REPORTS

PROBES



- STRUCTURAL STUDY
- STUDIES OUR OPTIONS
- GATHERING INFORMATION
- FACT FINDING

PRE-SCHEMATIC PHASE

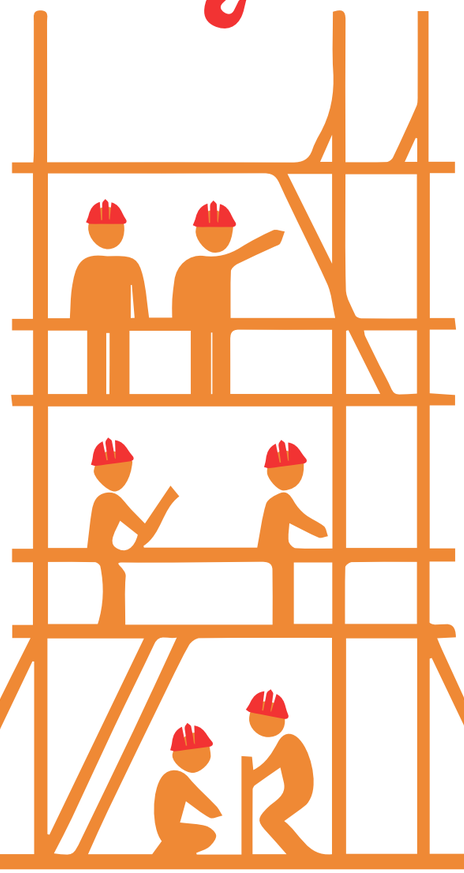
WITH KNOWLEDGE : WE BEGIN

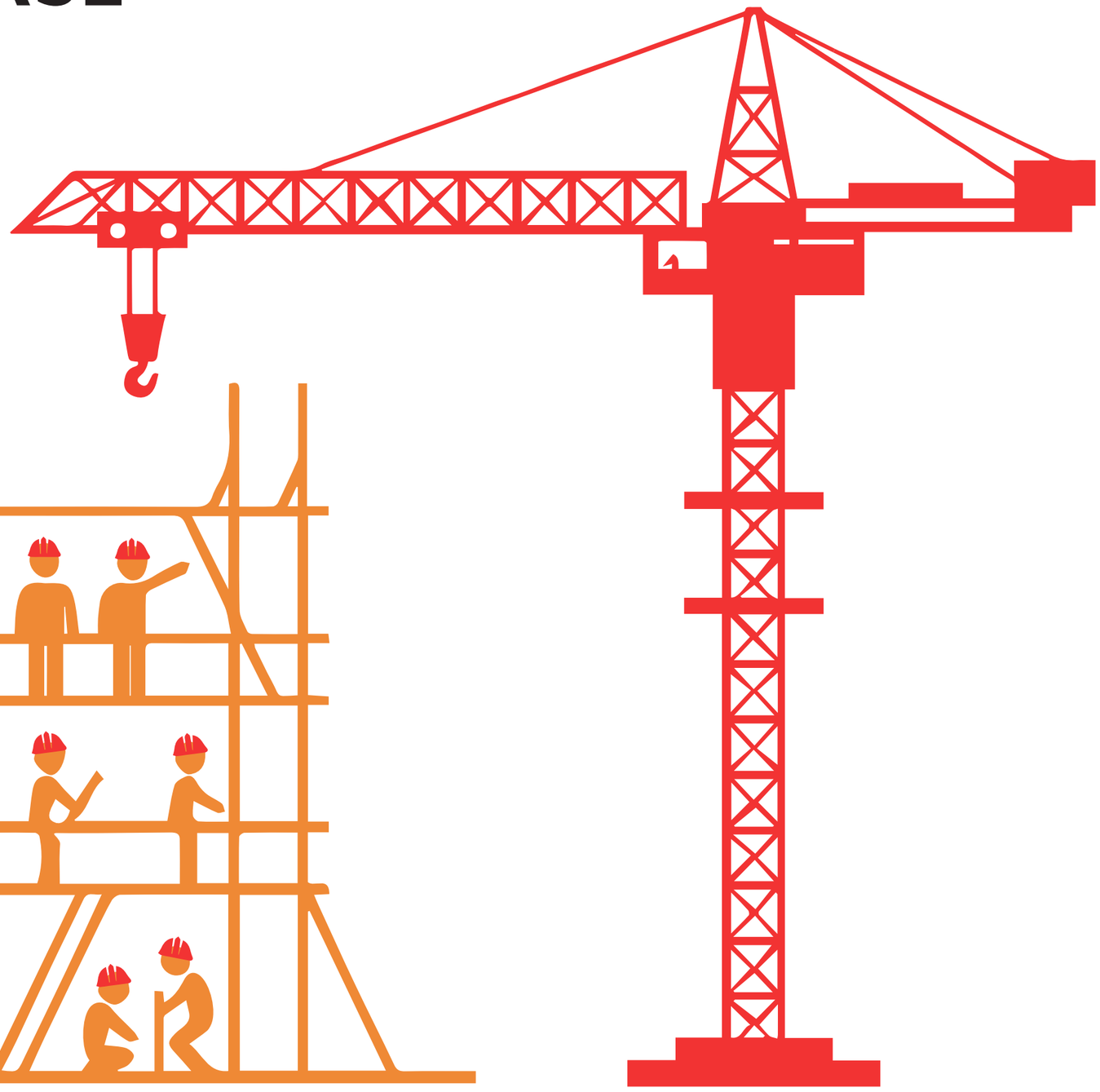










