

The Board of Trustees is working to move our community towards a decision on the St. Paul's Main Building. Below is the response from Westerman Construction to questions from the Board of Trustees regarding the cost estimates being provided.

We look forward to sharing the report with residents along with clarification on these questions. This is an important step in informing residents about the options for the St. Paul's Main Building and the known costs associated with those options.

*Mayor Flanagan,*

*My response to your questions. NC = no charge but to the manner in which this is disseminated needs to be determined. I would propose a simple two-page supplement. I would issue this supplement when we are paid our last invoice. AS = This would involve add service as we feel we completed the report, and it was accepted by the prior administration.*

*I took the liberty of splitting your numbered items that contained multiple questions into a new number.*

1. *Can you provide additional clarity as to what the finished product would be after Phase 1 is completed? Yes NC*
2. *How much and which portions would be restored, and how much would be white box? Yes NC*
3. *Is it correct that HVAC ventilation estimates included only basement/1st Floor/2nd Floor? Yes NC*
4. *Do the window estimates only include 50 new windows with 584 windows being boarded up? Yes NC*
5. *Can you include pricing that would replace all the windows as part of Phase 1? Yes NC*
6. *Can you provide pricing to restore the entire building? Yes AS*
7. *Can you estimate how much more it would cost if future phases are deferred? We use 3% per year – pegged to CPI.*
8. *Did the Gregory Dietrich firm come up with an estimate of what the value might be (even a ball park figure) of the historic/salvageable architectural elements of the building? We would like an estimate of the potential value. No, would include explanation in supplemental document NC*
9. *Why after all the work done by Will Alisse in designating uses for the first few floors were these not used in calculating the cost of adaptive reuse? Please ask him*
10. *Can you include the pricing to demolish the cottages in either all or none of the three scenarios so comparison is more accurate? Yes NC*
11. *To address feedback we received about changes in numbers or uncertainty, please note where numbers are not based on actual cost estimates but are based on “cocktail napkin” numbers. Where numbers provided by others, please include source. We are contractors and we performed actual cost estimates with industry information.*
12. *As an alternative to the more than \$3 million for removal, shipping and storage of items included in both demolition and façadism plans, can you provide a cost estimate that assumes use of a salvage*

company. **No – this relates to 8 will explain in supplemental document**

13. Did you price simple demolition of the building if there was no legal requirement to hand demolish or preserve and store items? Hand demolition vs mechanical demolition. How much lower would the cost be? **I figured mechanical demolition for the demolition phase. This is the least expensive approach**
14. The report (p.14, Structure Review) discusses the possibility that there could be extensive rotting in some of the joints and beams that should be investigated. If extensive damage is found, what could be the potential impact to the Adaptive Re-use option? **This has been accounted for in our budget**
15. What is being referred to as the William Alisse report (p.11)? **I will have to get back to you on this – I think it is the plans not a report.**
16. Last bullet on p.8 indicates that in September '22 a “motion to spend money to clean the interior of the building was denied.” Wasn’t this later approved so your firm could get in and do the estimates? **Yes**
17. What could go wrong and what risks are there with Phase 1 as well as possible Phase 2 or 3? **I will clarify in supplement – biggest risks are the mansards and top floors.**
18. What is the worst case scenario, and what could the costs be to the Village? **Clarify in supplement – the entire top level would have to be rebuilt**
19. If demolition were chosen by the Village, what is the feasibility and cost of saving some elements of the building such as the clock tower or other parts such as the entrance? **To be issued in supplement, clock could be saved, maybe the tower could be left in place – no cost savings this would be significant added cost. AS to determine**

Regards,  
Stay safe stay well

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