

# Cost Estimates Review

Demolition, Adaptive Reuse, Facadism

Saint Paul's Complex, Garden City, NY 11530

October 03, 2023

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MANAGEMENT+CONSULTING

VAKOTA  
architecture, pllc.

# Items Covered in Presentation

Information in this presentation is compiled from the Westerman/ VAKOTA Executive Summary dated September 28, 2023

1. **Conditions of existing building**
  - Basic assessment based on visual review.
  - General review of typical Mansard roof construction
  - General review of typical Masonry construction
  - Review of previous assessment reports
2. **Nature of costs estimates**
  - Description of scope of work for each Construction assessment
  - What assumptions have been made for preliminary assessment
3. **Timeline of Construction**
  - Estimated timeline of Key tasks for each scope of work.

*NOTE: That these are only cost estimates on three potential projects when there are many other alternatives that could be considered by the Village and priced. Further design studies and programming are required in order to develop final construction costs. This is simply to illustrate the costs of these particular alternatives. Demolition, Adaptive Reuse, Facadism. Pricing in this presentation has been adjusted from the original report to reflect community input and consultation with other members of the Board of Trustees as requested by the Mayor. This presentation is based on the options which will be included on the fact sheet as examples.*

# Team

- CONSTRUCTION MANAGEMENT/ ESTIMATOR



- ARCHITECTURAL CONSULTANT



- MECHANICAL/ PLUMBING/ ELECTRICAL/ FIRE PROTECTION ENGINEER CONSULTANT

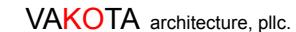


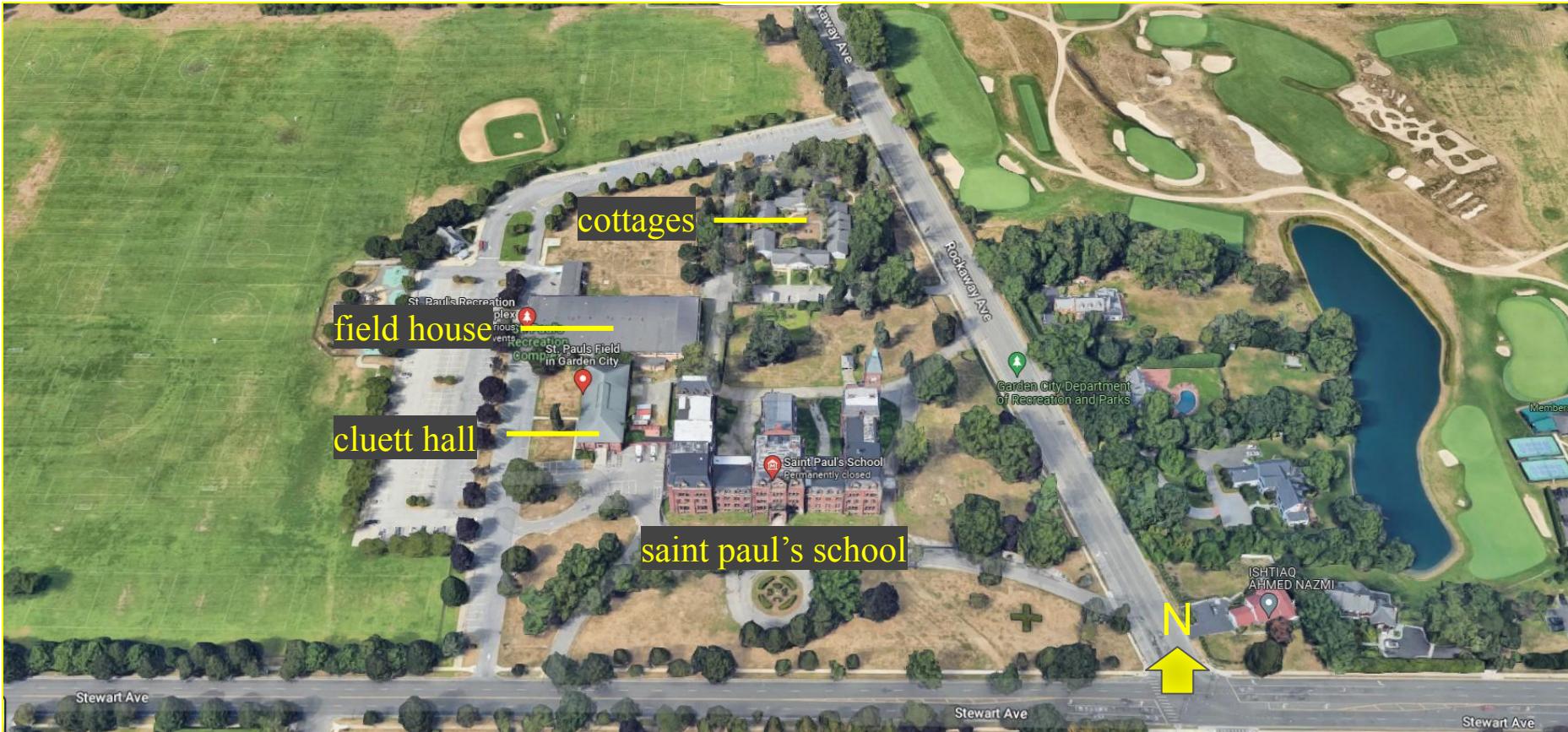
- HISTORIC PRESERVATION CONSULTANT



- STRUCTURAL CONSULTANT

FENNELL ENGINEERING, PLLC  
1250 Broadway 36th Floor  
New York, NY 10001  
212-639-9300

