ERWIN·LOBO·BIELINSKI PLLC

FORENSIC ARCHITECTS AND ENGINEERS

ASSESSMENT OF REPAIRS AND RESTORATION OF ST. PAUL'S SCHOOL, GARDEN CITY, NEW YORK

Erwin Lobo Bielinski was retained to provide an independent assessment of the condition of St. Paul's School in Garden City, New York, including an analysis of:

- The repairs that would be necessary to stabilize the structure for partial use pending future restoration
- The repairs that would be necessary during a future restoration for full use
- The limitations of the structure for reuse.

We were also asked to review and comment on various documents that have been submitted related to the reuse of the building including:

- Einhorn Yaffee Prescott, PC; Condition Survey and Program Study; February 2, 2002
- Beatty, Harvey & Associates, Architects, Einhorn Yaffee Prescott Architects; Library reuse proposal; April 2, 2002
- Sullivan & Nickel Construction Cost Estimate of Einhorn Yaffee Prescott February 2002 Report; August 4, 2004, November 16, 2004
- Furnstahl Simon Architects; Cost estimate for conversion to public offices and meeting rooms; April 25, 2006
- Litas Investing, Eskar International; Development Proposal; July 19, 2006
- Litas Investing; Supplementary Submittal; January 3, 2007
- Village of Garden City Responses to Litas Proposal; April 20, 2007
- Litas Investing; Letter of Response; May 7, 2007
- K. Backus & Associates; Analysis of Recommendations; April 16, 2007
- The Nelson New York Operating Company; Mothballing option memo; June 16, 2008
- Report of the Mayor's Committee on St. Paul's; July 2008
- Committee to Save St. Paul's & The Garden City Historical Society; June 29, 2010
- HRH Cost Estimate; November 4, 2010

37 W. 39TH Street, Suite 1201, New York, NY, 10018 (V) (212) 391-4750 (F) (212) 391-4752
271 North Ave., Suite 320, New Rochelle, NY, 10801 (V) (914) 738-7949 (f) (914) 738-7940

Thornton Tomasetti

Building Solutions

June 2021

Project

St. Paul's School
286 Stewart Avenue, Garden City, NY

Low-slope Roof Condition Assessment
TT Project #: N21144.00

2

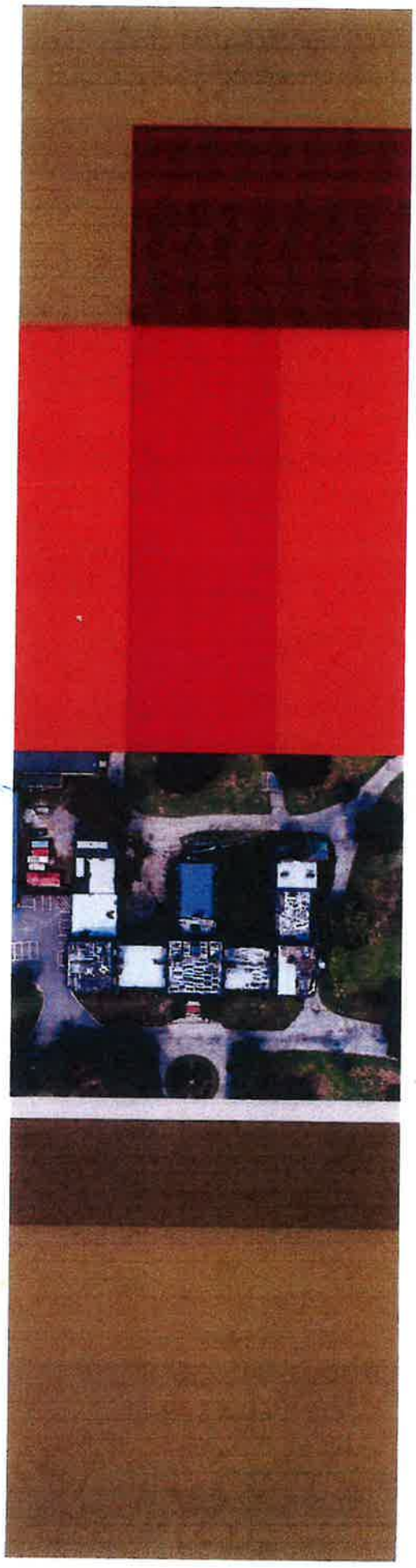
Prepared For
VILLAGE OF GARDEN CITY
351 Stewart Avenue
Garden City, New York 11530

Prepared By
Thornton Tomasetti
120 Broadway
New York, NY 10271
Phone: 917.661.7800
Fax: 917.661.7801

June 21, 2021

Working Copy

Roof Repairs



3

FEB 2025

Comparative Analysis

Building Alteration and Renovation versus Demolition
Saint Paul's Complex, Garden City, NY 11530

March 30, 2023

2023

WESTERMAN REPORT

VAKOTA architecture, PLLC
41 E11th Street, 11 fl.
NY, NY 10003
vakota.com

WESTERMAN CONSTRUCTION MANAGEMENT+CONSULTING

LEHR ENGINEERING, DPC
170 OLD COUNTRY ROAD • MINEOLA N.Y. 11501
1350 AVENUE OF THE AMERICAS • NEW YORK, N.Y. 10019 • T 212 947.2050

GDPC
GREGORY DIETRICH PRESERVATION CONSULTING

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

– Vinny's Copy –

Westerman Report

The Village of Garden City
Contract No: 120269

WESTERMAN CONSTRUCTION CO. INC
MANAGEMENT+CONSULTING

St. Paul's School

Conceptual Adaptive Re-use Budget

3/7/2023

Prevailing Wage

Line #	CSI	Trade		BUDGET AMOUNT
1	01000	General Conditions/Staffing		**$ 3,664,000**
2	01050	General Requirements		**$ 688,000**
3	01150	Shoring		**$ 225,000**
4	02110	Abatement		**$ 947,100**
5	02220	Demolition		**$ 3,002,725**
6	03000	Concrete		**$ 200,000**
7	04000	Masonry		**$ 7,775,000**
8	04400	Stone		**$ 225,000**
9	05120	Structural Steel		**$ 500,000**
10	05500	Architectural Metal and Glass		**$ 524,000**
11	05510	Metal Stairs		**$ 180,000**
12	05700	Ornamental Metal		**$ 100,000**
13	06400	Architectural Woodwork		**$ 360,000**
14	07500	Roofing		**$ 6,200,000**
15	07800	Fireproofing		**$ 94,500**
16	08000	Doors & Windows		**$ 617,200**
17	08100	Metal Doors & Frames		**$ 40,000**
18	08710	Finish Hardware		**$ 25,000**
19	09250	Drywall & Carpentry		**$ 4,250,000**
20	09300	Tile		**$ 60,000**
21	09550	Wood Flooring		$ 300,000
23	09900	Painting		**$ 130,000**
24	10162	Toilet Partitions		**$ 16,000**
25	10800	Toilet & Bath Accessories		**$ 10,000**
26	13900	Fire Protection		**$ 1,045,000**
27	14200	Elevators		**$ 300,000**
28	15400	Plumbing		**$ 315,000**
29	15700	HVAC		**$ 3,237,000**
30	16000	Electrical		**$ 3,779,000**
31		Total Trades		**$ 38,809,525**
32				
33		GC Bond		$ 750,000
34		GC Insurance	3.00%	$ 1,164,286
35		GC Overhead and Profit	8.00%	$ 3,104,762
36			**Total:**	**$ 43,828,573**
37				
38		Escalation	3.00%	$ 1,314,857
39		Contingency	10.00%	$ 4,382,857
40				
41			Grand Total	**$ 49,526,287**
		New Theater Structure		$ 5,000,000
		New Pool building		$ 7,000,000