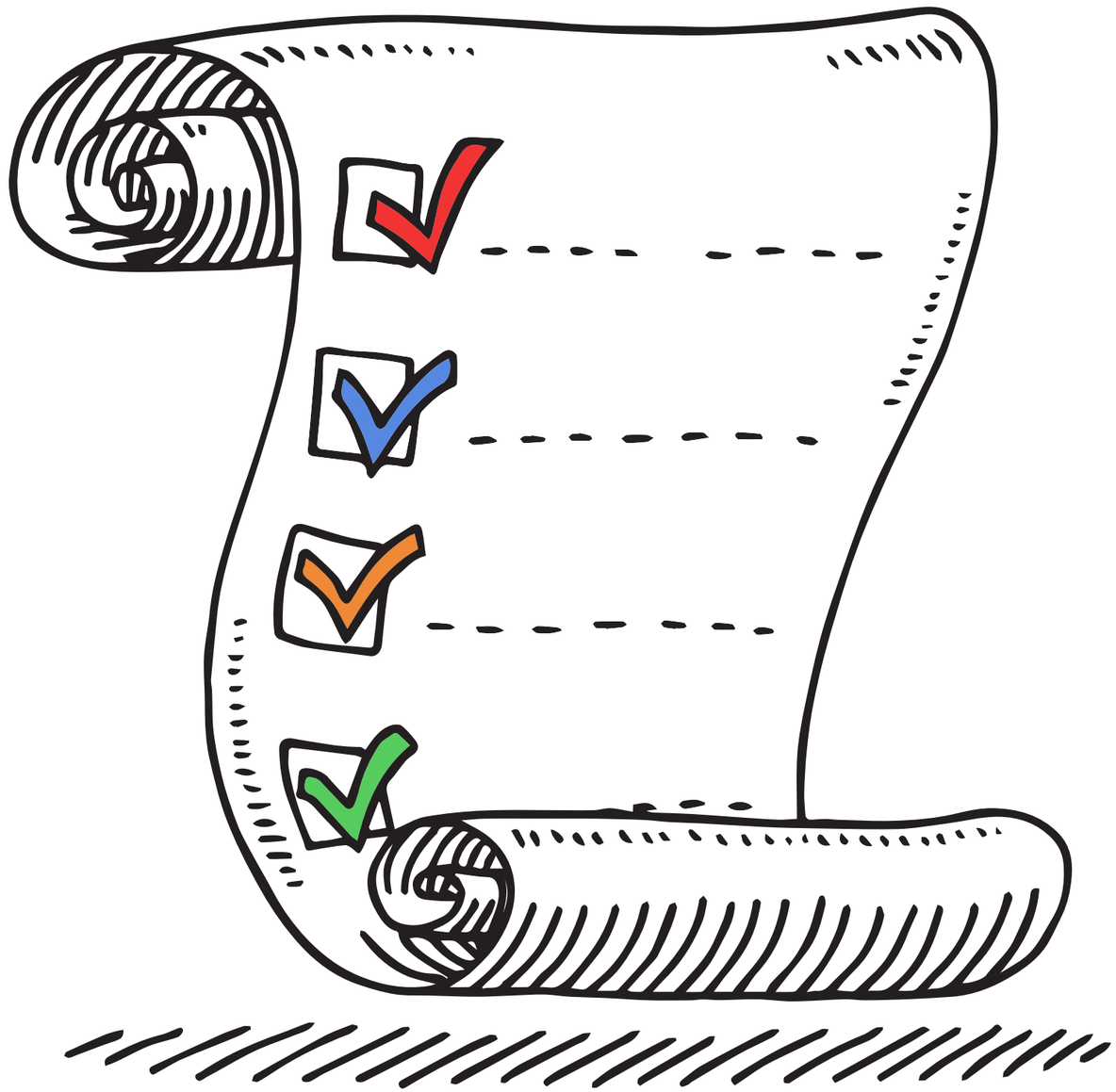


- ATTAIN A CM FOR PRECONSTRUCTION SERVICES
- REVISIT PROGRAM : SURVEY
- REVENUE GENERATING OPTIONS

VERIFY OR MODIFY PROGRAM DESIGN

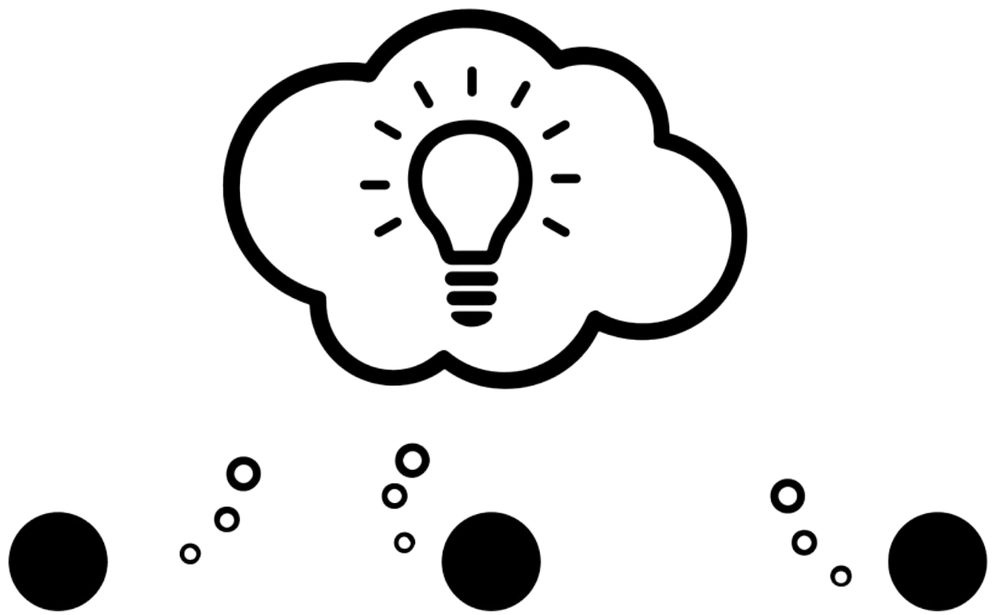