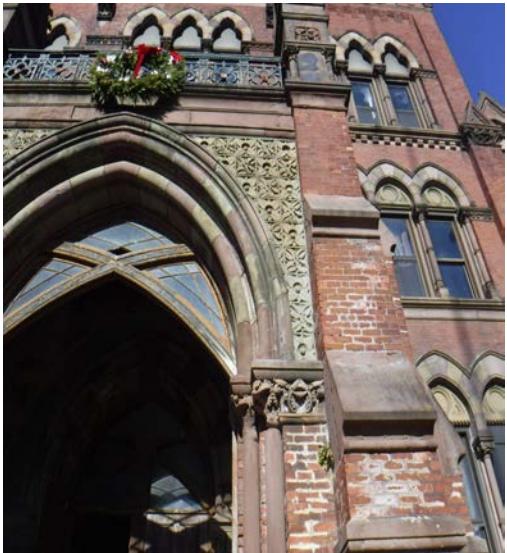




# Existing Conditions



Photos taken August 24, 2022



Exterior South Entrance



South Facade Looking East



East Porte Co-chère



North Facade

Photos taken December 09, 2022



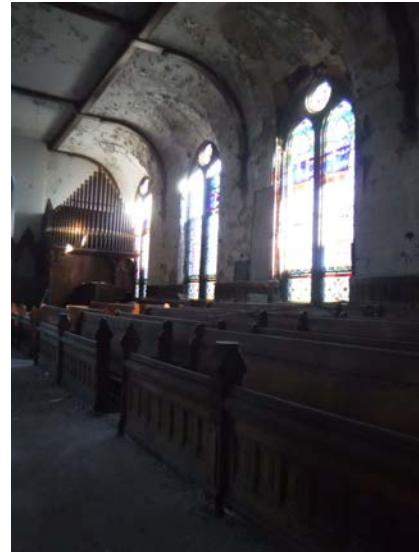
First Floor Common Area



First Floor Common Hallway



Grand Stair



Chapel

Photos taken December 09, 2022



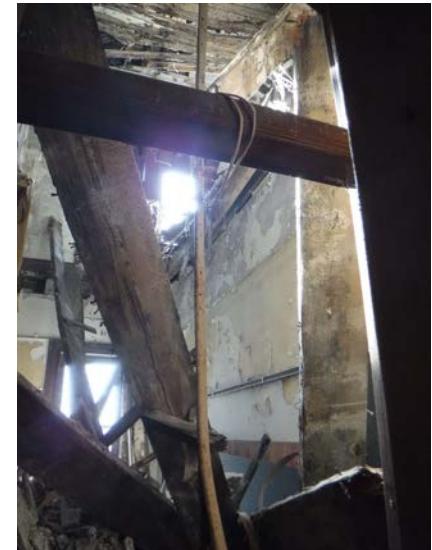
Deteriorated Room Finishes



Exposed Wood Frame

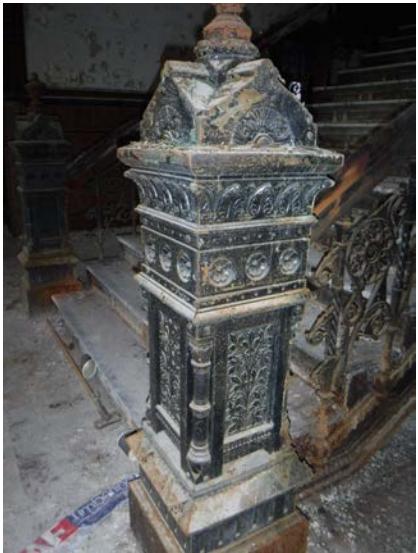


Exterior Brick Exposed



Collapsed Floor

Photos taken December 09, 2022



Decorative Metalwork



Decorative Light Fixtures

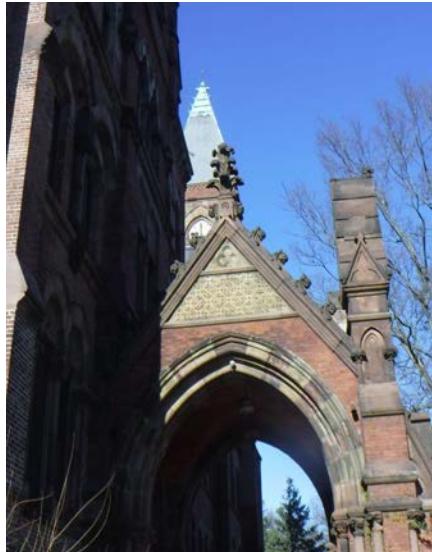
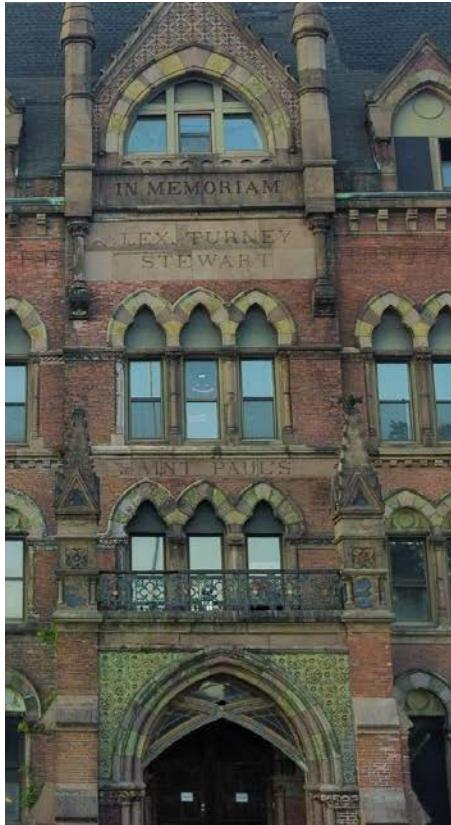


Decorative Woodwork



Chapel Organ and Pews

Photos taken December 09, 2022



South Facade Decorative  
Masonry

Decorative Masonry

Stained Glass Windows

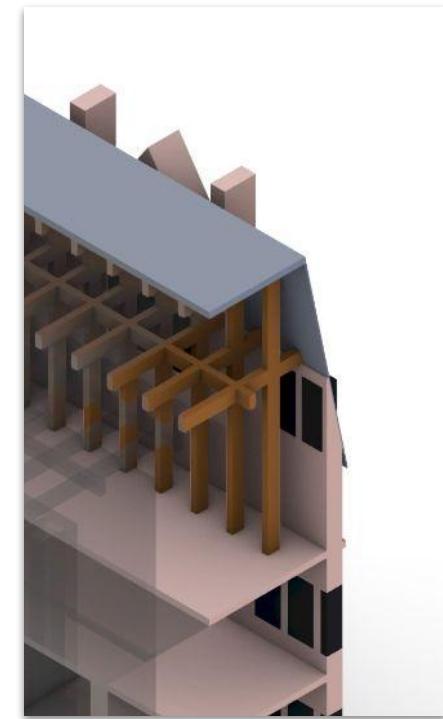
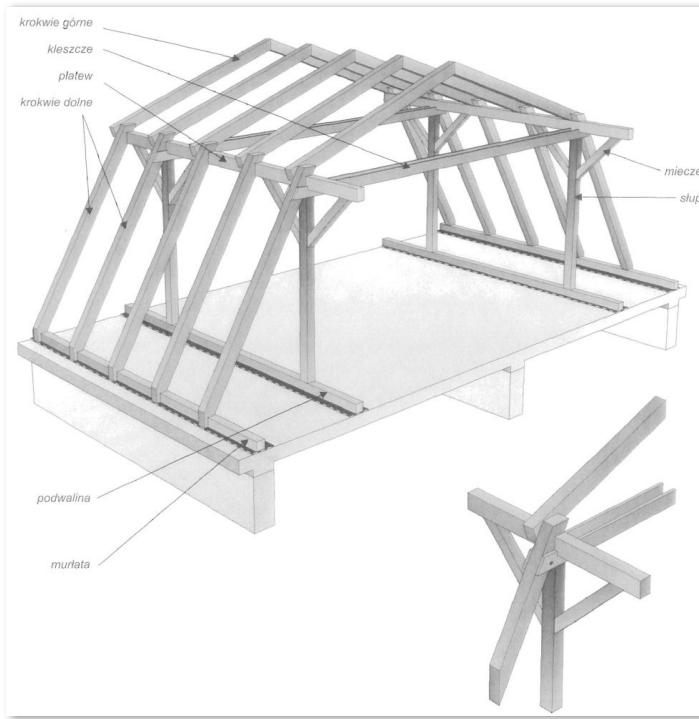
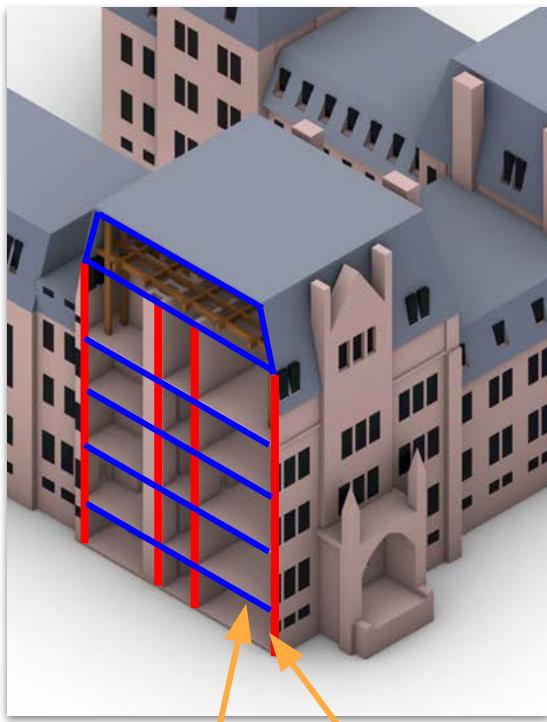
Photos taken December 09, 2022