Cover sheet

Adaptive Re-use

The Village of Garden City
Contract No: 120269

WESTERMAN CONSTRUCTION CO. INC
MANAGEMENT•CONSULTING

St. Paul's School
Conceptual Adaptive Re-use Budget

Date: **3/7/2023**

Line	CODE	TRADE // DESCRIPTION	QTY	U/M	UNIT RATE	TOTAL COST
1						
2	**01000**	**General Conditions/Staffing**				
3		Staffing				
4		80 Weeks				
5		Project Manager	80	Wks.	$ 5,400	$ 432,000
6		Asst. Project Manager	80	Wks.	$ 4,000	$ 320,000
7		Superintendent	80	Wks.	$ 5,000	$ 400,000
8		Asst. Superintendent	80	Wks.	$ 4,000	$ 320,000
9		Admin	80	Wks.	$ 3,600	$ 288,000
10		Billing	80	Wks.	$ 1,800	$ 144,000
11		Laborers	80	Wks.	$ 20,000	$ 1,600,000
12		Safety	80	Wks.	$ 1,250	$ 100,000
13		Restoration consultant	6	Months	$ 10,000	$ 60,000
14						$ -
15						$ -
16						$ -
17					**Total General Conditions**	**$ 3,664,000**
18						
19	**01050**	**General Requirements**				
20						
21		Portable Toilets	18	Ls	$ 1,000	$ 18,000
22		Field office	18	Mo	$ 5,000	$ 90,000
23		Site Fence	1,700	Lf	$ 150	$ 255,000
24		Articulated boom lift for window abatement	10	Wks.	$ 5,000	$ 50,000
25		Temporary Traffic light system	1	Ls	$ 25,000	$ 25,000
26		Misc. Material and Equipment	1	Ls	$ 50,000	$ 50,000
27		Scaffold main stair	1	Ls	$ 200,000	$ 200,000
30						$ -
31						$ -
32					**Total General Requirements**	**$ 688,000**
33						
34	**01150**	**Shoring**				
36		Make building safe for Asbestos removal	1,000	Hrs.	$ 175	$ 175,000
37		Misc. Materials	1	Ls	$ 50,000	$ 50,000
38					**Total Shoring**	**$ 225,000**
39						
40	**02110**	**Abatement**				
41						
42		Abate friable insulation & vct in basement	1	Ls	$ 500,000	$ 500,000
43		Misc. abatement	1	Ls	$ 100,000	$ 100,000
44		Remove window caulk from boom lift	390	Ea	$ 890	$ 347,100
45						$ -
46					**Total Abatement**	**$ 947,100**
48	**02220**	**Demolition**				
49						
50		Basement clean out	25,690	Sf	$ 10	$ 256,900
51		Remove all non-bearing partitions, ceilings and flooring 1st floo	25,769	Sf	$ 25	$ 644,225
52		Remove all non-bearing partitions, ceilings and flooring 2nd floc	24,477	Sf	$ 25	$ 611,925
53		Remove all non-bearing partitions, ceilings and flooring 3nd floc	22,908	Sf	$ 25	$ 572,700
54		Remove all non-bearing partitions, ceilings and flooring 4th floo	14,664	Sf	$ 25	$ 366,600
55		Remove all non-bearing partitions, ceilings and flooring 5nd floc	3,675	Sf	$ 25	$ 91,875
56		Remove all finishes garrets, clock tower	1	Ls	$ 300,000	$ 300,000
57		Remove Windows	634	Ea	$ 250	$ 158,500
58						$ -
59					**Total Demolition**	**$ 3,002,725**

The Village of Garden City
Contract No: 120269

2

WESTERMAN CONSTRUCTION CO. INC
MANAGEMENT•CONSULTING

St. Paul's School
Conceptual Adaptive Re-use Budget

Date: **3/7/2023**

Line	CODE	TRADE // DESCRIPTION	QTY	U/M	UNIT RATE	TOTAL COST
61	**03000**	**Concrete**				
62						
63		Stair tower footings	8	Ea	$ 10,000	$ 80,000
64		Pads for heat pumps	12	Ea	$ 10,000	$ 120,000
65					**Total Concrete**	**$ 200,000**
66						
67	**04000**	**Masonry**				
68		Scaffold entire building	125,000	Sf	$ 15	$ 1,875,000
69		General repointing/façade maintenance	65,000	Sf	$ 40	$ 2,600,000
70		Rebuild dormers window/structure	20	Ea	$ 30,000	$ 600,000
71		Replace stones	100	Ea	$ 7,000	$ 700,000
72		Jahn Mortar stone	300	Ea	$ 300	$ 90,000
73		Repair clock tower	1	Ls	$ 450,000	$ 450,000
74		Repoint interior brick 50%	32,000	sf	$ 30	$ 960,000
75		Misc. interior masonry repair	1	Ls	$ 100,000	$ 100,000
77		Repair joist pockets	4,000	Ea	$ 100	$ 400,000
78					**Total Masonry**	**$ 7,775,000**
79						
80	**04400**	**Stone**				
81						
82		Repair replace stair treads	150	Ea	$ 1,500	$ 225,000
83						$ -
84					**Total Stone**	**$ 225,000**
85						
86	**05120**	**Structural Steel**				
87						
88		Misc. Structural steel repair	1	ls	$ 100,000	$ 100,000
89		Repair stair towers	10	land	$ 40,000	$ 400,000
90						$ -
91					**Total Structural Steel**	**$ 500,000**
92						
93	**05500**	**Architectural Metal and Glass**				
94						
95		Scaffolding chapel inside	7,000	Sf	$ 12	$ 84,000
96		Remove restore reinstall stained glass	22	Ea	$ 20,000	$ 440,000
97						$ -
98						$ -
99					**Total Arch. Metal and Glass**	**$ 524,000**
100						
101	**05510**	**Metal Stairs**				
102		Reinforce and repair stairs	800	Hrs.	$ 175	$ 140,000
103		Materials	1	Ls	$ 40,000	$ 40,000
104						$ -
105					**Total Metal Stairs**	**$ 180,000**
106						
107	**05700**	**Ornamental Metal**				
108		Misc. Ornamental metal repair (skylight etc.)	1	Ls	$ 100,000	$ 100,000
109					**Total OM**	**$ 100,000**
110						

