

AGENDA

AUGUST 28, 2023

7:30 P.M.

I. Welcome by Mayor to attendees.

II. Call to Order.

III. New Business

A. Consent Calendar

Board of Trustees - Work Session - No Public Comment

1. Professional Service Agreement - Engage Westerman Construction, Co., Inc. -
St. Paul's Additional Services.

- *Board authorization is requested to engage the services of Westerman Construction Co., Inc., 80 Eighth Avenue, New York, New York to provide clarifications to Existing Comparative Analysis (the "Report") and to prepare an Executive Summary at a cost of \$10,000.*
- *Board authorization is requested to engage the services of Westerman Construction Co., Inc., 80 Eighth Avenue, New York, New York for future In-Person meetings at a cost of \$6,000. Further if meetings are conducted by Zoom and moderated by an official of the Village there would be a credit back to the Village of \$2,000. Funds are available in the St. Paul's Account.*

IV. Adjournment.

August 25, 2023

Mr. Ralph V. Suozzi
Village Administrator
Incorporated Village of Garden City
351 Stewart Avenue
Garden City, NY 11530

Administrator Suozzi,

This is to advise you that Westerman Construction Co. Inc. completed its obligations to the Village of Garden City with the submission of the second final version of our report, including responses to questions after the change over in leadership on June 27th, 2023. We are happy to comply with the request made in you email of August 24th 2023 (attached), however it would constitute additional services to Westerman Construction, Co. Inc. We have issued several versions of the "Final" report when we were supposed to have only delivered one, and we have attended four official meetings with the residents all of which were extremely contentious, long and frankly emotionally draining.

So that we could comply with this request we need the following additional add services authorized in the form of a purchase order from the Village of Garden City:

To provide a reformatted executive summary and frame a response to the additional questions and further clarify our Façadism budget: \$10,000.
To attend two additional meetings: \$6,000.

Total: \$16,000

If the meetings could be by Zoom, and moderated by an official of the Village we would credit back \$2,000.

Thank you for the continued opportunity to serve you. We look forward to your response.

Very truly yours
Westerman Construction Co. Inc.



Lloyd Westerman
President

Lloyd Westerman

From: Ralph Suozzi <rsuozzi@gardencityny.net>
Sent: Thursday, August 24, 2023 10:42 AM
To: Lloyd Westerman
Cc: Mary Carter Flanagan; Lawrence N. Marciano, Jr.; Michael Sullivan; Giuseppe Giovanniello
Subject: New Proposal Language
Attachments: Garden City St. Pauls Cost proposal.pdf; Westerman Report Comments FINAL 08.24.2023.docx; A101 - FIRST FOOR PLAN.pdf; A102 - SECOND FLOOR PLAN.pdf

Mr. Westerman,

I have attached your original proposal from 8/22/2022 and suggest the following changes to Section **1.01 Services of the Vendor** on pages 8.

1) Page 8: Under the Scope of Work the paragraph should now read as follows:

The scope of work is for the Vendor to provide the deliverables as defined in the Westerman Report Comments FINAL 08.10.2023 document (attached).

The deliverables include but are not limited to:

- Providing Clarifications to Existing Comparative Analysis by:
 - Adding corresponding Exhibits aligned with the cost estimate for the option analyzed.
 - Adding page numbers to the Report.
 - Adding a Legend for any Acronyms used throughout the Report.
 - Clarify and use consistent language for Exhibits referenced in each option analyzed.
- Prepare an Executive Summary with corresponding Exhibits.
- Attend two (2) additional In-person Meetings.

2) Page 6: Please update the cost from your original proposal under Proposed Services:

There should be a separate line for the reformatted report for \$10,000 and another line for the additional meetings for \$6,000. **PLEASE NOTE** the discount you offer if the meetings occur via Zoom rather than in-person.

Number of Days: 10 (Please Note the Village needs this project turned around quickly. Please advise if 10 days is not doable and what would your alternative be).

3) I have attached A101 – FIRST FLOOR PLAN and A102 -SECOND FLOOR PLAN as provided by Giuseppe Giovanniello.

Giuseppe's 1st and 2nd Floor Exhibits correspond to the light blue shaded areas of the Will Alise diagrams A101 and A102 labeled Community Center. The Will Alise drawings appear on our Village website at the following link:
<https://www.gardencityny.net/291/St-Pauls>

The Will Alise diagrams are currently referenced in your June 14, 2023, Comparative Analysis a few times and in different ways as identified the Westerman Reports Comment document attached. Including the Will Alise diagrams as an Exhibit we believe will add confusion to the Report but the A101 and A102 Floor Plan Exhibits created by Giuseppe's instead isolates and highlights the Phase 1 areas of the Adaptive Reuse option. Please concur and use these Exhibits or instead create your own Exhibits that correlate to the Phase 1 area estimated in this option within the Report.

