

St. Paul's as Studied by Westerman Construction 9/15/2023 Report



St. Paul's Campus



Westerman / Adaptive Re-Use

Option 02 : Adaptive Re-use

- Option A :
33,000 square feet of white box useable space suitable
for a variety of functions:
~ \$49,526,287

- Option B :
Restore the building only with NO white box useable
space suitable for a variety of functions:
\$39,615,351

- Additional :
White box useable space suitable for a variety of
functions :
\$300 / Sq. ft.



Stabilized conditioned
space



Phase 01
finished space



Egress
Vertical circulation

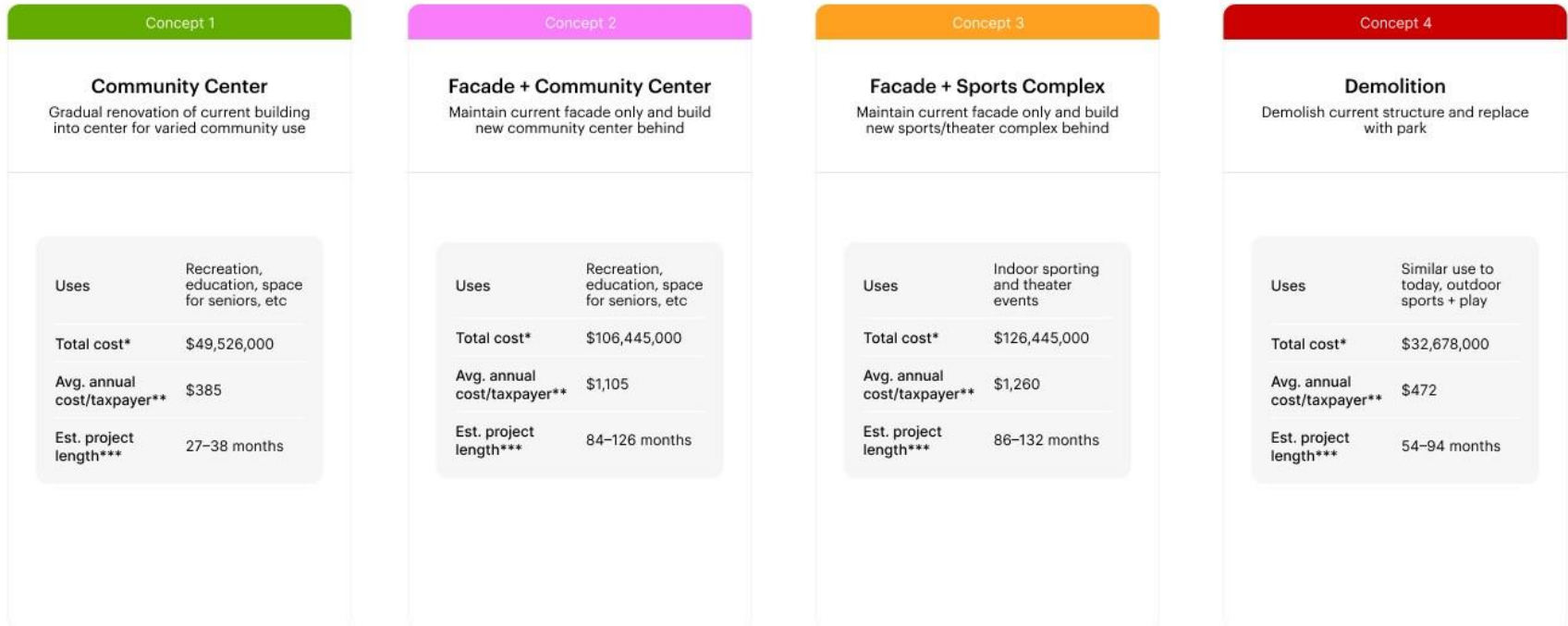


Egress
Hallway

Comparative Analysis

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

This infographic was created with the help of The Westerman Construction Management + Consulting, members of the former mayor's committee for St. Paul's, including engineers, architects, and other subject matter experts who specialize in the restoration of historic buildings. The total cost estimates were provided by Westerman Construction.