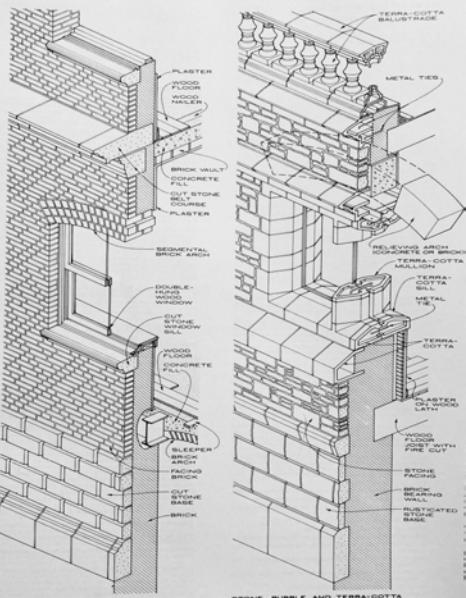
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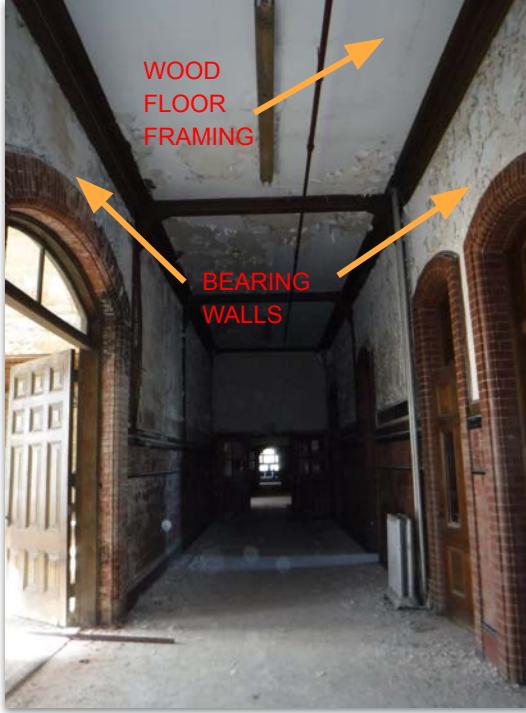
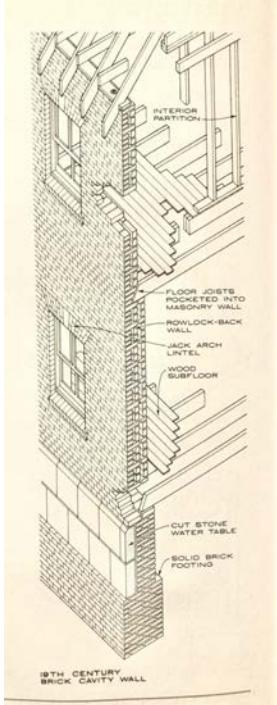
# Existing Structure







**MASONRY BEARING WALL CONSTRUCTION**



**INTERIOR BEARING WALLS**



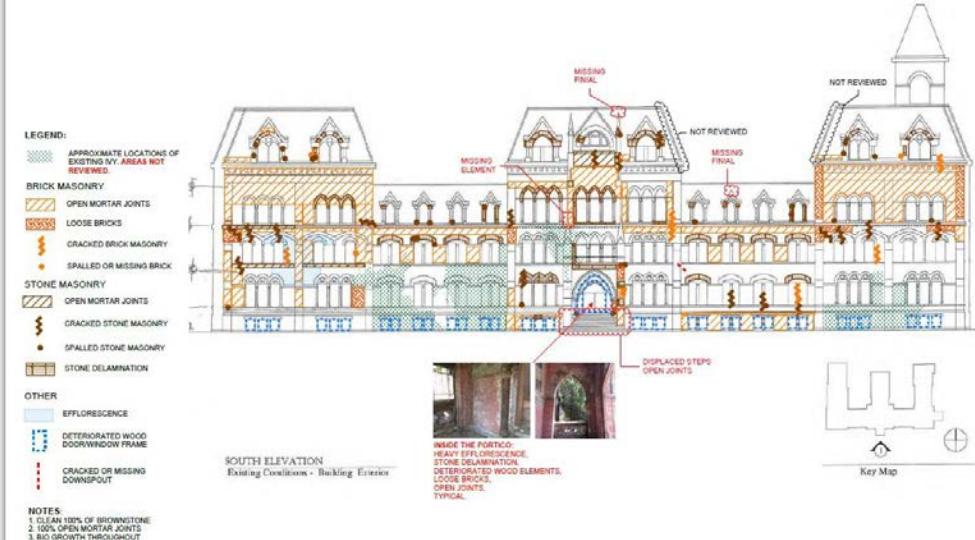
Figure 8: East Facade - Rockaway Avenue



Figure 9: East Facade Roof Penetration - Interior Condition

Appendix C - General Facade Conditions

7/19/2019



# Environmental

Hazard material and volatile compounds are present in minimal amounts per previous reports and our investigation. A detailed report on Environmental Investigation can be found in the Phase 1 Environmental Site Assessment report dated July 24, 2019

## Asbestos

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- Abatement will need to be conducted by licensed professionals
- Material is removed under contained conditions.
- Material is removed prior to any demolition work.
- Building and air will be tested at end of abatement to confirm no remnants of asbestos.

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- [New York State Asbestos Law and Regulations](#)

## Lead

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- Removal of lead (if present) would be conducted at same time of demolition.
- Area of work to be covered in plastic and material made damp during removal.
- Ground area 10 feet around building to be covered in plastic if lead is determined on exterior.
- Windows within 20 feet of building should be closed during demolition.

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- [New York State Lead Environment Regulations](#)

# NATURE OF COSTS ESTIMATES

## scope of work

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- DEMOLITION
- ADAPTIVE RE-USE
- FACADISM

# DEMOLITION

## scope of work

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- Secure existing building for safety of workers
- Abate asbestos
- Demolish Saint Paul's School and Cottages
- Provide clean soil for site infill
- Plant grass, and trees



## work excluded from presentation costs

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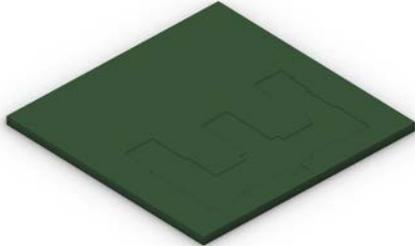
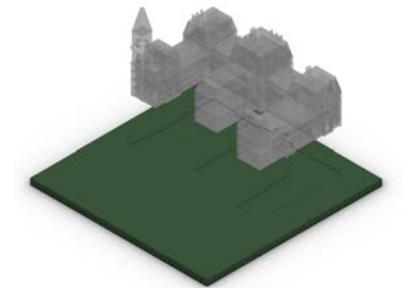
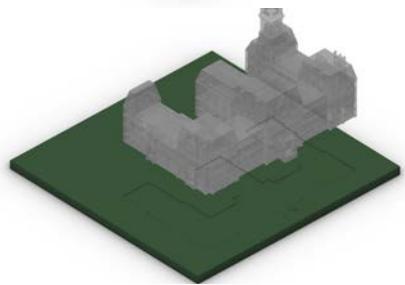
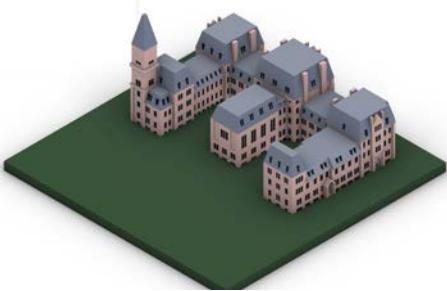
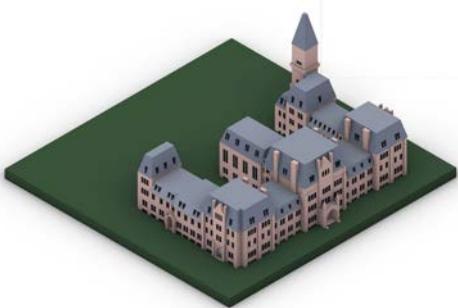
- Masonry salvage
- Carpentry/ Metal salvage
- Stained glass salvage

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- Scope of work is coordinated with the Mayor's fact sheet .
- Items excluded from Report are those previously noted in Westerman Construction Estimates presented in the June 14, 2023 *Comparative Analysis*

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**DEMOLITION**



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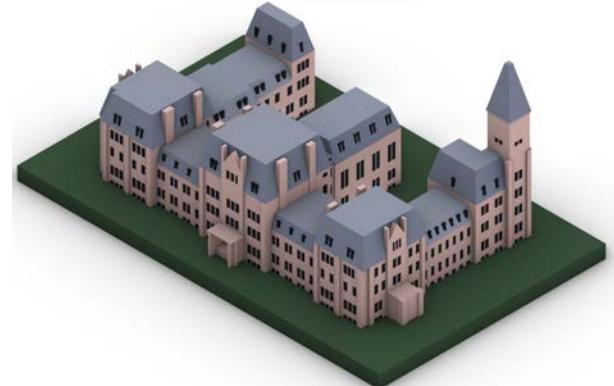
# ADAPTIVE REUSE