The Village of Garden City
Contract No: 120269

WESTERMAN CONSTRUCTION CO. INC
MANAGEMENT • CONSULTING

3

St. Paul's School
Conceptual Adaptive Re-use Budget

Date: **3/7/2023**

Line	CODE	TRADE // DESCRIPTION	QTY	U/M	UNIT RATE	TOTAL COST
111	**06400**	**Architectural Woodwork**				
112						
113		Repair interior wood work	1,200	Hrs.	$ 200	$ 240,000
114		Repair entry doors	6	Ea	$ 20,000	$ 120,000
115						$ -
116					**Total Arch. Woodwork**	**$ 360,000**
117						
118	**07500**	**Roofing**				
119		Re-roof main roof	26,000	Sf	$ 100	$ 2,600,000
120		Re-roof mansards	30,000	Sf	$ 110	$ 3,300,000
121		New gutter and leaders	1	Ls	$ 300,000	$ 300,000
122					**Total Roofing**	**$ 6,200,000**
123						
124	**07800**	**Fireproofing**				
125		Misc. Firestopping	700	Hrs.	135	$ 94,500
126						
127					**Total Fireproofing**	**$ 94,500**
128						
129	**08000**	**Windows**				
130		New windows	50	Ea	$ 3,000	$ 150,000
131		Board up other window locations	584	Ea	$ 800	$ 467,200
132						$ -
133					**Total Doors & Windows**	**$ 617,200**
134						
135	**08100**	**Metal Doors & Frames**				
136		Pair door and frame	10	Ea	$ 2,000	$ 20,000
137		Single	20	Ea	$ 1,000	$ 20,000
138						
139					**Total Metal Doors & Frames**	**$ 40,000**
140						
141	**08710**	**Finish Hardware**				
142						
143		Sets of hardware	25	Ea	$ 1,000	$ 25,000
144						$ -
145						
146					**Total Finish Hardware**	**$ 25,000**
147						
148	**09250**	**Drywall & Carpentry**				
149		Replace joists	2,000	Ea	$ 1,000	$ 2,000,000
150		plywood sub floor throughout (50%)	50,000	Sf	$ 15	$ 750,000
151		2 layer 3/4" GWB fire stop ceiling	33,000	Sf	$ 30	$ 990,000
152		Drywall partition	200	Lf	$ 250	$ 50,000
153		Drywall furring	2,000	Lf	$ 200	$ 400,000
154		Install doors and hardware	40	Ea	$ 1,500	$ 60,000
156						$ -
157						$ -
158					**Total Drywall & Carpentry**	**$ 4,250,000**
160	**09300**	**Tile**				
161						
162		Bathrooms	4	Ea	$ 15,000	$ 60,000
163						$ -
164					**Total Tile**	**$ 60,000**
165						
166						

The Village of Garden City
Contract No: 120269

WESTERMAN CONSTRUCTION CO. INC
MANAGEMENT+CONSULTING

4

St. Paul's School
Conceptual Adaptive Re-use Budget

Date: **3/7/2023**

Line	CODE TRADE // DESCRIPTION	QTY	U/M	UNIT RATE	TOTAL COST
167	**09550 Wood Flooring**				
168					$ -
169	Engineered wood flooring	20,000	Sf	$ 15	$ 300,000
170					$ -
171				**Total Wood Flooring**	**$ 300,000**
172					
173					
174	**09900 Painting**				
175					
176	paint drywall	30,000	Sf	$ 2	$ 60,000
177	Paint ceilings	35,000	Sf	$ 2	$ 70,000
178					
179				**Total Painting & Wallcovering**	**$ 130,000**
180					
181	**10162 Toilet Partitions**				
182	Toilet partitions	8	Ea	$ 2,000	$ 16,000
183					$ -
184				**Toilet Partitions**	**$ 16,000**
185	**10800 Toilet & Bath Accessories**				
186					
187	Toilet & Bath Accessories	1	ls	$ 10,000	$ 10,000
188					$ -
189				**Toilet Accessories**	**$ 10,000**
190					
191	**13900 Fire Protection**				
192					
193	New Sprinkler distribution throughout	1,300	Heads	$ 650	$ 845,000
194	Standpipe Siamese and check	1	ls	$ 200,000	$ 200,000
195				**Total Fire Protection**	**$ 1,045,000**
196					
197	**14200 Elevators**				
198	New elevator	4	Stops	$ 75,000	$ 300,000
199					$ -
200				**Total Elevators**	**$ 300,000**
201					
202	**15400 Plumbing**				
203					
204	New service	1	ls	$ 50,000	$ 50,000
205	Main waste	200	Lf	$ 500	$ 100,000
206	New Domestic water and detector check	1	Ls	$ 75,000	$ 75,000
207	Fixtures	18	Ea	$ 5,000	$ 90,000
208					$ -
209					$ -
210				**Total Plumbing**	**$ 315,000**
211					

The Village of Garden City
Contract No: 120269

WESTERMAN CONSTRUCTION CO. INC
MANAGEMENT+CONSULTING

St. Paul's School
Conceptual Adaptive Re-use Budget

Date: **3/7/2023**

Line	CODE TRADE // DESCRIPTION	QTY	U/M	UNIT RATE	TOTAL COST
212	**15700 HVAC**				
213					
214	piping LL	600	Lf	$ 200	$ 120,000
215	piping 1	600	Lf	$ 200	$ 120,000
216	Piping 2	600	Lf	$ 200	$ 120,000
217	Piping 3	600	Lf	$ 200	$ 120,000
218	Piping 4	500	Lf	$ 200	$ 100,000
219	Piping 5	200	Lf	$ 200	$ 40,000
220	Fan coil units LL	30	Ea	$ 3,000	$ 90,000
221	Fan coil units 1	30	Ea	$ 3,000	$ 90,000
222	Fan coil units 2	30	Ea	$ 3,000	$ 90,000
223	Fan coil units 3	30	Ea	$ 3,000	$ 90,000
224	Fan coil units 4	15	Ea	$ 3,000	$ 45,000
225	Fan coil units 5	4	Ea	$ 3,000	$ 12,000
226	Air source heat pumps	12	Ea	$ 125,000	$ 1,500,000
227	Controls	1	Ls	$ 100,000	$ 100,000
228	RTU unit (ventilation and heat recovery) and allowance for duct	2	Ea	$ 75,000	$ 150,000
229	Ductwork	1,500	Lf	$ 300	$ 450,000
230					$ -
231					$ -
232					$ -
233					$ -
234					$ -
235				**Total HVAC**	**$ 3,237,000**
236					
237	**16000 Electrical**				
238					
239	New electrical distribution and main switch	1	ls	$ 350,000	$ 350,000
240	Lighting and general electric to useable areas	33,000	sf	$ 35	$ 1,155,000
241	Lighting and general electric to future areas	90,000	sf	$ 15	$ 1,350,000
242	Temporary power and light	125,000	Sf	$ 5	$ 625,000
243	Power to FCU	12	Ea	$ 5,000	$ 60,000
244	Power to air source heat pumps	139	Ea	$ 1,000	$ 139,000
245	Site lighting	1	ls	$ 100,000	$ 100,000
246					$ -
247					$ -
248				**Total Electrical**	**$ 3,779,000**

- WESTERMAN -

The Village of Garden City
Contract No: 120269

WESTERMAN CONSTRUCTION CO. INC MANAGEMENT+CONSULTING

REPORT

FACADISM

St. Paul's School

Conceptual Facadism Budget

3/7/2023

Prevailing Wage

Line #	CSI	Trade		BUDGET AMOUNT
1	01000	General Conditions/Staffing		**$ 1,882,600**
2	01050	General Requirements		**$ 652,000**
3	01150	Shoring		**$ 525,000**
4	02110	Abatement		**$ 947,100**
5	02220	Demolition		**$ 7,965,000**
6	03000	Concrete		**$ 900,000**
7	04000	Masonry		**$ 3,080,000**
9	05120	Structural Steel		**$ 5,400,000**
11	05510	Metal Stairs		**$ 160,000**
13	06400	Woodwork Salvage		**$ 1,333,250**
14	07500	Roofing		**$ 2,700,000**
15	07800	Façade system		**$ 3,000,000**
16	08000	Windows		**$ 240,000**
17	08100	Stained Glass Salvage		**$ 354,000**
19	09250	Drywall & Carpentry		**$ 4,180,000**
26	13900	Fire Protection		**$ 228,000**
28	15400	Plumbing		**$ 175,000**
29	15700	HVAC		**$ 1,700,000**
30	16000	Electrical		**$ 1,066,000**
31		Total Trades		**$ 36,487,950**
32				
33		GC Bond		$ 600,000
34		GC Insurance	3.00%	$ 1,094,639
35		GC Overhead and Profit	8.00%	$ 2,919,036
36			**Total:**	**$ 41,101,625**
37				
38		Escalation	3.00%	$ 1,233,049
39		Contingency	10.00%	$ 4,110,162
40				
41		Grand Total		**$ 46,444,836**

X

Integrate new building into existing façade :
with space frame and tensile bubble structure and monumental skylight

100,000 Square feet $1,200 $ 120,000,000

$ 166,444,836

X

- FACADISM -

ST PAUL'S

BCI CONTRACT

AGREEMENT

VILLAGE OF GARDEN CITY, NY

PARKS & RECREATION NEEDS ASSESSMENT & ST. PAUL'S USE PLAN

This agreement is made between the Village of Garden City, NY (Owner or Village) and Brandsletter Carroll Inc. (Consultant) whereas the consultant proposes to prepare a Parks and Recreation Needs Assessment and the St. Paul's School Reuse plan 3/28/24

TITAN FIRE PROTECTION

INSTALLATIONS • INSPECTIONS • SERVICE

Fire Sprinkler Building.

