



TOWN OF HILLSDALE
SPECIAL TOWN BOARD MEETING
April 27, 2023

A special meeting of the Hillsdale Town Board was held on Thursday, April 27, 2023 at 2:00 pm in the Hillsdale Town Hall and via Zoom with the following members present:

PRESENT:	Supervisor	Chris Kersten
	Councilmember	Tom Carty
	Councilmember	Steve Tiger
	Councilmember	Joanna Virello
	Building Inspector	Lee Heim

ABSENT: Councilmember Robina Ward

OTHERS PRESENT: Elizabeth Sheer, Town Clerk

Via Zoom: Meg Wormley, Jamie Carrano, and Jonathan DiRocco and Tim Moot of CPL Engineering

The meeting was held to discuss the Facilities Plan presented to the Board by CPL

The meeting opened at 2:04 PM

First in discussion was the front door. Lee remarked that the door listed was too expensive (at \$14,600). A door from Herrington's with the appropriate appearance would cost \$11,700.

Supervisor Kersten explained that the Town Hall repairs, for which \$300K have been allocated, has been handled by a sub-committee, which has met every other week.

The screen was then shared by CPL with the priorities list. Jonathan DiRocco and Tim Moot went through the items:

- Trees: The \$3600 allocated will not be part of the project.
- Foundation under the columns would cost \$14K to repair.
- Basement windows: could be replaced as an alternate. The outside of windows are being repaired and this could help with run-off into the basement
- Roof:
 - It is salvageable and can be fixed in place.
 - Handled as separate items, replacement of gutters, flashing, and soldering of seams

- Replace leaders to downspouts
 - Snow blocks
- Columns: They are good, but the bases are splitting
- Front door: as discussed by Lee Heim, this will be provided separately by the town, and installed by contractor. Lee Heim added that there might be some other cost savings in there.
- Floors: replace carpet with vinyl plan at \$16K. This would be considered part of mold remediation.
- Door at the bottom of the stairs: Relocate it at cost of \$14K. Steve Tiger questioned the cost. Lee Heim thought there might be savings, although costs reflect prevailing wages, and CPL estimates reflect current prevailing wages at the time the priority list was made. The town will not know for sure until bids come in.
- Ceiling:
 - Large area of damage due to roof leaks. It should be removed because it may be a source of mold.
 - Large amount of rodent droppings in attic. The sub-floor is covered in mouse droppings and needs to be cleaned.
- Power systems: Add a generator and fire alarm system, smoke detectors and carbon monoxide alarm.
- Air: Mold remediation. The recommendation after air analysis was to wipe all surfaces clean over a weekend and then run fans for 2-3 days.

Supervisor Kersten asked for a description of the bid package, since it would be part of the next Town Board meeting on May 9.

The bid package contents would spell out all items discussed. It will also contain a technical spec booklet, and a spec portion that would be instructions for bidding, including contracts. The bid package would be posted as a legal notice. The engineers brought up the idea of using BidNet as a bidding platform. Using it, all documents could be distributed via email. This would be for the base bid, and whatever alternate/optional items the town chose.

Joanna Virello considered that the Town could Investigate using BidNet. Steve Tiger wondered whether doing things like lifting up the carpet might uncover unanticipated problems.

It was suggested that a 5% allowance be put in to cover unforeseen expenses that would then be credited back if not used.

Chris Kersten asked the CPL team when the bid package would be available – May 3rd was the response, and that the package would be 90% set pending approval.

Motion to Adjourn

A motion to adjourn was made by Steve Tiger and seconded by Joanna Virello.

Motion Vote

Aye: 4 Nay: 0

Motion Carried, and the meeting adjourned at 2:36 PM