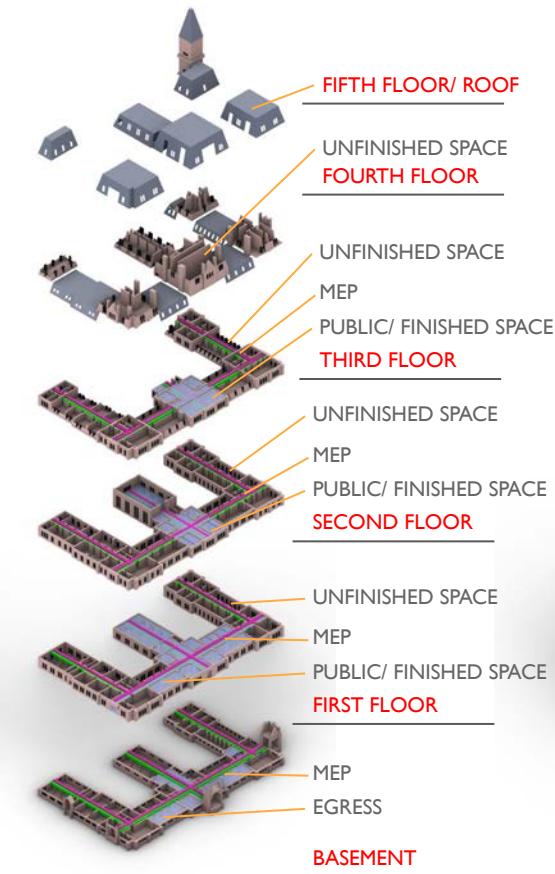
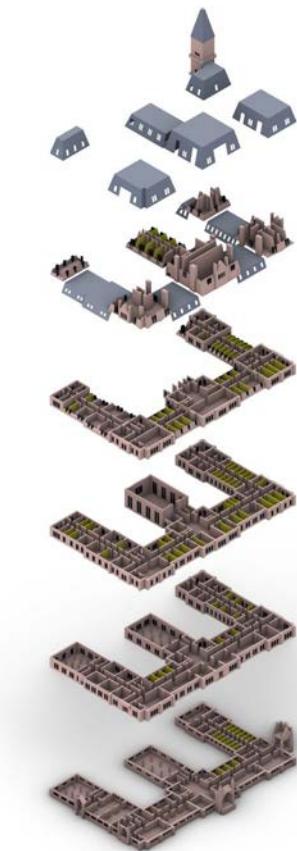
## scope of work

- Secure existing building for safety of workers
- Abate asbestos
- Remove all non-load bearing walls, all wall, ceiling, floor finishes on all floors
- Repair stairwells, skylight, Chapel stained glass, woodwork, doors, roof
- Replace all windows. \* note; original estimate was for replacement of 50 windows
- Install new gypsum board on all finished/ public spaces and for fire ratings, new flooring in Public spaces, subfloor on 50% of non-public spaces, bathrooms, sprinkler system, fire rated doors at corridors, elevator, ADA access, heating system throughout entire building, Air-conditioning in public spaces, lighting and electrical throughout entire building.

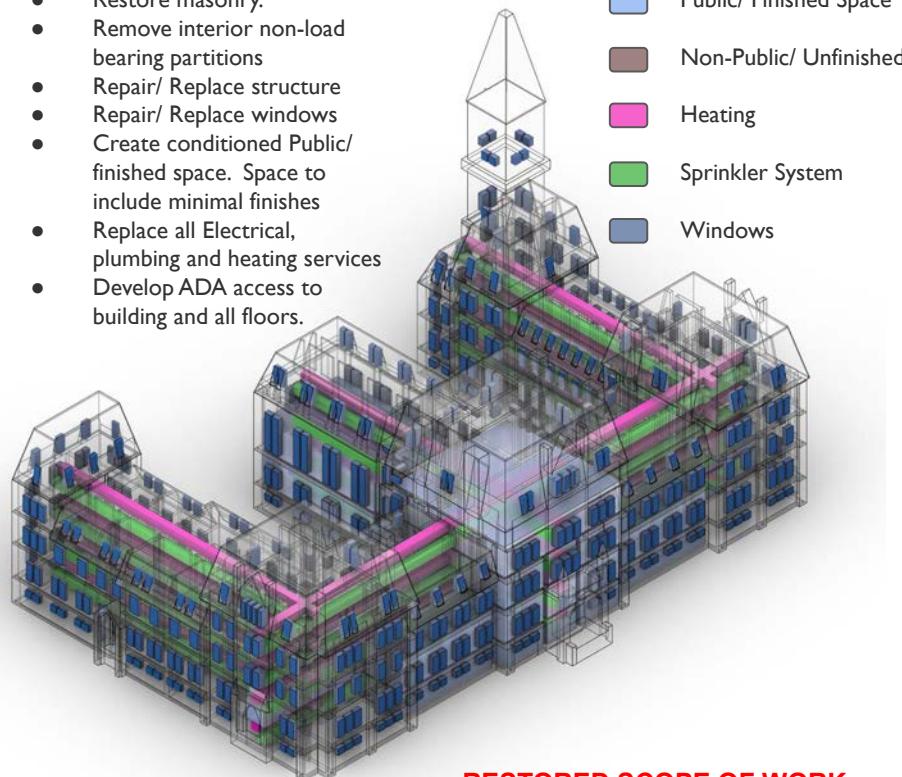
## work excluded from presentation costs

- All work is included from Westerman Construction estimate June 14, 2023
- Future completion of unfinished/ non-public spaces (East & West Wings) would require Electrical, HVAC, and plumbing upgrades depending on use
- Scope of work is coordinated with the Mayor's fact sheet .
- Items excluded from Report are those previously noted in Westerman Construction Estimates presented in the June 14, 2023 Comparative Analysis c





- Restore masonry.
- Remove interior non-load bearing partitions
- Repair/ Replace structure
- Repair/ Replace windows
- Create conditioned Public/ finished space. Space to include minimal finishes
- Replace all Electrical, plumbing and heating services
- Develop ADA access to building and all floors.



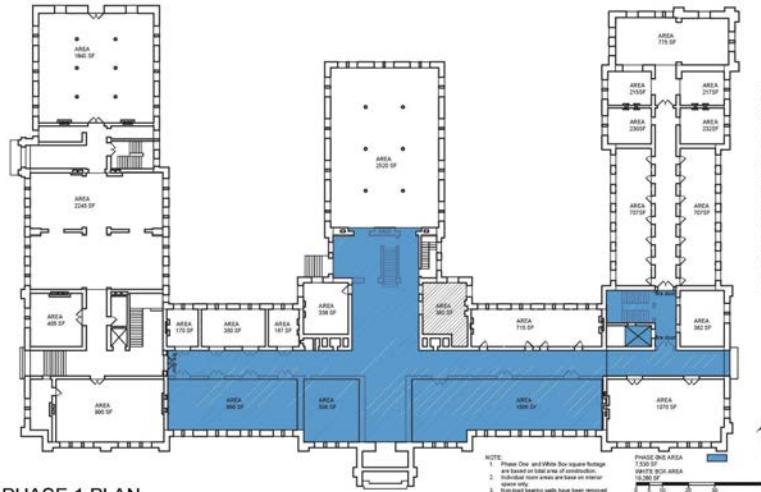
**RESTORED SCOPE OF WORK**

**ADAPTIVE RE-USE**

\* MEP (MECHANICAL, ELECTRICAL, PLUMBING)

