

Budget Study for Immediate Action Plan
to the
Incorporated Village of Garden City
for
THE CENTRE AT ST. PAUL'S
289 Stewart Avenue
Garden City, NY



289 Stewart Avenue, Garden City, NY

CNY
G R O U P

August 22, 2019



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- A. This Budget Study is for the Priority 1 - Immediate Action Plan as delineated in the Building Envelope and Structural Condition Assessment Report prepared by Thornton Tomasetti dated July 19, 2019, for The Village of Garden City New York.

This study does not include any costs for work associated with Priority 2 - Early Action nor Priority 3 – Maintenance.

The intent of this phase is limited to sealing up the building from the elements to prevent further deterioration.

- B. This Budget Study is based on Start of Work beginning in the 4th quarter of 2019.

- C. This Conceptual Study is based on the following qualifications:

GENERAL QUALIFICATIONS

1. All work shall be performed during normal working hours. Costs for premium time or overtime program to perform the work of the project is not included. Typical 5 day work week.
2. All Work shall be performed by pre-qualified Trade Contractors employing prevailing wage labor.
3. Work will be performed in a continuous and unhindered manner.

- D. The Budget Study is based on the following trade qualifications, inclusions and assumptions:

1. Cleanup and spot abatement costs are included in the budget study only to the extent necessary for the tasks identified in the study to be performed. Complete building abatement costs are not included.
2. All workers will be required to wear the personal protective equipment necessary for the hazards they encounter.
3. Includes a budget cost for an animal control consultant to remove and release the birds occupying the building once it is sealed up.
4. This budget summary makes the assumption that all the areas identified by Thornton Tomasetti's report as "previous patch" fall under the category of "damaged and open roof area".
5. It is assumed that a small office space in Cluett Hall or the field house will be provided for Construction Manager's Site Manager at no cost to Construction Manager.
6. It is estimated to take three months to seal the building from the time of commencement.
7. All contracts for trade contractors will be publicly bid and held by the Village of Garden City.
8. Although flat roof work is not identified in the assessment report, we have included an allowance for repairs if necessary.
9. Temporary electric and water will be provided at the site by the village.

E. The following items are not included in the Budget Study:

1. Property survey. Vibration monitoring during construction.
2. Utility Company services, fees, usage cost and Utility non-recoverable costs; energy consumption costs for temporary light and power during construction.
3. Independent Testing and Inspection Services, Special Inspections and/or other monitoring required by authorities having jurisdiction.
4. Architect, Engineer, Consultant fees.
5. Builders' All-Risk Insurance and title insurance.
6. Third-Party Commissioning Agent.
7. Design Contingencies and Owner's reserve.
8. Costs related to unknown conditions. For example, areas of the façade that is obscured by ivy.



The Centre at St. Paul's Garden City
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BUDGET STUDY

SUMMARY OF IMMEDIATE ACTION PLAN

	Trade/Item	Total	
		(\$)	
Action #1	CRACKED OR MISSING GLASS	\$ 45,000	
Action #2	UNSAFE CONDITIONS	\$ 35,000	
Action #3	MISSING SHINGLES	\$ 35,000	
Action #4	DAMAGED & OPEN ROOF AREA	\$ 175,000	
Action #5	STAINED GLASS	\$ 150,000	
Action #6	EXISTING IVY	\$ 62,000	
Action #7	AIRIAL LIFT RENTAL	\$ 72,000	
Action #8	CLEAR/REPAIR GUTTERS & LEADERS	\$ 72,000	
Action #9	STRUCTURAL SHORING	\$ 158,000	
Action #10	SPOT CLEAN-UP	\$ 100,000	
Action #11	BIRD CONTROL & REMOVAL	\$ 12,000	
Action #12	SITE MANAGEMENT	\$ 68,000	
	TRADE SUB-TOTAL	\$ 984,000	



