MINUTES OF THE LIBRARY BOARD OF TRUSTEES MEETING

February 13, 2025

The Board of Trustees of the Millburn Free Public Library held a special meeting on Thursday February 13th 2025 at 6:30 p.m. via Zoom. Present were: Ms. Sherman, who presided, Mrs. Eisner, Mrs. Binder, Mrs. Kelly, Mr. Cohen, Ms. Panarelli and Mr. Banick. Ms. Chenofsky Singer was absent.

There was one member of the public in attendance.

Ms. Sherman opened the meeting and read the Sunshine Law Announcement.

NEW BUSINESS:

The bid opening to award the Second Floor Renovation Contract was held on Thursday February 6th at 2:00 p.m. in Meeting Room A. Sixteen plans were sold. Three bids were received. They were reviewed by Library Attorney Brad Carney, partner at the law firm Maraziti Falcon, LLP. Mr. Carney prepared Resolution No. 2025-0201 for tonight to award the bid to AB Designs Contracting Corp.

Mrs. Binder asked what the Alternates 1, 2 and 3 in the bid document entail.

They are for the following:

Alternate 1 - Lighting above the adult side
Alternate 2 - Facade on the Glen Avenue Entrance
Alternate 3 - IT & Audio Video Equipment for the meeting rooms

Ms. Sherman asked if there were any further questions. Seeing none, Ms. Sherman requested a motion to authorize Resolution No. 2025-0201 "Resolution Awarding Construction Contract For The Phase II Interior Renovations And Alterations Of The Millburn Free Public Library to AB Designs Contracting Corp." Mrs. Eisner "so moved." Mrs. Kelly seconded. All were in favor.

Ms. Sherman called a voice vote:

Mrs. Binder -	Yes
Ms. Chenofsky Singer -	Absent
Mr. Cohen -	Yes
Mrs. Eisner -	Yes
Mrs. Kelly -	Yes
Ms. Panarelli -	Yes
Ms. Sherman -	Yes

The motion passed:

Yes -	6
No-	0
Absent -	1

There was no Executive Session.

Ms. Sherman asked if there was any further business before the Board before adjournment.

Seeing none, Mrs. Sherman requested a motion to adjourn the meeting. Mrs. Eisner "so moved." Mr. Cohen seconded. All were in favor.

The meeting adjourned at 6:40 p.m.

Respectfully Submitted,

Patricia Giambattista

MILLBURN FREE PUBLIC LIBRARY

RESOLUTION NO. 2025-0201

RESOLUTION AWARDING CONSTRUCTION CONTRACT FOR THE PHASE II INTERIOR RENOVATIONS AND ALTERATIONS OF THE MILLBURN FREE PUBLIC LIBRARY TO AB DESIGNS CONTRACTING CORP.

WHEREAS, the Millburn Free Public Library ("Library") solicited for the receipt of sealed competitive bids for the Phase II Interior Renovations and Alterations of the Library in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, three bids were received at 2:00 p.m. on February 6, 2025 at the Library with pricing as set forth in the attached Bid Tabulation Table prepared by Heintz & Fiore, LLC; and

WHEREAS, the Library desires to award a construction contract to the lowest responsible bidder for base bid work plus all three additional alternates for the hi-bay light replacement (additional alternate #1), front entry fascia (additional alternate #2) and IT/AV in mutli-purpose room (additional alternate #3) and without any of the alternate bid deductions for acrylic wall cladding and roof replacements; and

WHEREAS, the lowest price bid (base bid price, plus the bid price for additional alternates #1, #2 and #3) was submitted by AB Designs Contracting Corp., having its principal place of business at 738A Springfield Avenue, Summit, New Jersey 07901 and a mailing address of P.O. Box 95, Summit, New Jersey 07902 in the amount of $1,773,000.00 for base bid work (which includes a $25,000.00 allowance for unforeseen conditions) plus $27,000.00 for alternate #1 (hi-bay light replacement) plus $37,000.00 for alternate #2 (front-entry fascia) plus $62,000.00 for alternate #3 (IT/AV in multi-purpose room) for a total bid price of $1,899,000.00; and

WHEREAS, the base bid includes an allowance for unforeseen conditions in the amount of $25,000.00 and all unused allowance monies shall be credited back to the Library at the time of final certificate of payment; and

WHEREAS, the bid of AB Designs Contracting Corp. has been reviewed by special counsel, Maraziti Falcon, LLP for compliance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and the bid does not contain any material defects; and