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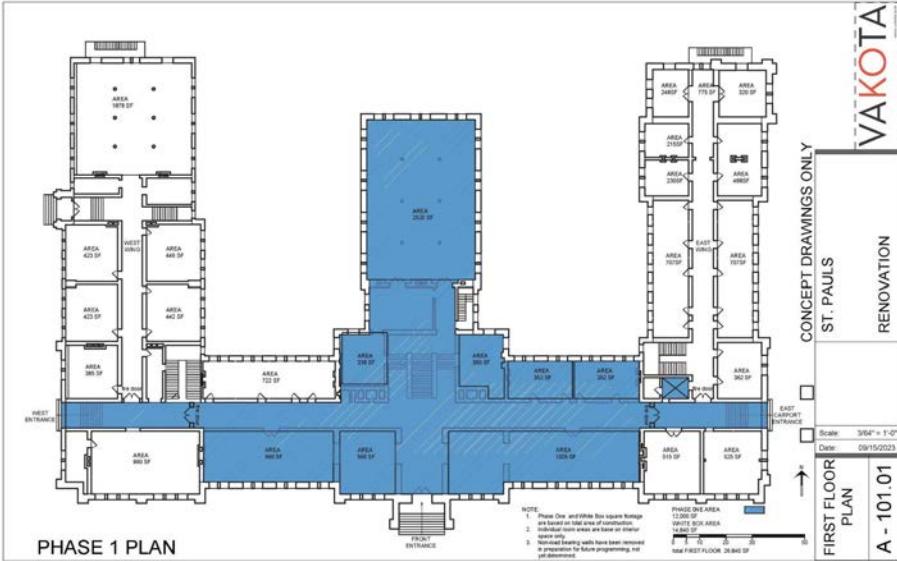


## BASEMENT PLAN

## ADAPTIVE RE-USE

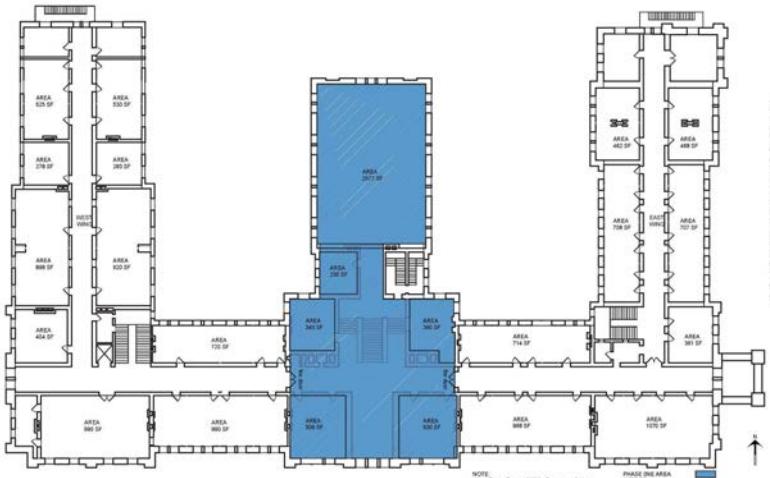


## **FIRST FLOOR PLAN**



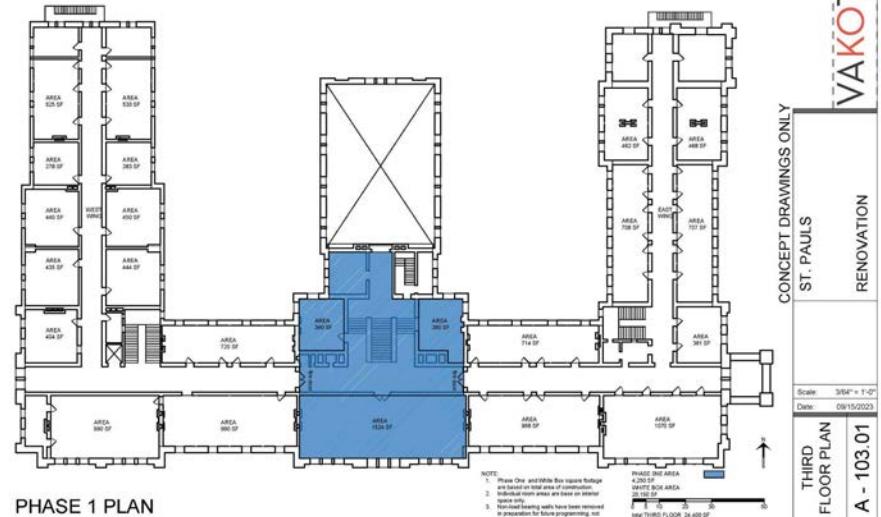
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## **SECOND FLOOR PLAN**

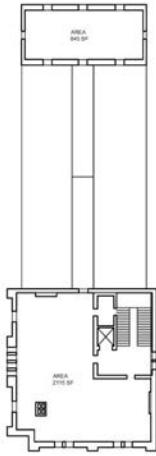
## ADAPTIVE RE-USE



## THIRD FLOOR PLAN

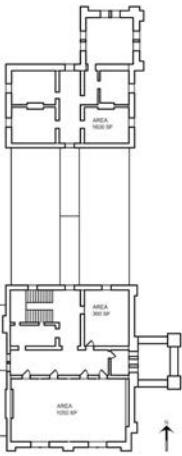
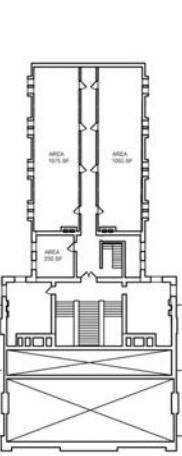
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PHASE 1 PLAN

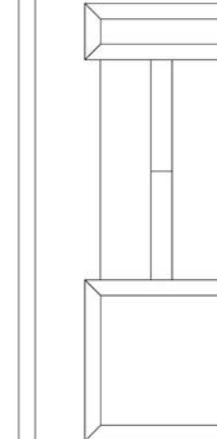
## FOURTH FLOOR PLAN



FOURTH FLOOR PLAN  
A - 104.01

CONCEPT DRAWINGS ONLY  
ST. PAULS  
RENOVATION

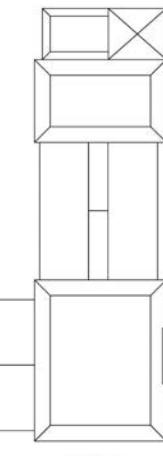
Scale: 3/8" = 1'-0"  
Date: 09/15/2023



PHASE 1 PLAN

## FIFTH FLOOR PLAN

FIFTH FLOOR AND ROOF NOTES  
1. BANJOED ROOF'S SHOULD HAVE ASPHALT SHINGLES  
REINFORCED AND SLATE OR COMPOSITES SLATE SHINGLES  
PARTIALED



FIFTH FLOOR PLAN  
A - 105.01

CONCEPT DRAWINGS ONLY  
ST. PAULS  
RENOVATION

Scale: 3/8" = 1'-0"  
Date: 09/15/2023

**ADAPTIVE RE-USE**

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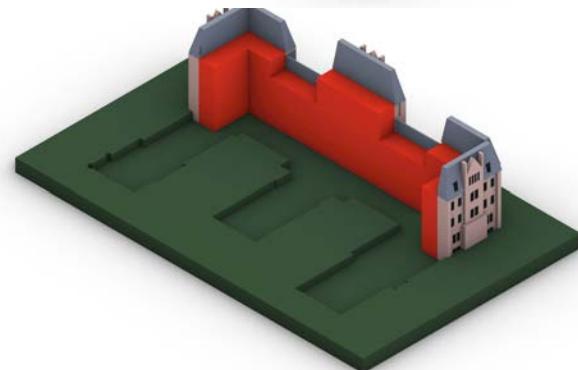
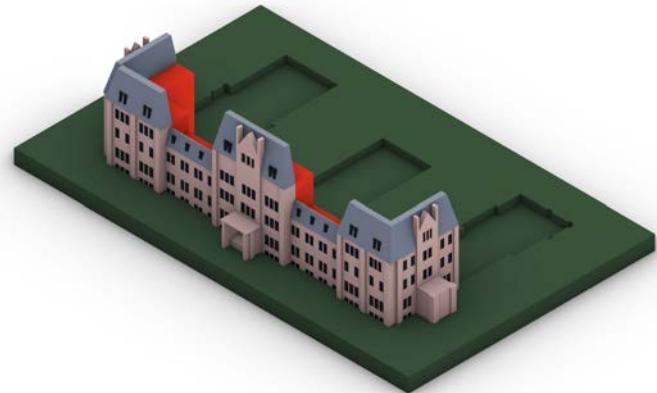
**VAKOTA** architecture, pllc.

# FACADISM

- This work is based on the *St. Pauls Assessment Conditions* by Erwin and Bielinski dated October 24, 2012
- The restoration limited to Saint Paul's school south facade.

