

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF TRUSTEES OF THE HALF HOLLOW HILLS COMMUNITY LIBRARY HELD ON MAY 7, 2019 AT THE CHESTNUT HILL ELEMENTARY SCHOOL BUILDING

1. The meeting was called to order by the President, Maxine Roeper Cohen, at 6:31 PM. Also, present were Board members, Larry Bloomstein, Jacob Goldman, Wayne Griffith, Bruce Gordon arrived at 6:40 PM.
2. Also, present were Helen Crosson, Library Director, Charlene Muhr, Assistant Library Director, Michele Peluso, Business Manager I, Anne Votta, Substitute Clerk of the Board of Trustees.
3. Also present were David Chen, Dominic Calgi and Greg Sans of Calgi Construction, Peter Gisolfi, John Evans and Nina Lesser of Peter Gisolfi Associates, Andrew Martingale, Esq., of Hamburger, Maxson, Yaffe, Knauer & McNally, LLP attended the board meeting as guests.
4. Upon a motion by Maxine Roeper Cohen, seconded by Mr. Bloomstein the Board of Trustees adjourned in executive session at 6:32PM.
5. The Board of Trustees reconvened into open session at 7:01 PM.
6. Andrew Martingale, Esq., of Hamburger, Maxson, Yaffe, Knauer & McNally, LLP left the meeting at 7:02PM.
7. Peter Gisolfi, John Evans and Nina Lesser presented the overall design of the building, presenting the elements of flooring throughout the building along with the 21st Century design items which promotes green materials and future cost savings.
8. David Chen from Calgi Construction discussed with the Board of Trustees the bid process.
9. Dominic Calgi from Calgi Construction discussed the resolutions with the Board of Trustees. Dominic Calgi also explained that the bids are good for sixty (60) days from the date they were opened on April 30, 2019.
10. Michele Peluso discussed with the Board of Trustees on Project Budget Analysis.
11. Peter Gisolfi, John Evans, Nina Lesser of Peter Gisolfi Associates, David Chen, Dominic Calgi and Greg Sans of Calgi Construction left the meeting at 9:05PM.
12. Upon a motion by Mr. Goldman seconded by Mr. Gordon the Board of Trustees approved to award General Construction Contract to Capobianco Inc, as the lowest responsible bidder meeting specifications, pursuant to the terms of its base bid and the following Deduct/Add alternatives:

Accepted:

- Deduct Alternate No.1 – All Glazing to be Dual Glazing – No Triple Glazing.
- Deduct Alternate No. 6 – Change Porcelain Tile Flooring in Stairs A and D to Sealed Concrete.
- Add Alternate No. 1 – Replace Slat Ceiling WSC (Rulon) with WXC-2 Wood Veneer Alat Ceiling (Geometrik).

Rejected:

- Deduct Alternate No. 2 – Change Roofing from Standing Seam Metal and EPDM to PVC.
- Deduct Alternate No. 3 – Eliminate Wood Wainscot on 2nd and 3rd floors.
- Deduct Alternate No. 4 – Replace Porcelain Tile Flooring with Carpet Flooring.
- Deduct Alternate No. 5 – Reduce the Number of New Trees.
- Deduct Alternate No. 7 – Change Glass Railing to Metal Mesh Railing.
- Deduct Alternate No. 8 – Remove all Electronic Door Access and Replace with Conventional Keying Only.
- Deduct Alternate No. 9 – Remove Cork Flooring and Porcelain Tile Flooring and Replace with Carpet CPT -2.
- Deduct Alternate No. 10 – Eliminate Demonstration Kitchen from Supplied Equipment.
- Deduct Alternate No. 11 – Eliminate Café 224 Millwork, Finishes and Equipment. Provide Capped Stubs for Future Mechanical, Electrical and Plumbing Connection.
- Deduct Alternate No. 12 – Replace All Exterior Concrete Pavers with Scored Poured Concrete.
- Add Alternate No. 2 – Add 4 Dedicated Electric Charging Parking Spaces.
- Add Alternate No. 3 – N/A

13. Upon a motion by Mr. Gordon and a seconded by Mr. Bloomstein the Board of Trustees approved to award Electrical Construction Contract to Relle Electric as the lowest responsible bidder meeting specifications, pursuant to the terms of its base bid, and the following Deduct/Add Alternatives:

Accepted:

- Add Alternate No. 3 – Add Solar Panels on Roof as Shown in Drawing A-103.

Rejected:

- Deduct Alternate No. 8 – Remove all Electronic Door Access and Replace with Conventional Keying Only
- Deduct Alternate No. 11- Eliminate Café 224 Millwork, Finishes and Equipment. Provide Capped Stubs for Future Mechanical, Electrical, and Plumbing Connection.
- Add Alternate No. 2 – Add 4 Dedicated Electric Charging Parking Spaces.

14. Upon a motion by Mr. Gordon and a seconded by Mr. Griffith the Board of Trustees approved to award Mechanical Heating, Ventilation and Air Conditioning Construction Contract to Hi-Tech Air-Conditioning Service, Inc., as the lowest responsible bidder meeting specifications.

15. Upon a motion by Mr. Bloomstein and a seconded by Mr. Griffith the Board of Trustees approved to award Plumbing Construction Contract to W.H.M. Plumbing & Heating Contractors, Inc., as the lowest responsible bidder meeting specifications.
16. Upon a motion by Mr. Bloomstein and a seconded by Mr. Griffith the Board of Trustees approved to award Fire Protection System Contract to W.H.M. Plumbing & Heating Contractors, Inc., as the lowest responsible bidder meeting specifications.
17. Upon a motion by Mr. Goldman, seconded by Mr. Bloomstein the Board of Trustee meeting was adjourned at 10:04 PM.

Respectfully submitted,

Anne Votta
Substitute Clerk of the Board of Trustees

Jacob Goldman,
Secretary