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BUDGET STUDY

DETAILED - IMMEDIATE ACTION PLAN

		Trade/Item	Notes	Quantity (\$)	Unit (\$)	Unit Price (\$)	Subtotal (\$)	Total (\$)	Use (\$)
1	Action #1	CRACKED OR MISSING GLASS						\$ 45,000	\$ 45,000
2		Infill with plywood screwed to frame		60	ea	\$ 750.00	\$ 45,000		
3		Silicone caulk perimeter				<<included>>			
4		Paint				<<included>>			
5									
6									
7	Action #2	UNSAFE CONDITIONS						\$ 35,000	\$ 35,000
8		Safe off area		35		\$ 1,000.00	\$ 35,000		
9		Remove loose masonry elements				<<included>>			
10		Reinstall same				<<included>>			
11									
12									
13	Action #3	MISSING SHINGLES						\$ 35,000	\$ 35,000
14		Repair and Replace Missing Shingles		35		\$ 1,000.00	\$ 35,000		
15									
16									
17	Action #4	DAMAGED & OPEN ROOF AREA						\$ 175,000	\$ 175,000
18		Includes shoring, framing, sheathing and roofing		31	ea	\$ 5,000.00	\$ 155,000		
19		Allowance for flat roof work		1	allow	\$ 20,000.00	\$ 20,000		
20									
21	Action #5	STAINED GLASS						\$ 149,628	\$ 150,000
22		Proposal from Femenella and Assoc., Inc.		1	each	\$ 72,128.00	\$ 72,128		
23		Scaffold or lift to access		1	allow	\$ 10,000.00	\$ 10,000		
24		Storage of 9 crates for 5 years at 125 per month per crate		1	allow	\$ 67,500.00	\$ 67,500		
25									
26									
27									
28	Action #6	EXISTING IVY						\$ 62,000	\$ 62,000
29		Proposal from Harder Services Inc		1	each	\$ 62,000.00	\$ 62,000		
30		Includes removal of weeds, saplings and vines on and around perimeter				<<included>>			
31		Vines cut at base and removed from façade after they're dead.				<<included>>			
32		Ground cut flush to grade				<<included>>			
33									
34									
35	Action #7	ARIAL LIFT RENTAL						\$ 72,000	\$ 72,000
36		2 lifts, three months each		6	mo	\$ 12,000.00	\$ 72,000		
37									
38									



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DETAILED - IMMEDIATE ACTION PLAN

		Trade/Item	Notes	Quantity	Unit	Unit Price	Subtotal	Total	Use
39	Action #8	CLEAR/REPAIR GUTTERS & LEADERS						\$ 72,400	\$ 72,000
40		6 men x 3 weeks at 130 per hr		1	ea	\$ 62,400.00	\$ 62,400		
41		Misc materials / temp leaders etc		1	lot	\$ 10,000.00	\$ 10,000		
42									
43									
44	Action #9	STRUCTURAL SHORING						\$ 157,500	\$ 158,000
45		Location at grand stair (structural scaffold brace to stair)							
46		Then sister and add framing		1	ea	\$ 100,000.00	\$ 100,000		
47		East face of west wing (brace and add framing)		1	ea	\$ 25,000.00	\$ 25,000		
48		East elevation at Rockaway (Brace add framing)		1	ea	\$ 25,000.00	\$ 25,000		
49		Front room first floor west of main entrance (shoring only)		1	ea	\$ 7,500.00	\$ 7,500		
50									
51	Action #10	SPOT CLEAN-UP						\$ 100,000	\$ 100,000
52		Spot abatement as may be necessary for above work		1	allow	\$ 100,000.00	\$ 100,000		
53									
54									
55	Action #11	BIRD CONTROL & REMOVAL						\$ 12,000	\$ 12,000
56		Removal and release of pigeons upon sealing of the building		1	ea	\$ 12,000.00	\$ 12,000		
57									
58									
59	Action #12	SITE MANAGEMENT						\$ 68,250	\$ 68,000
60		Full time Site manager for three months		3	mo	\$ 22,750.00	\$ 68,250		
61									
62									
63		TRADE SUB-TOTAL							\$ 984,000