## scope of work

- Secure existing building for safety of workers
- Abate asbestos
- Salvage significant masonry, metal, wood elements.
- Remove all non-load bearing walls, all wall, ceiling, floor finishes on all floors
- Install foundation for new steel support structure and install new steel shoring for new temporary bracing. Include new maintenance stair tower.
- Demolish Cottages and wings of Saint Paul's School. Hand Demolish areas around North facade.
- Repair masonry on South Facade, repair remaining roof.
- Install new windows on South facade, electrical system, temporary lighting

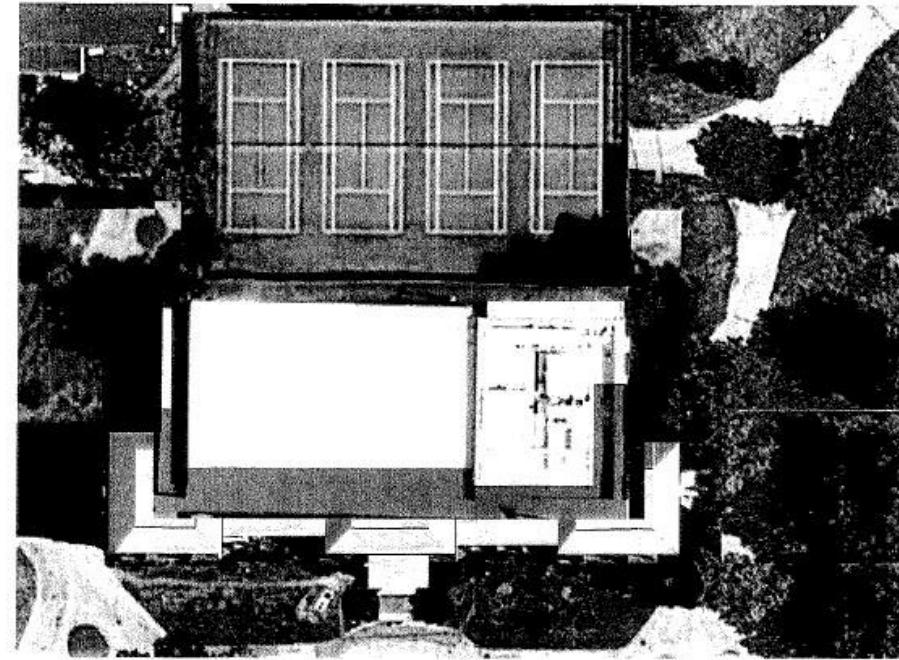
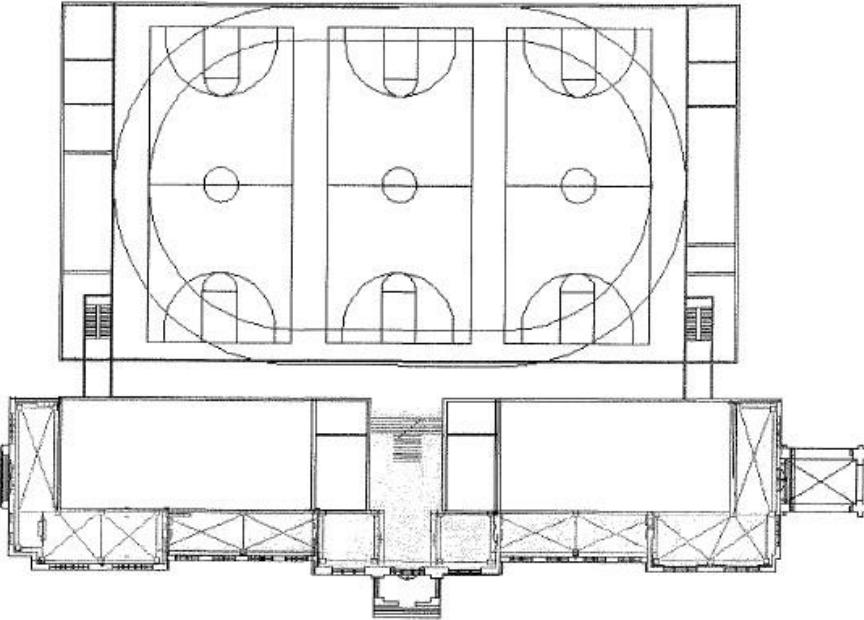


## work excluded from presentation costs

- Insulated panelized exterior cladding.
- Fire protection system, heating, plumbing
- Structural steel framing is reduced to minimal requirement for potential new building

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- Scope of work is coordinated with the Mayor's fact sheet .
- Items excluded from Report are those previously noted in Westerman Construction Estimates presented in the June 14, 2023 Comparative Analysis



Option IV: The area within the restored facade and the grand staircase could be used as part of new facility

[Erwin & Bielinski - Assessment Report 2012](#)

ERWIN & BIELINSKI PLLC.

**FACADISM**

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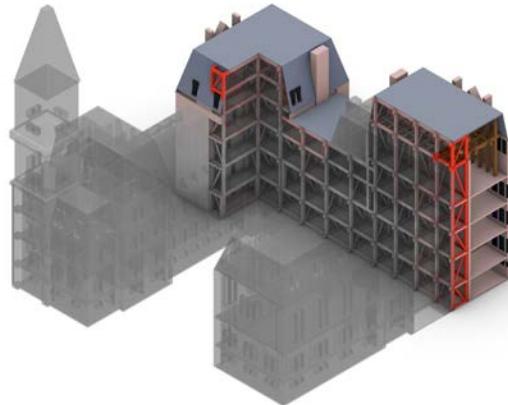
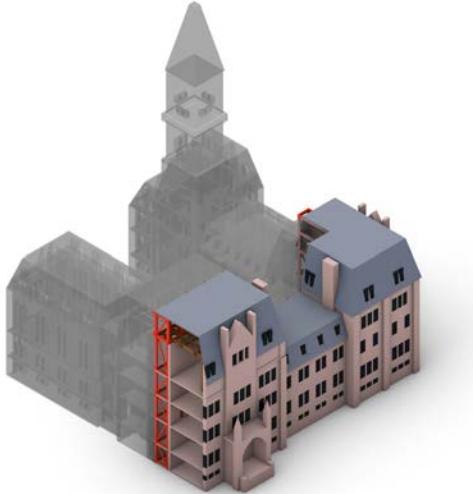
VAKOTA architecture, pllc.