- 4) The goal of all of this is to help to better inform the residents factually and clearly and to aid that information with corresponding Exhibits.
- 5) Can you create a cost estimate for Option 4 from the Erwin & Belinski Report with the intention that we will probably want to include it in the Executive Summary; maybe as a supplement also to the existing June Report. Please note, as did the Erwin & Belinski Report, that the cost estimate does not include pricing beyond the Façade and its interior space. No need to present a number for some undefined and undesigned use that does not exist.

The Village looks forward to receiving your new proposal. Please let me know if you have any questions or comments.

Thank you,
Ralph

P.S. – On Page 20 of your Report – under Adaptive Reuse the word “on” should be changed to “our” at the start of the very first sentence and the word adaptive should be capitalized.

Ralph V. Suozzi
Village Administrator
Inc. Village of Garden City
351 Stewart Avenue
Garden City, NY 11530
(516) 465-4058 (Office-Direct)

Westerman Requested Deliverables

1. Provide Clarifications to Existing Comparative Analysis (the “Report”)

- a. Update the Report to eliminate inconsistencies that could lead to questions once the report is released to a wider audience. See the list of inconsistencies in Appendix A. It is important to note that no changes to the original analysis are being requested. Please number all pages in the report for ease of reference during discussions. Also, please add a Legend in the Appendix Section defining any acronyms used within the report (e.g. – ADA, BER, PCBs, KW, etc.).

2. Prepare an Executive Summary

- a. Prepare a concise Executive Summary that clearly explains what is included as part of the scope of work for each of the three options that have been analyzed – Demolition, Facadism, and Adaptive Re-Use. The Executive Summary should provide a quick reference on all three options, their costs and any associated exhibits for the residents who may not read the larger original report.
- b. For each option (as appropriate), the Executive Summary should include:
 - i. For each floor - Description of work including demolition, stabilization and finished space.
 - ii. For each floor add Exhibits that clearly highlight the work to be included in each option. The exhibits should reflect work related to demolition, stabilization, and finished space (including square footage). We are including exhibits that were put together by Building Superintendent Giuseppe Giovanniello. We would like concurrence that the areas in blue are the areas that are priced out in Phase 1 (or not). Can you either approve of the exhibits or replace them with your own exhibits that correspond to the adaptive reuse Phase 1 pricing in your report. For Facadism, please reflect interior finished space (if any) that was contemplated, as well as a plan view of the final structure so folks are clear what is included in the estimate cost.
 - iii. Do the Vakota Drawings on pages 62 through 65 depict areas that would require interior demolition and stabilization for adaptive reuse only? If so, can your report clearly reference the Vakota Drawings as areas and conditions that would require attention for adaptive reuse as observed on December 02, 2022.