January 14, 2025

Old World Quality Corp
136 Cherry Valley Ave
West Hempstead, NY 11552

TEL: 516-286-8417
EMAIL: vinnyowqc@yahoo.com

Attn: Vincent Muldoon

BUDGET

Re: St. Paul's School Renovation
Garden City, NY

Dear Sir,

We are pleased to submit the following cost proposal for the above-mentioned project for the sum of **($1,550,000.00) ONE MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS.**

Scope of work as follows:

1. Engineered drawings/Fire hydrant flow test.
2. File with Nassau County Fire Marshal.
3. Permit
4. Approved Drawings and submittals
5. NFPA 13 sprinkler system throughout including:
   a. Pendant Sprinkler heads.
   b. Pipes, fittings, Hangers.
   c. Floor Control Valves
   d. Alarm Valve
   e. Fire Hose Valves
   f. Dry Pipe Valve
   g. steel pipe Sch 40 and Sch 10
   h. Signage
   i. Core Drilling
   j. Pre-Vailing Wage
   k. Pretesting
   l. Fire marshal testing and signoff.
   m. As builts/instruction manuels

Ballpark only - No plans

6. Drawings used in preparation to bid: "A" November 2024 dated with specs.

7. This Budget is based on Value Engineering.

8. At time of signing, payment schedule will apply.

9. Bid Budget must be signed and returned.

10. **NO FINAL INSPECTION** will be scheduled until project is paid in full. If retainage is held on project retainage must be paid in full within 30 days from final inspection with the local fire marshal.

Exclusions

1. Overtime.
2. Acceleration plans Review.
3. Refiling Fees
4. Engineering fees due to construction changes in design that are not reflected on engineered drawings submitted and approved by the Fire Marshal.
5. Engineer Site Visit.
6. Architectural drawings
7. Entire Building sprinkler plans.
8. Interstitial spaces
9. Fire Pump.
10. Dry System.
11. Painting, cleaning or preparing pipe or devices.
12. Electrical wiring for any and all electrical devices.
13. Adequate heat to prevent system from freezing.
14. Fire stopping.
15. Seismic bracing.
16. Fire Extinguishers.
17. Service and Meters.
18. Provide electric.
19. Bond.
20. Pump Pads.
21. Phasing.
22. Insulation on pipe(s).
23. Union Issues.
24. To provide Additional insured coverage/wavier of subrogation.
25. OCP Policy.

Note: Please be advised that upon signing the buyer is in agreement to Titan's terms and conditions. Titan Fire Sprinklers INC. reserves the right to charge a 10% late fee on all invoices that exceed 30 days past due thereafter. The buyer will be responsible to pay Titan Fire Sprinklers any legal fees, collection fees, lien fees, and any other fees that may occur in the attempt of Titan to collect any money due to the failure of the buyer to pay.

Budget pricing will expire 30 days from which is dated.
Please sign at the bottom where indicated and fax back for approval.
Payment schedule will apply upon signing this Budget. Balance to be paid in full before final inspection with local Fire Marshal.
After your review and your approval (with signature) of this Budget a contract to follow.

Print Name/Title_____

_____
Titan's Authorized Signature
SR/ld

_____
Signature of Authorization/Buyer

_____
Date

PAL ST Pauls -

From: Daniel Colasuonno <dc@titangroupny.com>
Sent: Thursday, December 5, 2024 1:33:19 PM
To: Jaroslaw Stankiewicz
Cc: Aric Domozick; PAL Estimating; PAL Estimating
Subject: Re: St Paul's School - Abatement Budget

Jaroslaw,

How about loose paint chips on walls and floor? I assume you would capture this during the pre abatement cleaning and go out as ACM?

Danny - Abatement -

On Dec 5, 2024, at 11:21 AM, Jaroslaw Stankiewicz <jstankiewicz@palcorp.com> wrote:

Good morning, NO lead Paint Removal

X I looked at the drawings you sent. I believe a good budget woold be $2.0M - $2.5M.

A couple of things I considered:

1. I excluded lead work as lead paint normally does not impact demolition activities.
2. Caulk was listed as 250 SF. I presumed this equals 6,000 LF.
3. I included universal waste.

<image001.png>
Jaroslaw Stankiewicz
PAL Environmental Services
11-02 Queens Plaza S
Long Island City, NY 11101
Tel.: (718)349-0900
Fax: (718) 349-2800

BALL PARK only

"Engineering for Your Future"

St Paul's **February 4, 2025**

- **Estimated Roofing Costs**

MANSARD SLATE Estimated Approx. 65,000 sq. ft @ $65.00 = $4,225,000

FLAT ROOF AREA
SBS membrane

35,000 sq. ft @ $40.00 =	$ 1,400,000
Add for asbestos removal	350,000
Estimated	**$ 1,750,000**

WINDOWS Total of **663** window units. The average window size is 3'6" X 8'0".

1. **ALUMINUM** – Historical High Efficiency

   Skyline Windows, Bronx NY
   Supply only approx. $3,500 per unit.

2. **WOOD** – Metal Clad Historical High Efficiency

   Windows We Are, Brooklyn.
   They are a Landmark Contractor and estimate to supply and install cost of $5,000 per unit and up to $8,000 depending on features

2 options

"Engineering for Your Future"

BALLPARK only
ROOFING + FACADE REPAIRS

St Paul's School – Cost Estimates — February 4, 2025

Estimated Repair Costs to Date

Façade Costs

		KNS Building Restoration	Summit W.P. & Restoration
1.	Pipe Scaffold	$10 psf	$10 psf
2.	Brick Pointing	$20 psf	$20 psf
3.	Brick Replacement	$90 – 125 psf	$80 – $90 psf
4.	Cleaning	$20 psf	$20 psf
5.	Stone Repair	$500 psf	$600 psf
6.	Stone Replacement	$5,000 – $6,000 ea.	$5,000 – $6,000 ea.

Roofing

Flat roof (Inc. removal)	$38 psf	$50 psf
Asbestos removal	(–) psf	$20 psf ✓
Mansard - slate	$65 psf	$90 psf

General Conditions	20%	30%

- **Façade repairs based on the unit prices quoted are estimated at $7,500,000**

836 Hempstead Avenue – Suite 103 – West Hempstead, NY 11552
Phone: (516) 833-7715 Fax: (516) 833-7716
www.jajengineers.com

- Geothermal -

Ball Park only - St Pauls -

SYSTEM SIZING

Based on information provided by the Board, the Facility's existing HVAC systems appear to be sized for peak heating and cooling loads of 178 tons. To help meet these needs with geothermal, we have sized a ground loop heat exchanger (GLHE) consisting of **65 boreholes to depths of 500 ft.**, which would yield approximately 185.8 tons of heating and cooling capacity (based on conservative thermal conductivity assumptions), which would account for roughly 104% of the system's projected peak load.

