

January 30, 2019

## **GARDEN CITY UPDATE - NEWS AND INFORMATION**

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The Board of Trustees and staff continue to work on numerous projects, including plans for the upcoming budget, the LIRR Third Track and its impact on Garden City, the water tank replacement project, personnel matters, zoning matters, the concept plan for the former St. Paul's School building and other matters. We encourage you to attend Village Board of Trustees meetings and meetings of your Property Owners' Associations.

### **SEARCH FOR CONSTRUCTION MANAGER FOR ST. PAUL'S PROJECT**

At a January 22, 2019 Board work session, Trustees heard from three candidates being considered for retention as construction manager for the St. Paul's concept plan project: CNY Group, Aurora Contractors, Inc. and Triton Construction. The construction manager will help guide the Board through initial steps of assessing the building, developing a course of action and construction plans and costs. All three candidates made short presentations, each vowing to work collaboratively with all involved parties.

Trustee Louis Minuto noted that a fully vetted design is not necessary to begin protecting the building from any further damage from the elements.

Despite numerous public announcements of the meeting, and the importance of the possible project, merely 20 or so residents attended the public session. The Board of Trustees hopes that more residents attend these St. Paul's related meetings.

#### **CNY Group**

Headquartered in New York City, CNY Group was founded in 2003 and prides itself on open communication and collaboration among all team members. Long-time Garden City resident Walter Beal, a project executive with CNY Group, said he was pleasantly surprised with the condition of the lower level of the Main Building during a January 11, 2019 walk-through of the site. The same, however, cannot be said for the third and fourth floors, which Mr. Beal said are in a state of disrepair. "We must do something to protect it from further deterioration. Frankly, I don't know how much longer it has," he said.

#### **Aurora Contractors, Inc.**

Aurora Contractors, Inc. is a 36-year-old firm that served as construction manager for the Neiman Marcus build at Roosevelt Field Mall, Tanger Outlets in Deer Park as well as a building on the Creedmoor Psychiatric Center campus in Queens reminiscent of St. Paul's. The 120,000 square foot building was abandoned in 1986 and completely renovated inside and out for \$38 million. The scope of the work involved more than \$2 million of asbestos remediation, and the complete demolition of all interior walls, ceilings and floor finishes. Anthony Vero, Vice President, discussed how Aurora will use the critical path method to closely follow project scheduling from the end point to inception. He discussed several methods to begin protecting the building, including tarps for the roof or a full enclosure.

### **Triton Construction**

Triton Construction, established in 2002 and also headquartered in New York City, places a strong emphasis on pre-construction planning. Frank Reich, co-CEO and founding partner, spent numerous hours in the field using a drone to capture St. Paul's from above and zoom in on many of the problematic areas in need of attention, especially the roof. Having completed numerous landmark restoration jobs, Triton faced similar challenges now troubling St. Paul's while restoring a building at 55 Hope Street in Manhattan, including asbestos and pests. During a walk-through of the Main Building earlier this month, Matthew Sarton, Vice President, said pest infestation is a real issue at St. Paul's, particularly the pigeons on the upper floors.

Whichever firm is ultimately chosen by the Board will then subcontract companies to properly clean, abate and secure the building from the elements. The Board hopes to retain the construction manager within the next 30 days. "We want this to happen as soon as possible, believe me, and we're going as fast as we can," Trustee Minuto assured.

### **LIRR: TEMPORARY, DAYTIME ROAD CLOSURES; UPDATED SCHEDULE**

As progress continues on the LIRR Expansion Project, Third Track Constructors (3TC) is alerting residents about temporary, daytime road closures that will take place this week on Covert Avenue.

Beginning on Tuesday, January 29, 2019 Covert Avenue is temporarily closed between 1st Avenue and 2nd Avenue. Daily closures will take place from 7:00 a.m. to 4:30 p.m. The daily street closures are expected to last through Saturday, February 2, 2019.

During the times that Covert Avenue is closed, two detours will be available to drivers. Southbound drivers on Covert Avenue will be directed to South 6th Street. Northbound drivers on Covert Avenue will be directed to South 8th Street. Flaggers and MTA police will be present.

The Village and the LIRR construction team recently met to discuss the updated plan for the New Hyde Park Road underpass and station re-configuration. The updated plan includes some modifications to the north end of Clinch Avenue where it intersects New Hyde Park Road. That work will commence after Covert Avenue is substantially completed.