MEET YOUR GOALS AND THE COMMUNITY REQUIREMENTS

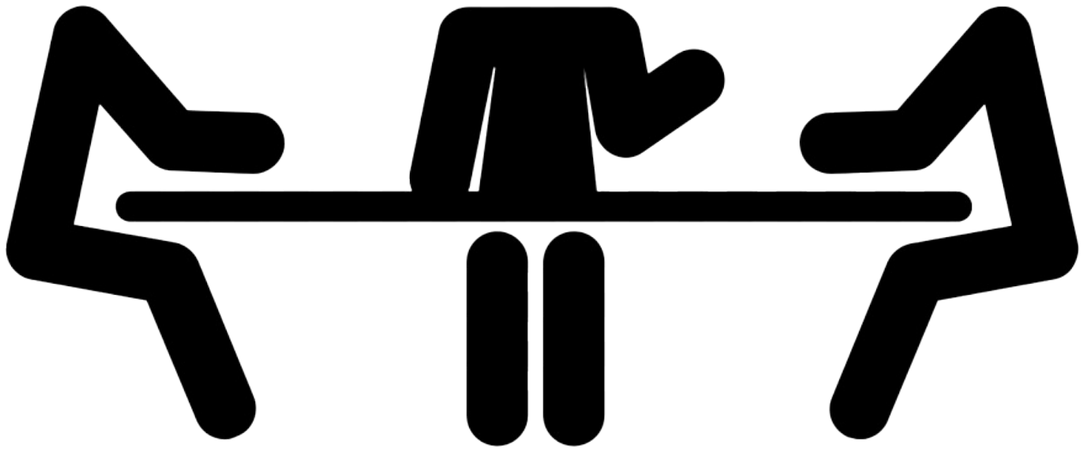
- FINANCIAL
- PROGRAMMING
- CONSTRUCTABILITY
- DESIGN ISSUES
- PRESERVATION ISSUES



COMMUNICATION

- LISTEN
- TALK
- EDUCATE
- PROVIDE OPTIONS
- CLARITY





CONSENSUS

