

**Town of North East  
Special Town Board Meeting  
Town Hall  
March 16, at 6 pm**

**Call to order and Pledge of Allegiance**

**Roll Call**

|                       |      |
|-----------------------|------|
| SUPERVISOR KENNAN     | HERE |
| COUNCILMAN FEDELE     | HERE |
| COUNCILMAN MIDWOOD    | HERE |
| COUNCILWOMAN MORRISON | HERE |
| COUNCILMAN COOPER     | HERE |

**Agenda**

Motion made by Councilwoman Morrison to accept the Agenda to discuss the Highway Department Construction Bids, and seconded by Councilman Cooper.

AYES- 5 (Kennan, Fedele, Midwood, Morrison, Cooper)

NAYS- 0

**Supervisor comments:**

Supervisor Kennan wants to recognize Highway Superintendent Bob Stevens, former Town Supervisor George Kaye, Attorney Warren Replansky, and CPL Engineer Mark Long for their attendance at this meeting.

A bit of history. The Garage is to be shared between the Town and the Village and replace the decrepit structure on South Center Street. The new site was acquired previously and now has a sand/salt building and a storage building, both shared with the Village of Millerton, as well as a fueling center which is shared with the Village of Millerton and the North East Fire District. We are now facing the construction of the actual garage, which includes offices, mechanics space, wash stalls, storage, and work space. CPL has designed the structure of the building. The original plan was unveiled in November 18, 2020. The cost was estimated at \$3,240,000.00. A requests for bids was published in May of 2021. The bids received were substantially above the cost estimate. There were many factors which led to the higher costs. The Town Board rejected those bids at its meeting on July 15, 2021. In January of 2022 we reopened a new request for bids. On March 7<sup>th</sup>, 2022, the bids were opened and read by the Town Clerk and Mark Long of CPL.

**Engineer comments:**

Mark Long reported that we received five bids for general contractor. Con Tech was the low base bid. We received three electrical bids, but the low bidder withdrew for lack of including his labor costs. Both HVAC and Plumbing requests received two bidders each.

Out of eight ad alternates, we are going forward with three: #1 for radiant heat, #6 for an in ground vehicle lift, and #8 for a fire alarm system.

CPL recommends the low bidder with the ad alternates: ICON Construction Group Inc., of White Plains, NY for General Contractor. CPL has not worked with ICON before.

Black Electric Inc., of Poughkeepsie, NY, DJ Heating and Air-conditioning, of Marlboro, NY and S&O Construction Services, Inc. of Pleasant Valley, NY were the low bidders respectively for Electrical, HVAC and Plumbing contracts. CPL is familiar with and has worked with them before.

**Executive Session:**

Councilman Fedele made a motion to go into Executive Session to discuss contract issues and the references received for ICON Construction Group, Inc with Attorney Warren Replansky, Bob Stevens, George Kaye and Mark Long. Councilwoman Morrison seconded.

|                       |     |
|-----------------------|-----|
| SUPERVISOR KENNAN     | AYE |
| COUNCILMAN FEDELE     | AYE |
| COUNCILMAN MIDWOOD    | AYE |
| COUNCILWOMAN MORRISON | AYE |
| COUNCILMAN COOPER     | AYE |

The Town Board and guests entered executive session at 6:18pm.

At 6:47 pm, Councilman Midwood made a motion to end the executive session, Councilman Fedele seconded the motion.

AYES- 5 (Kennan, Fedele, Midwood, Morrison, Cooper)

NAYS- 0

**Resolution to Award Contracts:**

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**RESOLUTION #192022**

**RESOLUTION AWARDING CONTRACTS FOR FURNISHING OF ALL  
MATERIALS AND LABOR NECESSARY FOR THE CONSTRUCTION OF  
THE HIGHWAY DEPARTMENT GARAGE LOCATED AT 6097 ROUTE 22 IN  
THE TOWN OF NORTH EAST, NEW YORK**

**WHEREAS**, the Town has acquired a parcel of land located at 6097 Route 22, in the Town of North East, for purposes of the construction of sand/storage facility, fuel depot and highway garage; and

**WHEREAS**, the project has been planned in three phases with Phases 1 and 2 being the construction of an equipment storage building, the construction of a sand/salt storage building and the construction of a fuel depot, which projects have been completed; and

**WHEREAS**, the Town Engineer (CPL Architecture, Engineering, Planning) has prepared construction plans for the new highway garage building, including, but not necessarily limited to, general construction, electrical construction, heating, ventilation, and air conditioning construction; and plumbing construction dated May 2021; and

**WHEREAS**, the said plans and proposed bid package have been reviewed by the Town Board and the Attorney to the Town and have been determined to be acceptable in form and content; and

**WHEREAS**, the Town Board, on May 13, 2021, passed a separate Resolution for the bonding and financing of said construction, including engineering and legal fees; and