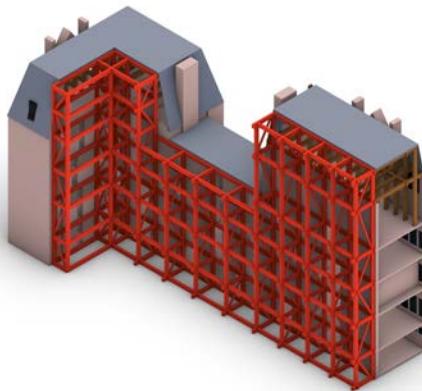
**FACADISM**

Reference Image

**STRUCTURAL SECTION DIAGRAM**



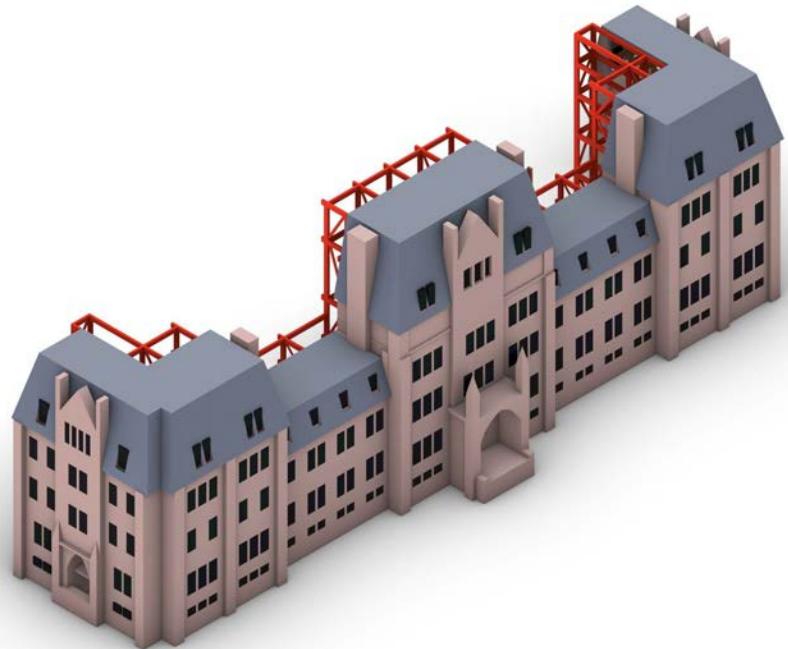
**SELECTIVE DEMOLITION USING EXISTING BEARING WALLS**



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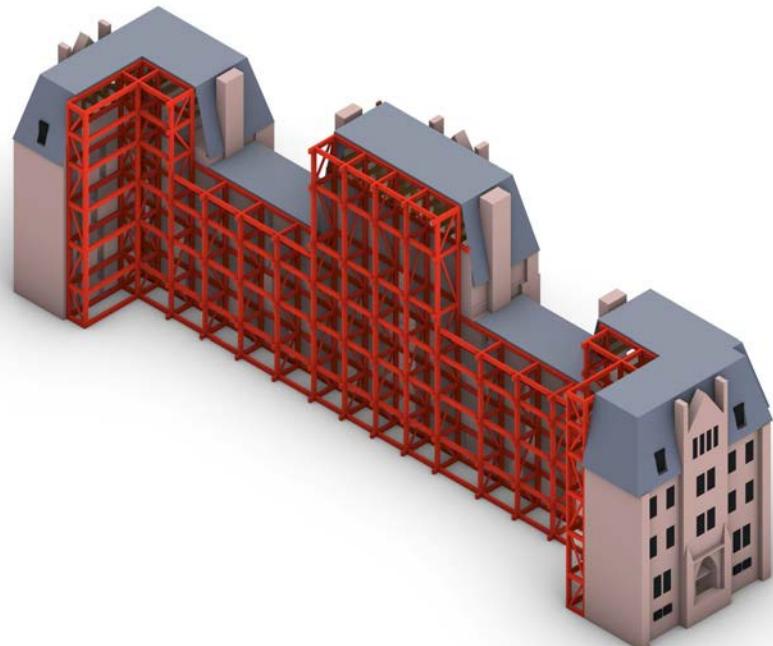
**FIRST BAY TO REMAIN FOR FUTURE BUILDING**



**SOUTH FACADE**

**FACADISM**

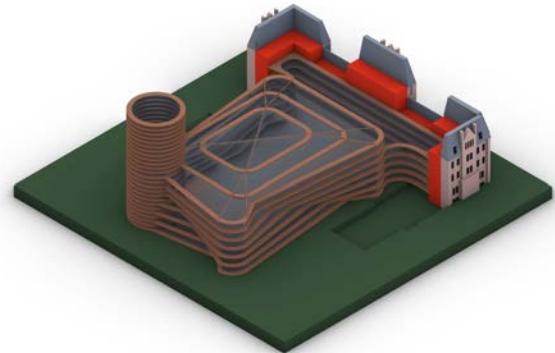
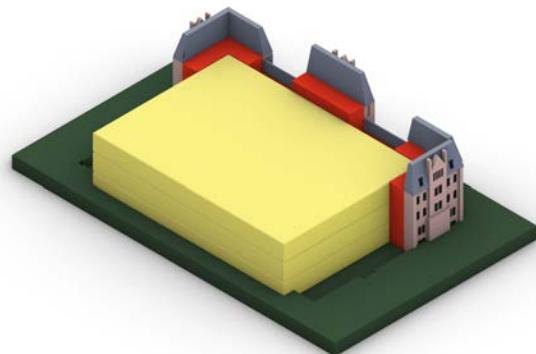
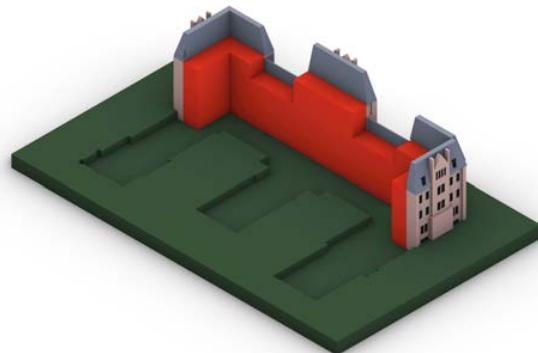
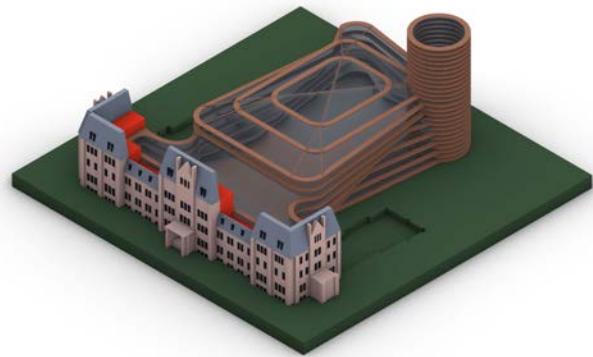
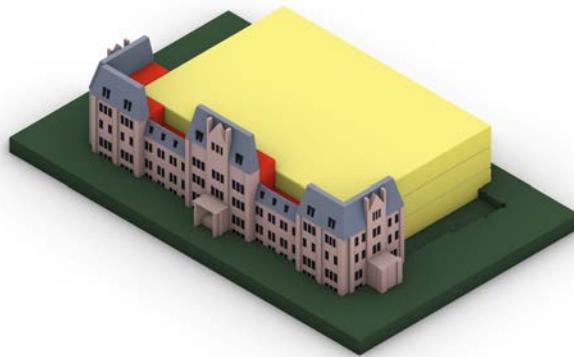
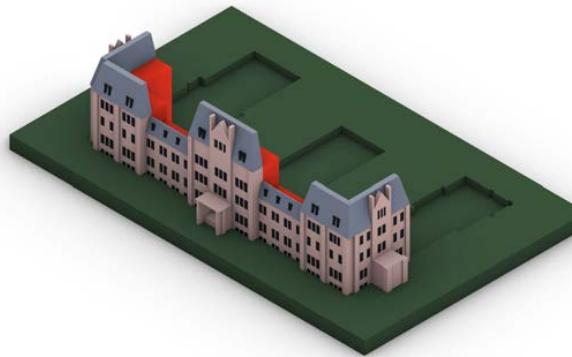
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**NORTH FACADE**

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**SUPPORT STRUCTURE ONLY**

**FACADISM - OPTIONS**

**BASIC STRUCTURE - CONCEPT**

**DISTINCTIVE STRUCTURE - CONCEPT**

# COST



## DEMOLITION

- **\$ 12,803,356**
  - Estimate includes removal of St Paul's School and Cottages
  - Original estimate of \$ 17,678,312 includes salvage of materials

## ADAPTIVE REUSE

- **\$ 52,526,287**
  - The estimate includes 33,000 square feet of Public/ Finished useable space suitable for a variety of functions
  - Above number Includes installation of all windows throughout building. Adds \$3,000,000 to original estimate. Original estimate included replacement of 50 windows in public area.
  - Add remaining unfinished/ non-public space suitable for a variety of functions at \$300 a square foot. Maximum cost could be approximately \$30,000,000