COST ESTIMATE

This is a rough-order-of-magnitude ("ROM") cost range for the installation of a geothermal system being provided at your request for discussion purposes only. The ROM is based on public domain and provides information such as building areas, envelope efficiency, drillable areas, and estimated bedrock depth. This ROM estimate is meant to inform a go/no-go decision point. It is based on our assumptions, opinions and estimates as of the date above, which are subject to change. Please note that this is an indicative estimate range. It is not an offer to enter into a contract. We make no representation or warranty as to the accuracy, reliability, or completeness of this information. Actual project costs may differ significantly once assumptions are refined, and additional information is gathered.

We conservatively estimated a gross cost of $2-4 million and a **net cost of $1-2 million** for the drilling and installation of the contemplated GLHE. The below costs are represented in the format of a "Class IV estimate," meaning +/- 20% of the projected value.

Cost Range Breakdown	*Low Estimate*	*High Estimate*
HVAC Cost (Gross)	*$2,240,000*	*$3,360,000*
HVAC ITC (40%)	*-$896,000*	*-$1,344,000*
HVAC Cost (Net)	*$1,344,000*	*$2,016,000*
GLHE Installation Cost (Gross)	$2,060,800	$3,091,200
GLHE ITC (40%)	-$824,320	-$1,236,480
GLHE Installation Cost (Net)	**$1,236,480**	**$1,854,720**
Total System Cost (Net)	**$2,580,480**	**$3,870,720**

This estimate allows for the following scope of work:

- Installation of Ground-Loop Heat Exchanger
- Flush, flow, and pressure testing.
- Connection to building manifold, including trenching and backfilling.
- Installation of Ground-Source Heat Pump

Please note that due to the limited information available at this time, this estimate does not include the cost to install new in-building equipment (e.g., heat pumps), nor any retrofits that may be required to prepare the Facility's existing mechanical systems to accommodate low-temperature hot water.

The reduced net costs displayed in the table above are due to anticipated receipt of federal tax credits. Commercial-scale geothermal heating and cooling systems like the one contemplated here are eligible for an investment tax credit (ITC) of up to 40% of the upfront cost of installation if requirements for domestic

content, prevailing wages, and apprenticeship programs are met. Brightcore conforms to these requirements and has had success helping our clients secure the maximum value credit possible.

As long as the section of the building served by the system in question receives at least 75% of their annual heating from geothermal, the cost basis against which the credit is applied includes not just the upfront cost of installing the GLHE, but also the upfront purchase and installation costs for all mechanical and distribution equipment connected to the GLHE. Because we expect the contemplated system to serve nearly all of the Facility's heating needs, the system owner could likely anticipate also receiving credit for 40% of the cost of all HVAC equipment and building retrofit work associated with the GLHE.

Thank you for considering Brightcore Energy for your renewable energy needs. Our world-class staff look forward to delivering a premium service, supporting and de-risking your geothermal project needs.

Feel free to reach out with any further questions/suggestions.

Sincerely

Thomas Cronje

Thomas Cronje
Director Business Development
Email: Thomas.Cronje@Brightcoreenergy.com
Mobile: 208-488-8816

ST - Pauls -

Lori Wallstedt

From: Vincent Muldoon <vinnyowqc@yahoo.com>
Sent: Tuesday, February 4, 2025 10:21 AM
To: Lori Wallstedt
Subject: Fwd: St Paul's
Attachments: EmPower-Solar_St-Pauls-Letter_2502-03.pdf; EmPower-Solar_St-Pauls-Rooftop-Budget-Proposal.pdf; EmPower-Solar_St-Pauls-Rooftop-Design.pdf

Sent from my iPhone

Begin forwarded message:

EmPower Solar options

From: rbcbug <rbcbug@aol.com>
Date: February 4, 2025 at 7:11:19 AM EST
To: Vincent Muldoon <vinnyowqc@yahoo.com>
Subject: Fwd: St Paul's

As requested
Sent from my iPhone

Begin forwarded message:

From: David Schieren <dschieren@empower-solar.com>
Date: February 3, 2025 at 6:31:52 PM EST
To: rbcbug <rbcbug@aol.com>
Subject: Re: St Paul's

Bob, hi. Attached you will find a letter overview, financial proposal, and design. The letter content is pasted here:

Ball Park only -

February 3, 2025

To: Mr. Bob Catell
Chairman AERTC

Dear Mr. Catell,

It was a pleasure to discuss the potential St. Paul's restoration project under consideration. The team at EmPower evaluated the roof of the main school building for solar and has a preliminary system design and cost/benefit analysis attached for your consideration. The roof area is relatively constrained considering various surface heights and need for a multitude of sub-arrays (unconnected sections). The best business model to optimize financial income would be to create a new meter and host utility account for 100% exports. All of the energy would be sold through PSEG-LI to off-site subscribers. These

subscribers could be affiliates or simply via the marketplace. A cost assumption for selling this energy via "community solar" is included.

There is ground area that might be available to add solar capacity and / or consider a battery system. I think a battery project would be worth a thorough budgetary review pending conceptual approval. Please note there is extensive electrical engineering and site permitting study required to gain greater budgetary precision.

For a 5 MW AC Capacity system, the project gross cost at a high level would be $7 - 12 M. This would be eligible for the 30% federal investment tax credit. This system would generate over $700,000 per year in revenue. One big outstanding question is if LIPA/PSEG-LI is going to restart the "retail" energy storage program incentive. EmPower along with our industry association is working with LIPA/PSEG-LI on a weekly basis to identify and agree on a new incentive level as there is none today. The request for this type of project is $1 - 2 M of direct incentives.

In Con Edison territory, since the incentive is available, third party developers are offering over $100,000 annually for a site lease requiring zero funding contribution from the host site. I think there is reason to believe a similar figure could be obtained for this site assuming the utility incentive gets approved.

Certainly I'm available at your convenience to discuss.

On Mon, Feb 3, 2025 at 4:23 PM rbcbug <rbcbug@aol.com> wrote:
Thank you
Sent from my iPhone

> On Feb 3, 2025, at 2:47 PM, David Schieren <dschieren@empower-solar.com> wrote:
>
> Bob, hi.
> Yes, I will sending this over before tonight.
> David
>
> ---

Solar Power Proposal for

St. Paul's

295 Stewart Ave
Garden City, NY 11530

Preliminary Proposal

Submitted By:

EMPOWER SOLAR

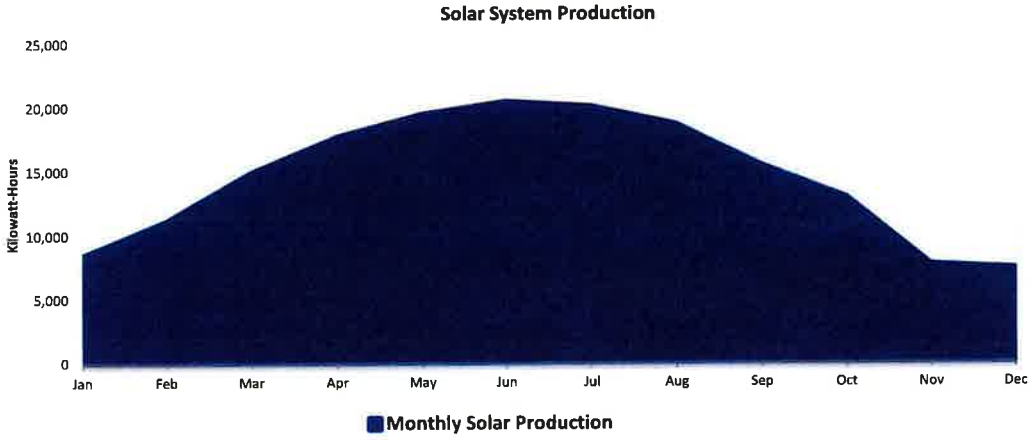
Date:

February 3, 2025

1. VSUN 146.3KW - YOUR SOLAR POWER SYSTEM

EMPOWER SOLAR

Your Solar Power System	
System Size	146.32 Kilowatts
Panel Selection	248 VSUN 590-Watt Modules
System Production (kWh)	177,245



Congratulations on considering solar power for your business! You have taken the first step in joining thousands of EmPowered clients on Long Island and in New York City who have decided to save on electric costs with solar power. With thousands of solar power systems installed, EmPower Solar is excited to work with you every step of the way.

