

MINUTES of the Special Meeting of the City  
Council of the City of Rye held in City Hall on June 1,  
1999 at 8:00 P.M.

PRESENT:

STEVEN OTIS, Mayor  
CAROLYN CUNNINGHAM  
ROBERT H. HUTCHINGS  
ROSAMOND LARR  
ARTHUR STAMPLEMAN  
KATHLEEN E. WALSH  
Councilmen

ABSENT:

ROBERTA DOWNING

1. A. Pledge of Allegiance

Mayor Otis invited the audience to join the Council in the Pledge of Allegiance.

1. B. Roll Call

Mayor Otis called the meeting to order; a quorum was present to conduct official City Business.

Councilman Hutchings complimented and congratulated everyone who was involved in making the Memorial Day Ceremony so outstanding.

2. Bids for Whitby Castle Restoration General Construction

City Manager Culross said that the lowest bids for the eleven contracts for the Whitby Castle Restoration totaled approximately 5.5 million dollars which exceeded the available funding by 1.5 million dollars. The City Engineer and the City Manager reviewed the bids with the architect and the construction manager.

He respectfully recommended that the council reject all bids for Contracts 9902-02, General Construction; 9902-03, Electrical; 9902-04, Plumbing; 9902-05, Heating, Ventilation and Air Conditioning; 9902-08, Masonry Restoration; 9902-09, Window Restoration; and 9902-10, Roof Restoration.

He also suggested that at this time, no action be taken on Contracts 9902-01, Sitework; 9902-06, Sprinkler; 9902-07, Kitchen Equipment; and 9902-11, Elevators.

In response to questions posed by the council, City Manager clarified that:

- The referendum budget for the Whitby Castle project is 5.4 million dollars.
- The demolition, sitework, and architectural/construction manager fees are included in the 5.4 million dollar budget.
- There is a reserve of \$350,000 for the golf building.
- Bids will be reconstructed to have fewer items, i.e., the window and masonry will probably be combined with general construction.
- The four "no action" bids can be tabled for 45 days; there will be research to determine if the time period can be extended.
- The goal is to have the rebids awarded at the July council meeting.
- The four "no action" bids are within budget.
- There will be some scope and design changes which could possibly decrease costs.

The following bids were received for General Construction, Contract #9902-02:

NAME OF BIDDER	SECURITY	AMOUNT BID
Bisceglia Brothers Company 84 Calvert Street Harrison, New York 10528	Bid Bond	\$2,253,000
George Campbell Assoc. Corp. 31-40 College Point Blvd. Flushing, New York 11354	Bid Bond	\$2,228,000
N. Pico & Sons 154 Boston Post Road Mamaroneck, New York 10543	Bid Bond	\$2,897,000
Piazza Brothers, Inc. 420 Columbus Avenue, Suite 301 Valhalla, New York 10595	Bid Bond	\$2,319,000
The Losco Group, Inc. 50 Main Street White Plains, New York 10606	Bid Bond	\$2,878,000

Mayor Otis made a motion, seconded by Councilwoman Cunningham, to adopt the following resolution:

**RESOLVED**, that the City Council of the City of Rye hereby rejects all bids for the Whitby Castle Restoration - General Construction, Contract # 9902-02.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham,  
 Hutchings, Larr, Stampleman, and Walsh

NAYS:None

ABSENT: Councilwoman Downing

The resolution passed.

3. Bids for Whitby Castle Restoration Electrical

The following bids were received for Electrical, Contract #9902-03:

NAME OF BIDDER	SECURITY	AMOUNT BID
AC Electric Company, Inc. 472 Palmer Road Yonkers, New York 10701	Bid Bond	\$805,550
All Phase Electric 1611 Washington Blvd., PH-B Stamford, Connecticut 06802	Bid Bond	\$573,000
Bonded Electrical 595 W. Hartsdale Avenue White Plains, New York 10607	Bid Bond	\$499,900
Naber Electrical Corporation 5 Schuman Road Millwood, New Jersey 10546	Bid Bond	\$777,777
Solar Electric Systems, Inc. 29 Elm Street Tuckahoe, New York 10707	Bid Bond	\$648,000

Mayor Otis made a motion, seconded by Councilwoman Larr, to adopt the following resolution:

**RESOLVED**, that the City Council of the City of Rye hereby rejects all bids for the Whitby Castle Restoration - Electrical, Contract # 9902-03.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham,  
 Hutchings, Larr, Stampleman, and Walsh

NAYS:None

ABSENT: Councilwoman Downing

The resolution passed.

