

August 22, 2019

Louis Minuto
Inc. Village of Garden City
Board of Trustees
351 Stewart Avenue
Garden City, NY 11530

RE: Temporary Protection Assessment Report

Dear Louis,

This submission contains the following due diligence reports, estimates, and surveys pertaining to St. Paul's School. The enclosed assessment report is broken into the following sections:

1. **Building Envelope and Structural Assessment Report**- written by Thornton Tomasetti. Breaches in the building envelope, leading to years of environmental exposure, have allowed water damage to compromise the building structure by causing deterioration of load bearing elements. This event has already resulted in some localized failure of the structure. On-going neglect to repair the building envelope will eventually lead to complete failures and compounding structural issues such as collapses, at which point repairs will be much more costly and complicated. TT is recommending addressing envelope failures and compromises immediately to make the building water tight. This protection can be achieved with external repairs to the roofing, windows, and storm water management systems. In addition, to address the existing failures, these locations will require reinforcing or shoring of the base building structure to ensure stability. TT is also recommending immediate action to mitigate other building envelope concerns such as ivy growth, which compromises the façade masonry, and repairing unstable façade elements such as brick masonry, terra cotta, brownstone, and sheet metal. The recommended immediate actions related to the facades can be found in section 2.02 with additional structural information provided in section 3.0.
2. **Phase 1 Environmental Site Assessment (ESA)** - written by VHB. Several business environmental risks (BERs) were identified, which include the presence/storage of various hazardous materials (paints, varnishes, cleaning agents, solvents, mastics and flashing cements) (p.43), the presence of an out-of-service fuel oil underground storage tank (UST) (p.43), potential asbestos containing materials (ACM) (p.49), potential lead-based paint (LBP) (p.48), potential polychlorinated biphenyls (PCBs) (p.45), water damage and potential mold/mildew (p.50), and bird guano (p. 47).
3. **Cultural Resources Due Diligence Memo**- written by VHB. This memo pertains to the State Historic Preservation Office (SHPO) and St. Paul's listing on the historic register. The concept design as proposed in July 2018 would be considered to have an Adverse Impact on the building, however it would not cause the building to be delisted. If State or Federal permits, approvals, or funding are sought for the project,

then a mitigation strategy will have to be built into the proposed project as it moves forward to mitigate the Adverse Impact (p.6).

4. **Drone Imaging**- piloted by VHB. An FAA-approved drone flight took place on May 31, 2019 to understand the existing building conditions. Note the “accelerated state of disrepair (Building Envelope and Structural Assessment Report, p.8)” of the various roofs and extensive vegetation compromising the north elevations.
5. **Budget Study for Immediate Action Plan**- created by CNY. Budget, based on Thornton Tomasetti’s Building Envelope and Structural Assessment Report’s Priority 1 (section 2.02), is estimated at \$984,000. Note it will take three months from commencement to seal the building (p.2).

Based upon these findings, it is imperative that the building be protected and enclosed as soon as possible in order to prevent “rapid and serious deterioration of the building’s systems and structure” (Building Envelope and Structural Assessment Report, p. 5). The lack of a sealed building envelope and its structural consequences was already noted and photographed in Thornton Tomasetti’s December 2017 letter (Building Envelope and Structural Assessment Report, Appendix E). The conditions pointed out in this letter have become extensively worse and will continue to degrade, causing further damages which will translate into increased expenses for the town.

The next steps need to be the following:

- 1) Enclose or tent the building.
- 2) Abate the interiors.
- 3) Perform the probes required to determine structural integrity of the building.

The design process should run parallel to this temporary protection and abatement so to keep the project moving forward and eliminate financial inefficiencies. The design process consists of meeting with the Board of Trustees to discuss the findings of this report and their ramifications. Then the design team must understand how the Trustees’ proforma will guide us to the correct program. Subsequently, a BBB-led community workshop should be held to gather information from Garden City residents as well as explain to them where we are in this project using the facts of this report and proposed proforma.

In order to move the design process in an expedient fashion it is critical the design team of BBB, CNY, VHB, and Thornton Tomasetti meet with the entire Board of Trustees as soon as possible to discuss in detail this report and agree upon the next steps.

Sincerely,



Hilary Bingnear, AIA
Associate