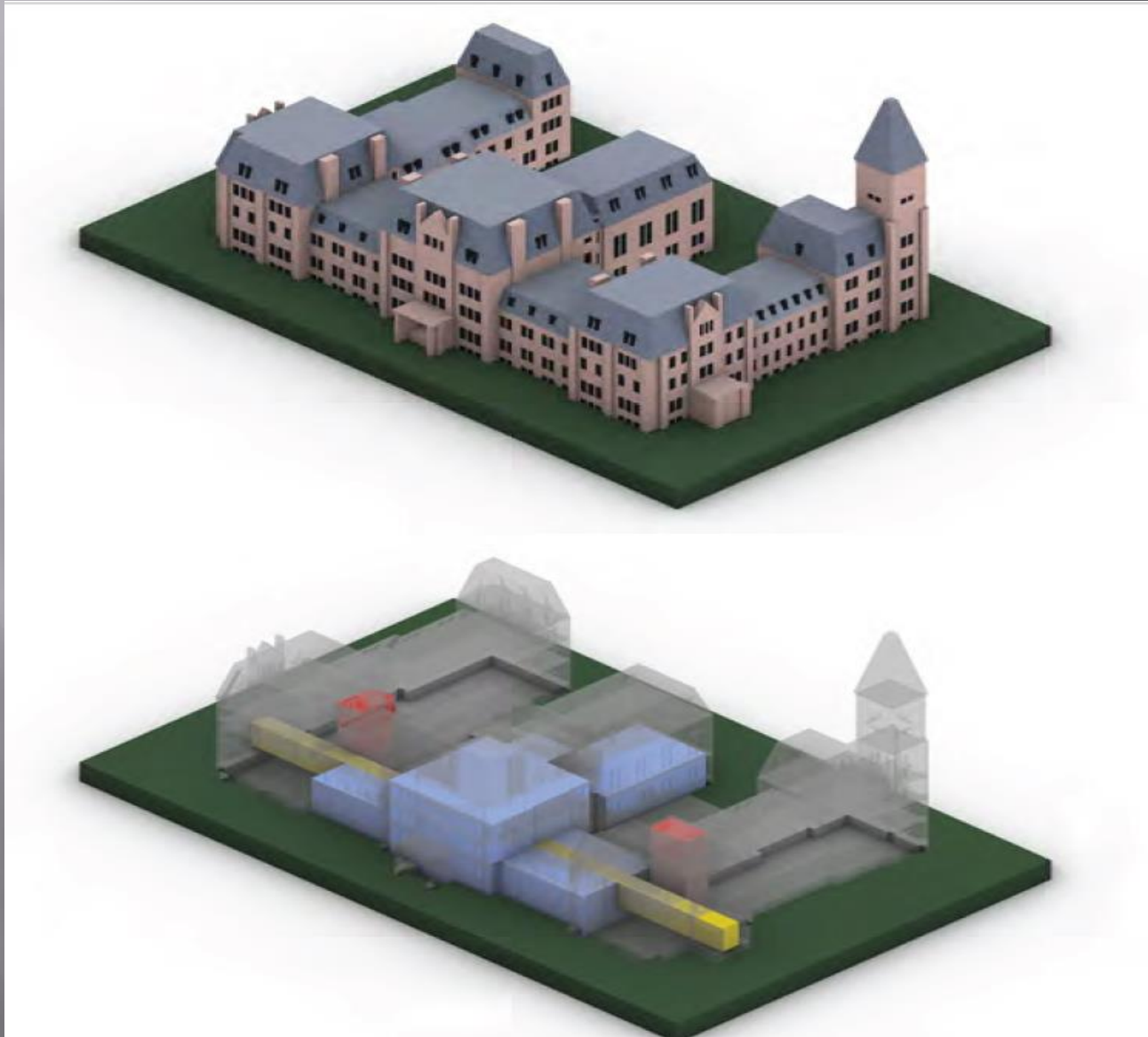
*Total cost depends on bond period

**For real estate taxes, there is only one taxpayer per household

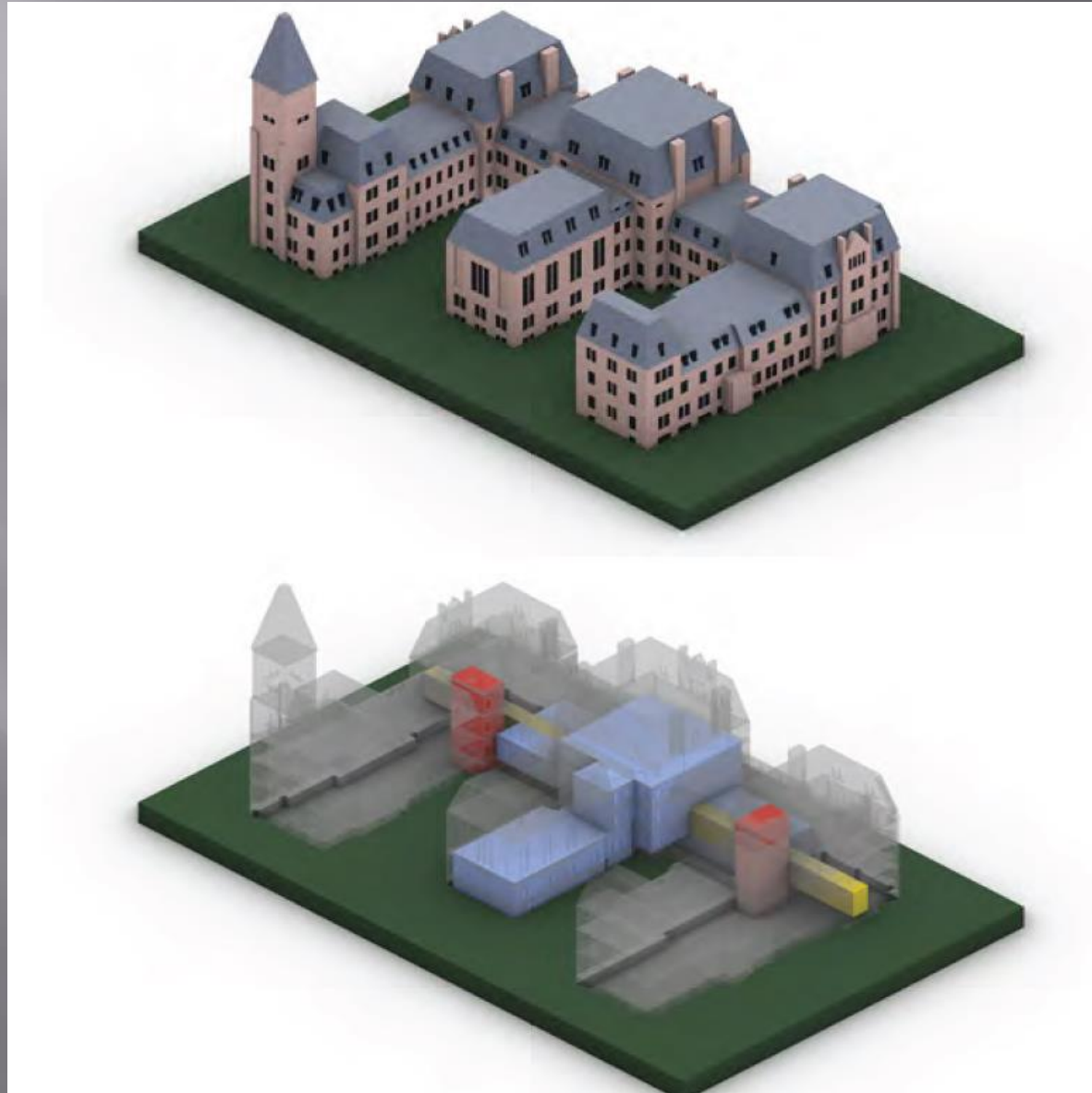
***Includes multiple phases, including potential litigation estimates

Re-purposing as a community center can increase home values by 3% so money spent is an investment in the future

