



## 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.

#### Concept 1

##### Community Center

Gradual renovation of current building into center for varied community use

Uses	Recreation, education, space for seniors, etc
Total cost*	\$49,526,000
Avg. annual cost/taxpayer**	\$385
Est. project length***	27-38 months

#### Concept 2

##### Facade + Community Center

Maintain current facade only and build new community center behind

Uses	Recreation, education, space for seniors, etc
Total cost*	\$106,445,000
Avg. annual cost/taxpayer**	\$1,105
Est. project length***	84-126 months

#### Concept 3

##### Facade + Sports Complex

Maintain current facade only and build new sports/theater complex behind

Uses	Indoor sporting and theater events
Total cost*	\$126,445,000
Avg. annual cost/taxpayer**	\$1,260
Est. project length***	86-132 months

#### Concept 4

##### Demolition

Demolish current structure and replace with park

Uses	Similar use to today, outdoor sports + play
Total cost*	\$32,678,000
Avg. annual cost/taxpayer**	\$472
Est. project length***	54-94 months

\*Total cost depends on bond period

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

\*\*\*Includes multiple phases, including potential litigation estimates