**WHEREAS**, the Town Board, on October 14, 2021, passed an additional resolution for the bonding and financing of said construction, including, but not limited to, engineering and legal fees; and

**WHEREAS**, the potential environmental impacts of this project have been reviewed pursuant to the provisions of SEQRA and it has been determined that the project does not have the potential for any significant environmental impacts and, as a result, no Draft Environmental Impact Statement was required; and

**WHEREAS**, the Town Board, by Resolution dated December 9, 2021, authorized the Town Clerk and the Town Engineer to disseminate the Notice to Bidders and to invite sealed bids for the furnishing of materials and labor necessary for the construction of the highway garage and to invite sealed bids for the contracting; HVAC; plumbing and electrical contracting, together with description of bid alternates providing for the radiant heat; relocation of existing streams;

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additional paving; the addition of an entrance gate operator; fencing; ground vehicle lift; mobile column vehicle lift; and fire alarm system; and

**WHEREAS**, bids were received, opened and reviewed by the Town Clerk and the Town Engineer on March 7, 2022; and

**WHEREAS**, the bids were opened and publicly read aloud on the said date and the results of the bids were summarized by CPL on a spread sheet, a copy of which is annexed hereto as Schedule "A"; and

**WHEREAS**, CPL, on behalf of the Town, has reviewed the bids; held discussions with the Town Board and Highway Superintendent; reviewed the qualification statements received and checked references to the extent reasonably possible; and

**WHEREAS**, CPL has provided, by letter dated March 10, 2022, a copy of which is also annexed hereto, their recommendations for the Town of North East to accept the lowest responsible bid, together with alternates.

**NOW, THEREFORE**, be it

**RESOLVED**, that the Town Board hereby awards the contract for general construction to Icon Construction Group with a bid of \$3,757,000 with an ad alternate for radiant heat at no extra cost and with an ad alternate for the installation of an in-ground vehicle lift in the amount of \$36,400 for a total award of \$3,793,400; and be it further

**RESOLVED**, that the Town Board hereby awards the contract for electrical construction to Black Electric Corp. with a base bid of \$409,000, together with ad alternate 6 for the in-ground vehicle lift in the amount of \$26,500 and ad alternate 8 for the alarm system in the amount of \$17,000 for a total award of \$452,500; and be it further

**RESOLVED**, that the Town Board hereby awards the contract for HVAC construction to D.J. Heating and Air Conditioning, Inc. with a base bid of \$252,000 with an ad alternate 1 for radiant heat in the amount of \$115,000 for a total award of \$367,000; and be it further

**RESOLVED**, that the Town Board hereby awards the plumbing construction contract to S&O Construction Services, Inc. with a base bid of \$384,234, together with ad alternate 1 for radiant heat in the amount of \$3,350.00 and ad alternate 6 for the in-ground vehicle lift in the amount of \$15,900 for a total award of \$403,484; and be it further

**RESOLVED**, that CPL, as Engineers to the Town, Warren S. Replansky, as Attorney to the Town, and Christopher Kennan, Supervisor, are hereby authorized to take the

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necessary steps to prepare Notices of Awards and send them to each successful bidder, execute contracts with each successful bidder, as generally provided for in the bid documents.

MOTION: Councilwoman Morrison  
SECOND: Councilman Cooper

|                       |       |     |
|-----------------------|-------|-----|
| SUPERVISOR KENNAN     | Voted | AYE |
| COUNCILMAN COOPER     | Voted | AYE |
| COUNCILMAN FEDELE     | Voted | AYE |
| COUNCILMAN MIDWOOD    | Voted | AYE |
| COUNCILWOMAN MORRISON | Voted | AYE |

The Resolution was carried by a 5-0 vote of the Town Board members on March 16, 2022.

**Discussion:**

Councilwoman Morrison asked about the next steps and if dates of completion are in the contracts. Mark Long answered that Notices of Awards will go out right away and the Contractors will have three weeks, until April 6<sup>th</sup>, to respond. Then security bonds are sent directly to Attorney Replansky. After the official in-person contract signing, ICON will have 540 days from Notice to proceed to finish the building. Supervisor Kennan noted that this is the biggest project ever undertaken by the Town of North East. It has been in the works for many years and now there is “light at the end of the tunnel”.

The next regular board meeting is April 14<sup>th</sup>

Diane Engleke has resigned from chairing the Conservation Advisory Committee. Her letter of resignation was sent previously to the Board Members. Rick Stalzer has been nominated to fill the Chair position and seems willing to take on the responsibility. Unless there is an alternate suggestion, Supervisor Kennan will extend an invitation to Stalzer.

**Adjournment:**

Motion made by Councilman Midwood and seconded by Councilwoman Morrison  
Meeting was adjourned at 7pm.

Respectfully submitted by  
Tilly Strauss, Town Clerk

Approved: 4/14/2022