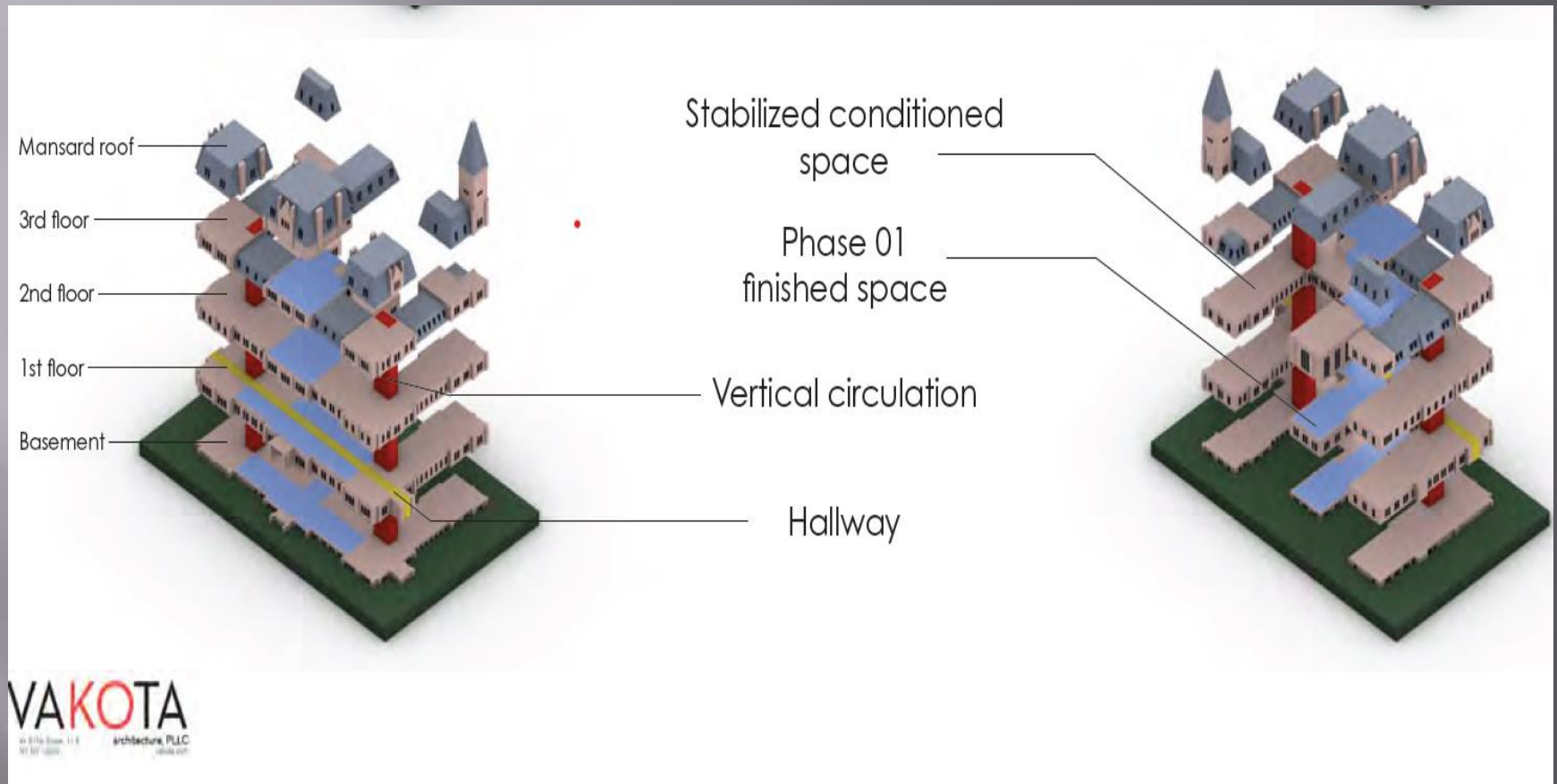
FRONT VIEW / BLUE = 32,000 SQ. FT



Rear View / 32,000 sq.ft.