The LIRR and its construction teams recently advised the Village that rehabilitation work on the Merillon Station has been moved up. The work, which will be conducted through partial removal and replacement of sections of the platforms similar to the plan of action undertaken at the Stewart Manor Station on the Hempstead line completed last year, is expected to start in March 2019. The Village also discussed with the construction teams traffic flows, limits on construction crew parking and other related issues.

The LIRR recognizes this work will be disruptive and encourages residents to use its hotlines for questions and concerns. Contact 203-4955 or [CommunityOutreach@LIRRExpansion.com](mailto:CommunityOutreach@LIRRExpansion.com).

### **OUTSOURCING**

In 2016, the Board of Trustees awarded a grounds maintenance contract to Con-Kel Landscaping, Inc. to maintain 90 acres of Village open space. The Village went out to bid last year with the option for a two year renewal. This is the second year on that renewal. This renewal is for two months, \$30,087.50 per month for April and May of Fiscal Year 2018/19. The Village has a total of approximately 120 acres. The renewed contract Trustees approved at the January 17, 2019 Board meeting now includes 110 acres of Village open space, including Village Hall. "It's been a very successful contract," Village Administrator Ralph Suozzi said. "I even see the owner out there after rainy days catching up on work." The Village is also making sure that its own workers and the Con-Kel workers focus on trash pickup as they perform their respective services.

### **ST. PAUL'S COMFORT STATION**

Projected in the Strategic Plan, the St. Paul's comfort station is being completely upgraded. The contractor, B&B Contracting Group, LLC, is waiting for full execution of all building permits. Work is expected to begin within the next week and is slated to be completed in late February/early March. The facility, which is heavily used, is a support facility for the St. Paul's fields and playground area.

Funds are available in the Recreation, Cluett Hall and Field House rehabilitation account. "It's badly needed," Kevin Ocker, chairman of the Board of Commissioners of Cultural and Recreational Affairs, said. "It's going to be totally upgraded inside - both the ladies and men's rooms."

The scope of work includes the installation of new quarry tile floors and walls up to four feet, electric upgrades, new partitions, vandal resistant fixtures and accessories. In addition, under the operating maintenance plan, the exterior of this comfort station will be stained and painted in the next several weeks, Mr. Ocker said.

As has been stated by members of the Board of Trustees throughout the last year as the project has evolved, and with similar projects over the years, under New York State laws, any project is subject to what is called "prevailing wage." In essence and simply stated, a calculation is made of what the various trades workers would cost if they were employed by a municipality, such as the Village, and include union wages and benefit costs. The effect is that projects such as the St. Paul's comfort station cost at least 30-40 percent more than if the Village were allowed to hire a private contractor without prevailing wage. Until this New York State level law is changed, projects for the Village will continue to cost more than could be undertaken in the private sector.

### **ACCOUNTANTS**

The Finance Department is in the process of hiring two accountants through the Nassau County Civil Service process, according to Village Treasurer Irene Woo. Ms. Woo, along with Village Administrator Ralph Suozzi and Deputy Village Treasurer Darcia Palmer, interviewed seven candidates. One offer has been accepted and the candidate, Adam Lipke, will start the first week of February. Other candidates are being considered. "Hopefully in the next month or so we will have those positions filled," Ms. Woo said.

## **HESSE ESTATE PAYS FOR FIRE DEPARTMENT EQUIPMENT UPGRADES**

Trustees appropriated \$5,000 from the Hesse Estate Bank Account in order to purchase additional equipment and upgrade older obsolete equipment for the Fire Department. Various new Holmatro equipment will be purchased. In addition, the remaining \$10,346.62 that was previously approved by the Board of Trustees will be used to add additional equipment and upgrade older obsolete equipment.

Former Garden City resident Alexander N. Hesse, by his last will and testament dated July 21, 1975, established the trust for the benefit of the Village of Garden City. At an April 1982 meeting, the Village Board of Trustees accepted the bequest, which provides that approximately \$135,000 be held in trust.

## **VILLAGE SMOKING POLICY**

The Board of Trustees unanimously voted to update the Village's smoking policy to include "vaping." By definition, vaping is the action or practice of inhaling and exhaling the vapor produced by an electronic cigarette or similar device. The policy was first adopted on June 23, 1994. A copy of the policy is on file with the Village Clerk.