EmPower's vision is a new energy paradigm powered by clean and renewable energy. We are driven by the fundamental belief that renewable energy will lead to a more prosperous, healthy, and civil world. We are excited to have you join us in our mission.

2. VSUN 146.3KW - DIRECT PURCHASE SUMMARY

EMPOWER SOLAR

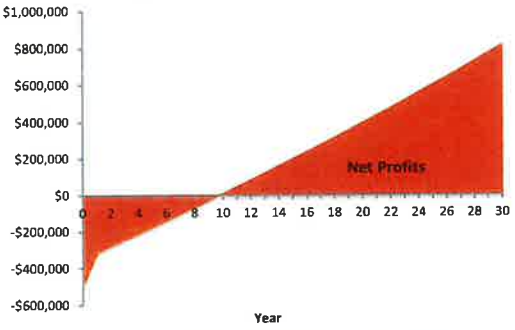
Financial Benefits	
First Year Savings	$37,221
30-Year Savings	$1,288,178
Annual Return	7.96%
Payback	9 Years

Costs & Incentives	
Total System Value	$489,898
Total Payment Due	**$489,898**

Additional Benefits	
Federal Direct Payment	$146,970
Net Cost	**$342,929**

Depreciation Benefit		
Year 1 (100% Bonus)	0.00%	$0
Year 2	0.00%	$0
Year 3	0.00%	$0
Year 4	0.00%	$0
Year 5	0.00%	$0
Year 6	0.00%	$0

Solar Electric Cumulative Cash Flows



Comparative Investment Returns

Notes & Assumptions

Includes Equipment, Installation, Engineering, Permitting, Rebate Processing, Data Monitoring, 5-Year Installation Warranty
Assumes Utility Escalation Rate of 1.50% And Effective Tax Rate of 21.0%
Excludes Utilty Upgrade Costs determined in Interconnection Study (if Required)

Please Consult Your Tax Advisor About Tax Benefits; Figures Estimated Based on Current Energy Usage and May Vary Due to Future Usage
Additional Materials/Services: None

Prepared for St. Paul's by David Schieren, Chief Executive Officer
295 Stewart Ave, Garden City, NY 11530
(248) VSUN 590-Watt Modules

Preliminary Proposal: 02/03/2025
4589 Austin Blvd, Island Park, New York 11558
Phone: (516) 837-3459

3. VSUN 146.3KW - DIRECT PURCHASE CASH FLOW

EMPOWER SOLAR

Year	Avg. Cost Utility ($/kWh)	Solar Generation (kWH)	Income	System Gross Cost	MSP Plan	Contingency	CDG Energy Sales	Fed. Tax Credit	Net Annual Cash Flows	Cumulative Cash Flows
0				($489,898)					($489,898)	($489,898)
1	$0.210	177,245	$37,221		($900)	($1,715)	($964)	$146,970	$180,612	($309,287)
2	$0.213	176,359	$37,591		($913)	($1,741)	($979)		$33,958	($275,329)
3	$0.216	175,473	$37,963		($927)	($1,767)	($993)		$34,276	($241,053)
4	$0.220	174,586	$38,338		($941)	($1,794)	($1,008)		$34,595	($206,458)
5	$0.223	173,700	$38,715		($955)	($1,821)	($1,023)		$34,916	($171,542)
6	$0.226	172,814	$39,096		($969)	($1,848)	($1,039)		$35,240	($136,302)
7	$0.230	171,928	$39,479		($984)	($1,876)	($1,054)		$35,565	($100,737)
8	$0.233	171,042	$39,864		($999)	($1,904)	($1,070)		$35,892	($64,845)
9	$0.237	170,155	$40,253		($1,014)	($1,932)	($1,086)		$36,220	($28,625)
10	$0.240	169,269	$40,644		($1,029)	($1,961)	($1,102)		$36,551	$7,926
11	$0.244	168,383	$41,037		($1,044)	($1,991)	($1,119)		$36,883	$44,809
12	$0.247	167,497	$41,434		($1,060)	($2,021)	($1,136)		$37,217	$82,026
13	$0.251	166,610	$41,833		($1,076)	($2,051)	($1,153)		$37,553	$119,580
14	$0.255	165,724	$42,234		($1,092)	($2,082)	($1,170)		$37,890	$157,470
15	$0.259	164,838	$42,638		($1,108)	($2,113)	($1,188)		$38,230	$195,700
16	$0.263	163,952	$43,045		($1,125)	($2,145)	($1,205)		$38,570	$234,270
17	$0.266	163,065	$43,455		($1,142)	($2,177)	($1,224)		$38,913	$273,183
18	$0.270	162,179	$43,867		($1,159)	($2,209)	($1,242)		$39,257	$312,439
19	$0.275	161,293	$44,282		($1,176)	($2,243)	($1,261)		$39,602	$352,042
20	$0.279	160,407	$44,699		($23,142)	($2,276)	($1,279)		$39,949	$391,991
21	$0.283	159,521	$45,119		($1,212)	($2,310)	($1,299)		$40,298	$432,289
22	$0.287	158,634	$45,541		($1,230)	($2,345)	($1,318)		$40,648	$472,937
23	$0.291	157,748	$45,966		($1,248)	($2,380)	($1,338)		$40,999	$513,936
24	$0.296	156,862	$46,393		($1,267)	($2,416)	($1,358)		$41,352	$555,289
25	$0.300	155,976	$46,823		($1,286)	($2,452)	($1,378)		$41,707	$596,995
26	$0.305	155,089	$47,256		($1,305)	($2,489)	($1,399)		$42,062	$639,057
27	$0.309	154,203	$47,690		($1,325)	($2,526)	($1,420)		$42,419	$681,476
28	$0.314	153,317	$48,127		($1,345)	($2,564)	($1,441)		$42,777	$724,254
29	$0.319	152,431	$48,567		($1,365)	($2,603)	($1,463)		$43,136	$767,390
30	$0.323	151,545	$49,009		($1,386)	($2,642)	($1,485)		$43,497	$810,887

Prepared for St. Paul's by David Schieren, Chief Executive Officer
295 Stewart Ave, Garden City, NY 11530
(248) VSUN 500-Watt Modules

Preliminary Proposal: 02/03/2025
4589 Austin Blvd, Island Park, New York 11558
Phone: (516) 837-3459

This quote is valid for fifteen (15) days unless explicitly stated otherwise. This document is strictly confidential. Please do not distribute.