## FACADISM

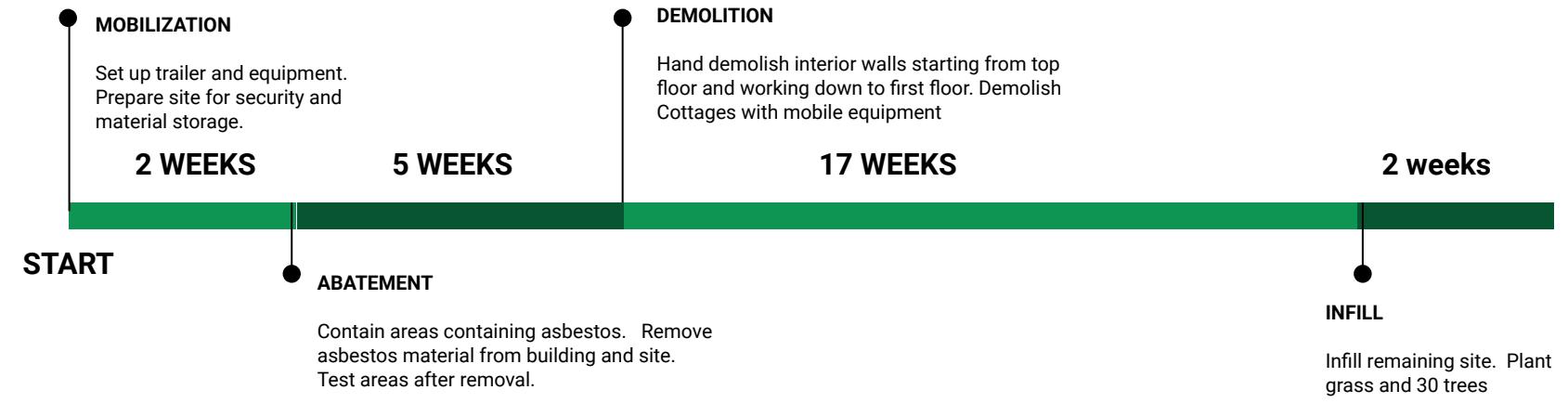
- **\$ 37,508,337** = South Facade restoration and support structure, Remaining facade is left un-occupable until a new building is built.
  - This estimated cost of Facadism relies upon a new addition building being built with within 2 years after reduction of St. Pauls building
  - Addition estimate of \$500 a square foot for basic style enclosure.
  - Addition estimate of \$1,200 a square foot for distinctive style enclosure.
  - The Complete estimate of \$ 46,444,836 includes a Temporary facade system including, Drywall & Carpentry, Fire protection, Plumbing, HVAC, and Electrical and leave an attractive remnant which will stand for many years

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- Scope of work is coordinated with the Mayor's fact sheet .
- Original estimates per Westerman Construction Estimates presented in the [June 14, 2023 Comparative Analysis](#)

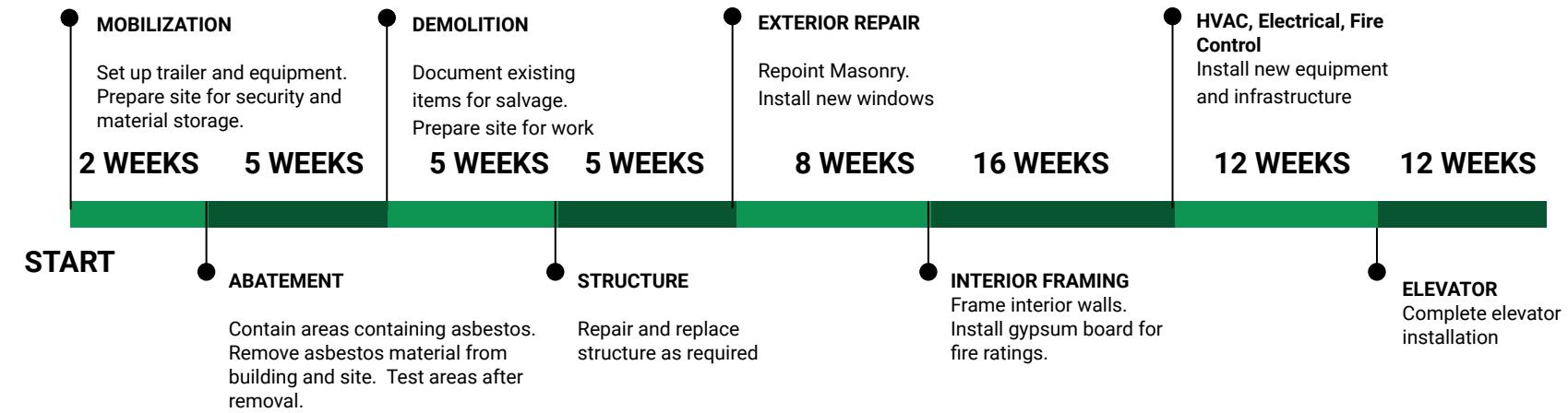
# TIMELINE - construction

## DEMOLITION (26 Weeks)



# TIMELINE - construction

## ADAPTIVE Re-USE (80 Weeks)



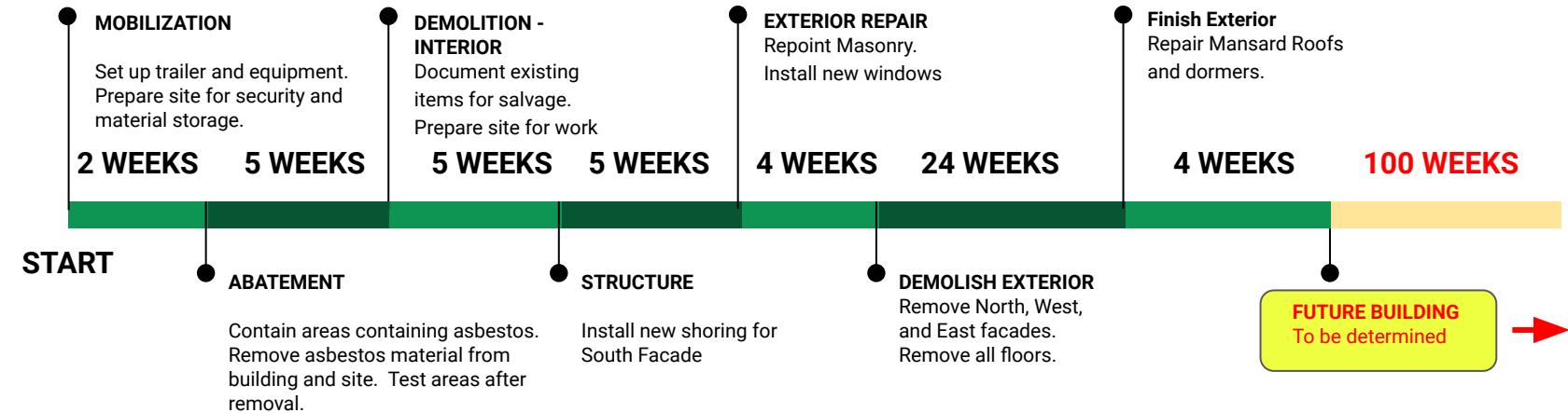
**DEMOLITION**

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# TIMELINE - construction

## FACADISM (40 Weeks)



**DEMOLITION**

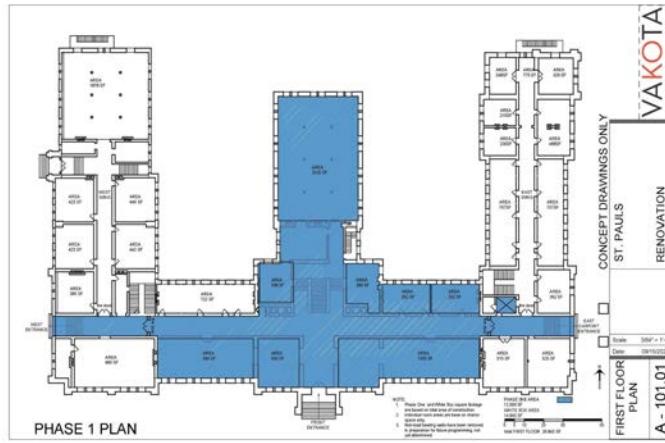
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VAKOTA architecture, PLLC.

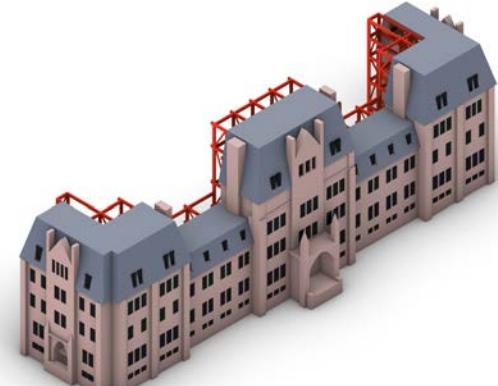
# SUMMARY



## DEMOLITION



## ADAPTIVE REUSE



## FACADISM

# thank you