Front / back / Cut-away



BLUE SECTIONS DEPICT COMMUNITY CENTER SPACE

Saint Paul's School is listed on the National Register of Historic Places (1978) under A. T. Stewart Era Buildings located in the historic district of Garden City of New York State. Saint Paul's was commissioned by Cornelia Stewart, widow of Alexander Stewart, and was dedicated in his honor. The building was designed by architect William H. Harris. In 2003, the school's main building was chosen by the Preservation League of New York State as one of the "Seven to Save" significant but endangered properties.



Artwork by Michael White

Purchased by The Village in 1992 for Public and Recreational Use Benefits per Westerman Report

Adaptive Reuse

- Entire historic building is maintained and brought up to code
- Building can hold multiple uses in a single structure. This could include municipal and public functions. White-box spaces provide flexibility for unforeseen use
- Creative use of space and programming can attract visitors over a multi-decade phased process.
- Restoration of the building is more cost effective than demolishing the building and constructing a new facility of similar size and area.
- Increase of home property values

Scope of the Plan

Review of current proposed phased plan Adaptive Reuse plan

The Village of Garden City has developed a plan for the full building Adaptive Reuse as a multi-phased plan. This work would be achieved through various steps and phases put into place for optimal spending as well as immediate use of the building. Future work would be performed as funding becomes available and program use is approved. The overall approach brings new life and use to the building. The plan incorporates the various discussions over the past 20 years from architects' presentations, engineering reports, and public town meetings.

It is our understanding that Phase 1 will revive the history and grand character of the building. This includes the main entrance, great halls, and the chapel. Restoration work would also be performed on the first floor hallways, grand stairwell, and the second floor community rooms. To do this the entire building needs to go through a restoration to ensure structural stability as well as weather protection. This has been outlined in the Adaptive Reuse phase of this report. The building would also need to go through a building code review to ensure that all safety, fire, and ADA accessibility requirements throughout the building are being addressed within the first phase to prepare for future phases.

Heating, plumbing, mechanical equipment, electrical, and sprinklers systems for the entire building should be thought of for space planning as well as floor and wall penetrations. Space and planning will need to be thought of for future equipment. Spaces left as "white box" condition will need to be protected from fire and the environment. They would also need to have minimal heating systems to maintain temperature and protect the building from future deterioration.

Rough / Proposed Schedule

ADAPTIVE RE-USE (80 Weeks)

- | | |
|--|----------|
| 1. Mobilization and site security | 2 weeks |
| 2. Abatement removal | 5 weeks |
| 3. Document existing items for salvage. | 4 weeks |
| 4. Prepare site for new work. | 4 weeks |
| 5. Secure items to be salvaged. | 6 weeks |
| 6. Hand demolish interior finishes. | 10 weeks |
| 7. Install new structural supports as required. | 8 weeks |
| 8. Repair masonry and repoint all remaining masonry. | 10 weeks |
| 9. Install new windows where required. | 8 weeks |
| 10. Install new interior gypsum walls and partitions
east, and west elevations. | 16 weeks |
| 11. Install basic HVAC, electrical, and fire control
systems for the remaining structure. | 12 weeks |
| 12. Repair roof as required. | 4 weeks |
| 13. New elevator | 12 weeks |
| 14. Landscaping | 2 weeks |

St. Paul's Campus



Memorial Dedication Plaque

THIS BUILDING
FOR THE ADVANCEMENT OF THE CAUSE OF EDUCATION
AND TO PERPETUATE THE MEMORY OF
ALEXANDER T. STEWART
HAS BEEN ERECTED BY HIS WIDOW
CORNELIA M. STEWART
WITH THE ADVICE AND ASSISTANCE OF THEIR FRIEND
HENRY HILTON
IN THE YEAR OF OUR LORD
1863 MDCCLXIII

St. Paul's Alliance



St. Paul's Alliance

Supporting A Center For Recreation And Community Enrichment

VOTE for a
COMMUNITY CENTER at ST. PAUL'S
ON OCTOBER 21 ST.....
ST. PAUL'S FIELD HOUSE
FROM 7 A.M. TO 8 P.M.