4. 20 Year Loan, 8.5% Rate, 3% Fee

EMPOWER SOLAR

Year	Avg. Cost Utility ($/kWh)	Solar Generation (kWH)	Income	System Cost	Financed Amount	Loan Payments	Active Monitoring	Fed. Tax Credit	Net Annual Cash Flows	Cumulative Cash Flows
0				($489,898)	$504,595					
1	$0.210	174,586	$36,663			($52,548)	($3,579)	#######	$127,505	$127,505
2	$0.213	173,713	$37,027			($52,548)	($3,615)		($19,136)	$108,369
3	$0.216	172,840	$37,394			($52,548)	($3,651)		($18,806)	$89,564
4	$0.220	171,968	$37,763			($52,548)	($3,688)		($18,473)	$71,091
5	$0.223	171,095	$38,135			($52,548)	($3,725)		($18,138)	$52,953
6	$0.226	170,222	$38,509			($52,548)	($3,762)		($17,801)	$35,152
7	$0.230	169,349	$38,886			($52,548)	($3,800)		($17,461)	$17,691
8	$0.233	168,476	$39,266			($52,548)	($3,837)		($17,119)	$572
9	$0.237	167,603	$39,649			($52,548)	($3,876)		($16,775)	($16,203)
10	$0.240	166,730	$40,034			($52,548)	($3,915)		($16,429)	($32,632)
11	$0.244	165,857	$40,422			($52,548)	($3,954)		($16,080)	($48,712)
12	$0.247	164,984	$40,812			($52,548)	($3,993)		($15,729)	($64,441)
13	$0.251	164,111	$41,205			($52,548)	($4,033)		($15,376)	($79,817)
14	$0.255	163,238	$41,601			($52,548)	($4,074)		($15,021)	($94,838)
15	$0.259	162,365	$41,999			($52,548)	($4,114)		($14,663)	($109,502)
16	$0.263	161,492	$42,400			($52,548)	($4,155)		($14,304)	($123,806)
17	$0.266	160,619	$42,803			($52,548)	($4,197)		($13,942)	($137,748)
18	$0.270	159,746	$43,209			($52,548)	($4,239)		($13,578)	($151,326)
19	$0.275	158,874	$43,617			($52,548)	($4,281)		($13,212)	($164,538)
20	$0.279	158,001	$44,028			($52,517)	($4,324)		($12,813)	($177,351)
21	$0.283	157,128	$44,442				($26,315)		$18,126	($159,224)
22	$0.287	156,255	$44,858				($4,411)		$40,447	($118,777)
23	$0.291	155,382	$45,276				($4,455)		$40,821	($77,956)
24	$0.296	154,509	$45,697				($4,500)		$41,198	($36,758)
25	$0.300	153,636	$46,121				($4,545)		$41,576	$4,818
26	$0.305	152,763	$46,547				($4,590)		$41,956	$46,774
27	$0.309	151,890	$46,975				($4,636)		$42,339	$89,113
28	$0.314	151,017	$47,406				($4,682)		$42,723	$131,836
29	$0.319	150,144	$47,838				($4,729)		$43,109	$174,945
30	$0.323	149,271	$48,274				($4,777)		$43,497	$218,442

Prepared for St. Paul's by David Schieren, Chief Executive Officer
295 Stewart Ave, Garden City, NY 11530

Preliminary Proposal: 02/03/2025
4589 Austin Blvd, Island Park, New York 11558
Phone: (516) 837-3459

Design 1 St. Paul's Recreation Complex, 295 Stewart Ave, Garden City, NY 11530

Report

Project Name	St. Paul's Recreation Complex
Project Address	295 Stewart Ave, Garden City, NY 11530
Prepared By	Em Power design@empower-solar.com

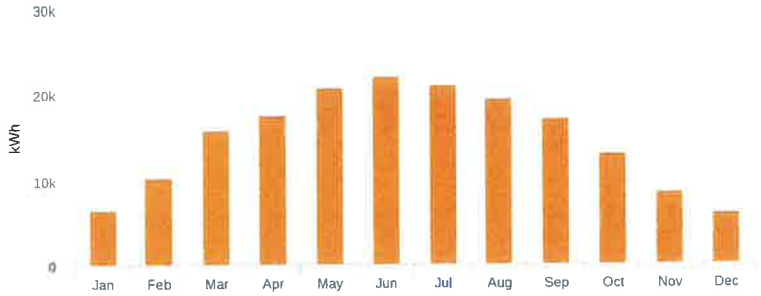
EMPOWER SOLAR

System Metrics

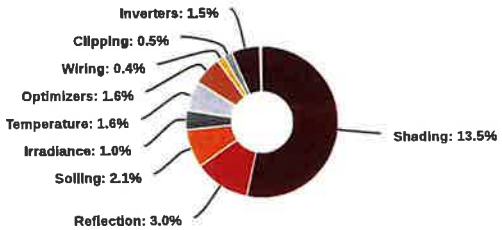
Design	Design 1
Module DC Nameplate	146.3 kW
Inverter AC Nameplate	120.0 kW Load Ratio: 1.22
Annual Production	177.8 MWh
Performance Ratio	76.8%
kWh/kWp	1,215.1
Weather Dataset	TMY, 10km grid (40.75,-73.65), NREL (prospector)
Simulator Version	ba1c6dd286-b57a0e82fc-909e07177e-da08493172

Project Location

Monthly Production



Sources of System Loss



Annual Production

	Description	Output	% Delta
Irradiance (kWh/m²)	Annual Global Horizontal Irradiance	1,459.9	
	POA Irradiance	1,581.6	8.3%
	Shaded Irradiance	1,368.4	-13.5%
	Irradiance after Reflection	1,327.4	-3.0%
	Irradiance after Soiling	1,299.6	-2.1%
	Total Collector Irradiance	**1,299.6**	**0.0%**
Energy (kWh)	Nameplate	190,201.8	
	Output at Irradiance Levels	188,246.5	-1.0%
	Output at Cell Temperature Derate	185,193.0	-1.6%
	Output After Mismatch	185,192.3	0.0%
	Optimizer Output	182,280.6	-1.6%
	Optimal DC Output	181,584.0	-0.4%
	Constrained DC Output	180,747.8	-0.5%
	Inverter Output	178,030.2	-1.5%
	Energy to Grid	**177,796.5**	**-0.1%**

Temperature Metrics

Avg. Operating Ambient Temp	14.3 °C
Avg. Operating Cell Temp	21.0 °C

Simulation Metrics

Operating Hours	4682
Solved Hours	4682

Condition Set

Description	Condition Set 1
Weather Dataset	TMY, 10km grid (40.75,-73.65), NREL (prospector)
Solar Angle Location	Meteo Lat/Lng
Transposition Model	Perez Model
Temperature Model	Sandia Model

Temperature Model Parameters

Rack Type	a	b	Temperature Delta
Fixed Tilt	-3.56	-0.075	3°C
Flush Mount	-2.81	-0.0455	0°C
East-West	-3.56	-0.075	3°C
Carport	-3.56	-0.075	3°C

Soiling (%)

J	F	M	A	M	J	J	A	S	O	N	D
21.6	12.1	2	0	0	0	0	0	0	0	0	8

Irradiation Variance	5%
Cell Temperature Spread	4° C
Module Binning Range	-2.5% to 2.5%
AC System Derate	0.50%

Module Characterizations

Module	Uploaded By	Characterization
VSUN590N-144BMH-DG (VSUN)	HelioScope	Spec Sheet Characterization, PAN

Component Characterizations

Device	Uploaded By	Characterization
P1101 (SolarEdge)	HelioScope	Mfg Spec Sheet
SE120KUS (2022) (SolarEdge)	HelioScope	Spec Sheet

Components

Component	Name	Count
Inverters	SE120KUS (2022) (SolarEdge)	1 (120.0 kW)
AC Panels	1 input AC Panel	1
AC Home Runs	4/0 AWG (Copper)	2 (203.1 ft)
Strings	10 AWG (Copper)	10 (4,627.4 ft)
Optimizers	P1101 (SolarEdge)	248 (272.8 kW)
Module	VSUN, VSUN590N-144BMH-DG (590W)	248 (146.3 kW)