WHEREAS, the Library's architect, Heintz & Fiore, LLC has reviewed the bid and recommends that the construction contract be awarded to AB Designs Contracting Corp. as the lowest responsible bidder for the base bid work plus alternates #1, #2 and #3; and

WHEREAS, the bidding documents include plans for the improvement to public property; and

WHEREAS, N.J.S.A. 59:4-6 provides that neither the public entity nor a public employee is liable for an injury caused by the plan or design of public property or any improvement thereto where the plan or design was approved in advance of construction or improvement by the Library or a public employee exercising discretionary authority to give such approval on its behalf where such plan or design was prepared in conformity with the standards previously approved by the Library; and

WHEREAS, in addition to awarding the Phase II Interior Renovations and Alterations of the Library construction contract to AB Designs Contracting Corp, as the lowest responsible bidder for the combined base bid work plus alternates #1, #2 and #3, the Library desires to record its approval of said plans and design for the Phase II Interior Renovations and Alterations of the Library.

NOW, THEREFORE, BE IT RESOLVED by the Millburn Free Public Library Board of Trustees, on this 13th day of February, 2025 as follows:

1. All immaterial defects contained in the bid submission of AB Designs Contracting Corp., if any, are waived and the Library awards the Phase II Interior Renovations and Alternations of the Library construction contract to AB Designs Contracting Corp., having its principal place of business at 738A Springfield Avenue, Summit, New Jersey 07901 and a mailing address of P.O. Box 95, Summit, New Jersey 07902 as the lowest responsible bidder in the base bid amount of 1,773,000.00, plus bid alternate #1 in the amount of $27,000.00, plus bid alternate #2 in the amount of $37,000.00, plus bid alternate #3 in the amount of $62,000.00 and which base bid price includes an allowance for unforeseen conditions in the amount of $25,000.00 and all unused allowance monies not be paid by the Library shall be applied as a credit against the contract at the time of final certificate of payment.
2. The Library Director is authorized to execute the Phase II Interior Renovations and Alternations of the Library construction contract awarded to AB Designs Contracting Corp. as the lowest responsible bidder.
3. The construction contract awarded herein to AB Designs Contracting Corp. shall commence after full execution of the contract, the submission of the performance and payment bond and all required insurance certificates required by the contract, together with all other documentation required by the contract and after the issuance of a Notice to Proceed issued on behalf of the Library.

4. The entire design, specifications and plans to be utilized for the Phase II Interior Renovations and Alterations of the Library, are hereby approved for the purpose of the immunity to be afforded to the Library in accordance with N.J.S.A. 59:4-6.
5. The Library Director certifies the availability of funds in the total bid amount of $1,899,000.00 (base bid plus alternates 1, 2 and 3) from the 2025 Capital Improvements and Special Projects Line 18 for the Phase II Interior Renovations and Alterations of the Library construction contract.
6. The Library Director, staff and consultants are authorized to take all appropriate measures necessary to effectuate the terms of this Resolution and the Library Director is further authorized to execute any change orders for unforeseen conditions not to cumulatively exceed the bid line-item allowance of $25,000.00 for unforeseen conditions and for contract time extensions due to such unforeseen conditions not to exceed 10 days per occurrence, without further authorization from this Board.
7. This Resolution shall take effect immediately.

CERTIFICATION

I, Michael D. Banick, Director of the Millburn Free Public Library, 200 Glen Avenue, Millburn, New Jersey hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Millburn Free Public Library at a regular meeting held on February 13, 2025.

Michael D. Banick
Director

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		BINDER	✓			
		CHENOFSKY SINGER				✓
		COHEN	✓			
✓		EISNER	✓			
	✓	KELLY	✓			
		PANARELLI	✓			
		SHERMAN	✓			

HEINTZ & FIORE LLC Architects

Donald R. Fiore • AIA
• architect

• 508 millburn ave • short hills, nj • 07078 • (o) 973 467-1240 • (x) 973 376-0963

Bid Receipt – 02/06/25 at 2:00 pm

Interior Renovations and Alterations

Millburn Free Public Library – Phase II

Arch Proj #: 22328

Bidder	Add 1	Add 1	Add 1	Add 1	Base Bid	Add Alt #1 Hi-bay light replacement	Add Alt #2 Front Entry fascia	Add Alt #3 IT/AV in Multi-Purpose Rm	Ded Alt #4 Acrylic Wall Cladding	Ded Alt #5 Roof Replacements
AB Design					1,775,000	27,000	37,000	62,000	14,000	15,000
West End					1,728,000	48,200	76,000	86,800	30,000	50,000
Mark					2,187,000	76,000	71,000	196,000	33,000	33,000