3. Future In-Person Meetings

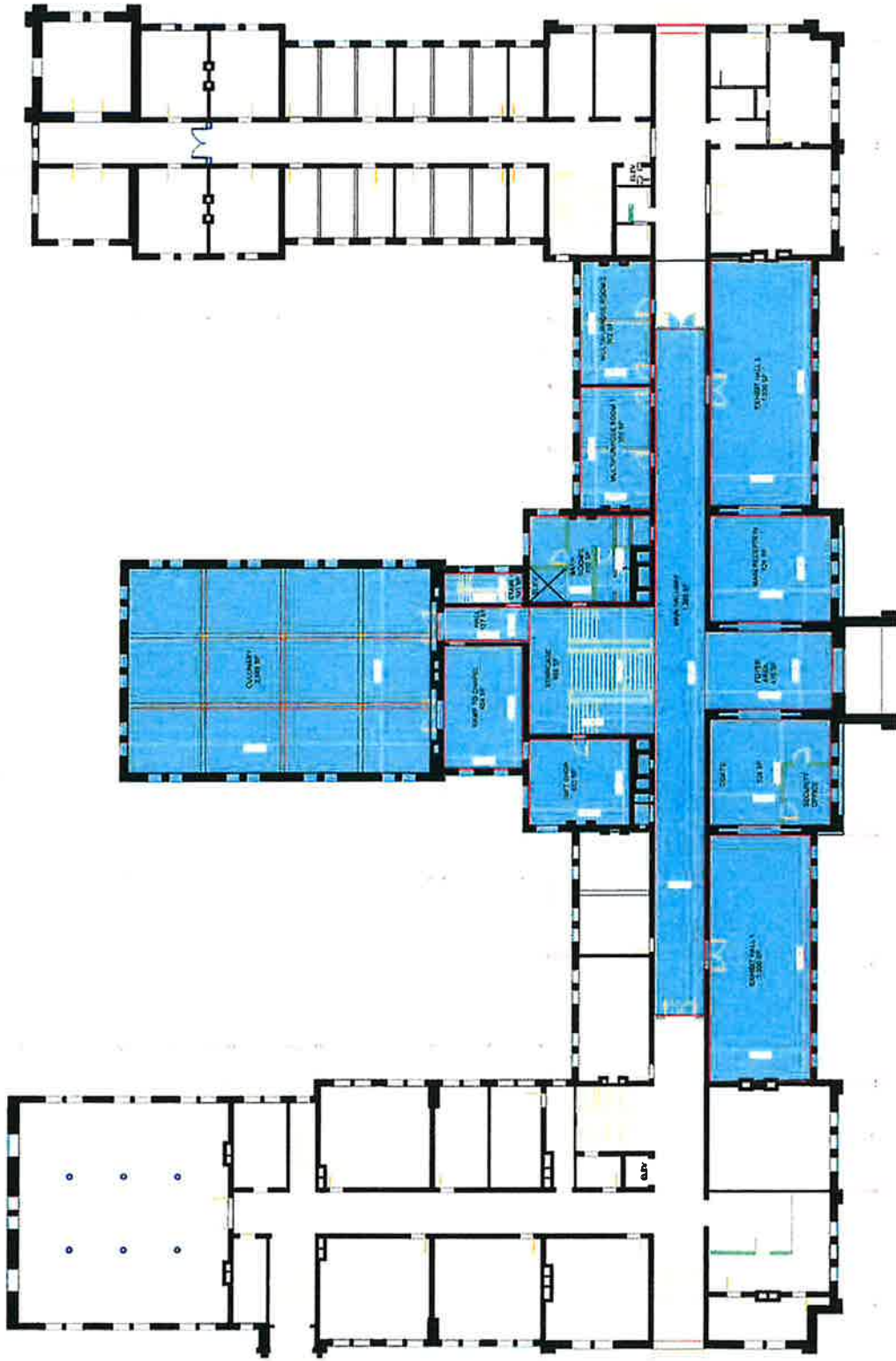
- a. Can you attend up to two open meetings to address resident questions on the comparative analysis which will also include the Executive Summary you will be preparing.

Appendix A:

Clarifications suggested for Comparative Analysis

1. **Scope of Work:** The Report does not include any drawings/exhibits that reflect the specific scopes of work for the 3 options analyzed.
 - a. It should be clarified that the basis of the Phase I scope of work included in the Adaptive Re-Use cost estimate were the drawings prepared by Will Alisse. We should be consistent how we refer to the origin of the work scope.
 - i. (p.12) Clarify reference to “Will Alisse report”. If there was a report, we should include as an exhibit. If there were drawings only, we should state that.
 - ii. (p.20) Refers to “a plan provided by the Village of Garden City”. To avoid confusion, be consistent in how we refer to the origin of scope of work.

- iii. (p.28) The report again refers to “the current phased plan, as provided by the Village of Garden City...”.
2. (p.20) Demo plan states that “any element added to the building after 1900” would not be salvaged; the Gregory Dietrich report (p.60) describes developing a “salvage plan”. Is preparation of a “salvage plan” included in the estimates for Facadism and Demolition options?
3. (p.28) States that if “Demolition plan is chosen” that building will need to be “hand demolished” for safety reasons. However, demolition cost estimate (p.32) reflects mechanical demolition. This needs to be clarified. Note that “hand demolition” is referenced in the Facadism cost estimate (p.42), so type of demolition be performed for each option should be clear.
4. (p.28) Last paragraph refers to a “Restoration” phase. Restoration does not seem to be defined or detailed in the report. Please clarify what Restoration phase refers to.
5. (p. 39) Cost estimate reflects 35k ft² of ceiling to be painted, and 30k ft² of drywall to be painted. The Alisse drawings reflect a completed Phase I area of ~18K ft². Is it intended that only the 1st and 2nd floor Phase I finished areas are being painted, or are other areas included? Please clarify.
6. (p.7) Item should be added to end of list to reflect that in 2023 funds were approved for cleaning debris on the first and second floor corridors so inspection could be performed.



FIRST FLOOR PLAN