Wiring Zones

Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	13-25	Along Racking

Field Segments

Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 1	Fixed Tilt	Landscape (Horizontal)	Module: 10°	Module: 180.38239°	1.1 ft	1x1	30	30	17.7 kW
Field Segment 2	Fixed Tilt	Landscape (Horizontal)	Module: 10°	Module: 180.38239°	1.1 ft	1x1	24	24	14.2 kW
Field Segment 3	Fixed Tilt	Landscape (Horizontal)	Module: 10°	Module: 180.38239°	1.1 ft	1x1	29	29	17.1 kW
Field Segment 4	Fixed Tilt	Landscape (Horizontal)	Module: 10°	Module: 180.38239°	1.1 ft	1x1	31	31	18.3 kW
Field Segment 5	Fixed Tilt	Landscape (Horizontal)	Module: 10°	Module: 180.38239°	1.1 ft	1x1	25	25	14.8 kW
Field Segment 6	Fixed Tilt	Landscape (Horizontal)	Module: 10°	Module: 180.38239°	1.1 ft	1x1	27	27	15.9 kW
Field Segment 7	Fixed Tilt	Landscape (Horizontal)	Module: 10°	Module: 180.38239°	1.1 ft	1x1	28	28	16.5 kW
Field Segment 8	Fixed Tilt	Landscape (Horizontal)	Module: 10°	Module: 180.38239°	1.1 ft	1x1	26	26	15.3 kW
Field Segment 9	Fixed Tilt	Landscape (Horizontal)	Module: 10°	Module: 180.38239°	1.1 ft	1x1	18	18	10.6 kW
Field Segment 10	Fixed Tilt	Landscape (Horizontal)	Module: 10°	Module: 180.38239°	1.1 ft	1x1	10	10	5.90 kW

Detailed Layout2

— Abatement —

From: Daniel Colasuonno <dc@titangroupny.com>
Sent: Thursday, December 12, 2024 12:06:04 PM
To: Matt Brooks <mbrooks@iaronline.com>
Cc: Jason Pastore <JPastore@iaronline.com>; Shannon Walsh <SWalsh@iaronline.com>
Subject: RE: St Pauls

Sorry Matt just saw this — ST Pauls —

From: Matt Brooks <mbrooks@iaronline.com>
Sent: Wednesday, December 4, 2024 12:04 PM
To: Daniel Colasuonno <dc@titangroupny.com>
Cc: Jason Pastore <JPastore@iaronline.com>; Shannon Walsh <SWalsh@iaronline.com>
Subject: RE: St Pauls

Good Afternoon Danny:

X I went over the scope of work including the asbestos, lead, pcb, universal/hazardous waste and lastly the guano and IAR's budget price is $ 3,995,000.00. I hope this number meets your expectations and does turn this into a project to be abated and remediated.

Thanks, Matt
If you have any comments and/or require additional information please feel free to contact me.

IAR is WBE CERTIFIED

For bid requests, please email all information to rfb@iaronline.com
Sincerely,

IAR
Insulation | Asbestos | Remediation
International Asbestos Removal, Inc.
WBE CERTIFIED

Insulation · Asbestos
Lead · Mold · Hazmat
Infection Control
Energy Audits · Demolition
General Construction
Facility Energy Repair
and Maintenance

Matthew Brooks
Senior Project Manager,
Environmental Department

Phone: 631 517 4600
Direct: 631 968 1447
Mobile: 516 580 1172

Email: mbrooks@iaronline.com

16 West Main Street
BayShore, N.Y. 11706

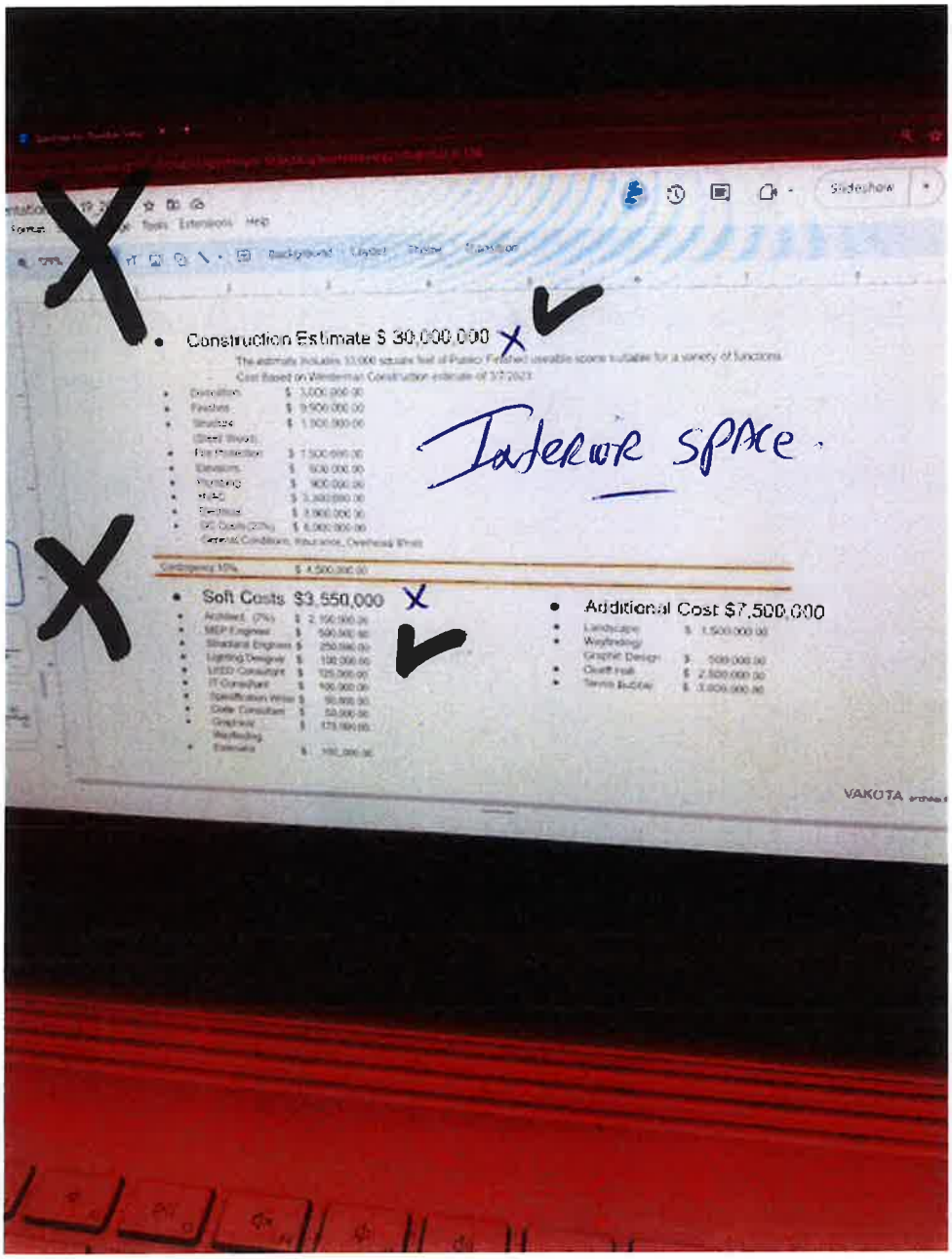
www.iaronline.com

Ball pmek only

From: Matt Brooks
Sent: Tuesday, December 03, 2024 4:00 PM
To: Daniel Colasuonno <dc@titangroupny.com>
Subject: RE: St Pauls

Jann Calvo

From: Vincent Muldoon <vinnyowqc@yahoo.com>
Sent: Sunday, December 29, 2024 4:21 PM
To: Jennifer Mauri; Vincent Muldoon; Lori Wallstedt; Jann Calvo
Subject: ST PAULS COSTS AND INFO



BALLPARKS

BASED ON INTERIORS + SOFT COSTS ETC