4. Bids for Whitby Castle Restoration Plumbing

The following bids were received for Plumbing, Contract #9902-04:

<b>NAME OF BIDDER</b>	<b>SECURITY</b>	<b>AMOUNT BID</b>
C & B Plumbing 629 5 <sup>th</sup> Avenue Pelham, New York 10803	Bid Bond	\$225,000
Heritage Plumbing & Heating, Inc. 19 Carole Place Mahopac, New York 10541	Bid Bond	\$319,625
Karnes Plumbing & Heating 449 North Main Street Port Chester, New York 10573	Bid Bond	\$230,590

Mayor Otis made a motion, seconded by Councilwoman Larr, to adopt the following resolution:

**RESOLVED**, that the City Council of the City of Rye hereby rejects all bids for the Whitby Castle Restoration - Plumbing, Contract # 9902-04.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham,  
Hutchings, Larr, Stampleman, and Walsh

NAYS:None

ABSENT: Councilwoman Downing

The resolution passed.

5. Bids for Whitby Castle Restoration Heating, Ventilating and Air Conditioning

The following bids were received for Heating, Ventilating and Air Conditioning, Contract #9902-05:

<b>NAME OF BIDDER</b>	<b>SECURITY</b>	<b>AMOUNT BID</b>
AMX Contracting Corporation 67 Lafayette Avenue White Plains, New York 10603	Bid Bond	\$852,900
Capstone Heating Company 10 Broad Street Port Chester, New York 10573	Bid Bond	\$635,000
Carpco, Ltd. 19 Bertel Avenue Mt. Vernon, New York 10550	Certified Check \$47,600	\$952,000
J & M Heating and Air Conditioning, Inc. 48 Grand Street New Rochelle, New York 10801	Bid Bond	\$737,000

Mayor Otis made a motion, seconded by Councilwoman Cunningham, to adopt the following resolution:

**RESOLVED**, that the City Council of the City of Rye hereby rejects all bids for the Whitby Castle Restoration - Heating, Ventilating and Air Conditioning, Contract # 9902-05.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham,

Hutchings, Larr, Stampleman, and Walsh

NAYS:None

ABSENT: Councilwoman Downing

The resolution passed.

6. Bids for Whitby Castle Restoration Masonry Restoration

The following bids were received Masonry Restoration, Contract #9902-08:

<b>NAME OF BIDDER</b>	<b>SECURITY</b>	<b>AMOUNT BID</b>
A. Ottavino Corporation 80-60 Pitkin Avenue Ozone Park, New York 11417	Bid Bond	\$554,700
Flag Waterproofing & Restoration Company 769 Elmont Road Elmont, New York 11003	Bid Bond	\$430,500
N. Pico & Sons 154 Boston Post Road Mamaroneck, New York 10543	Bid Bond	\$507,000
The Losco Group, Inc. 50 Main Street White Plains, New York 10606	Bid Bond	\$567,000

Mayor Otis made a motion, seconded by Councilman Stampleman, to adopt the following resolution:

**RESOLVED**, that the City Council of the City of Rye hereby rejects all bids for the Whitby Castle Restoration - Masonry Restoration, Contract # 9902-08.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham,  
Hutchings, Larr, Stampleman, and Walsh  
NAYS:None  
ABSENT: Councilwoman Downing

The resolution passed.

7. Bids for Whitby Castle Restoration Window Restoration

The following bids were received for Window Restoration, Contract #9902-09:

NAME OF BIDDER	SECURITY	AMOUNT BID
A. Ottavino Corporation 80-60 Pitkin Avenue Ozone Park, New York 11417	Bid Bond	\$242,000
Kronenberger & Sons 955 South Main Street Middletown, Connecticut	Bid Bond	\$349,000

Mayor Otis made a motion, seconded by Councilman Stampleman, to adopt the following resolution:

**RESOLVED**, that the City Council of the City of Rye hereby rejects all bids for the Whitby Castle Restoration - Window Restoration, Contract # 9902-09.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham,  
Hutchings, Larr, Stampleman, and Walsh

NAYS:None

ABSENT: Councilwoman Downing

The resolution passed.

8. Bids for Whitby Castle Restoration Roof Restoration

The following bids were received for Roof Restoration, Contract #9902-10:

<b>NAME OF BIDDER</b>	<b>SECURITY</b>	<b>AMOUNT BID</b>
Crooker & Son, Inc. 7 Hillside Drive New City, New York 10956	Bid Bond	\$430,000
Hi-Tech Contracting Corp. 114 Pearl Street Port Chester, New York 10573	Bid Bond	\$345,000

Mayor Otis made a motion, seconded by Councilwoman Cunningham, to adopt the following resolution:

**RESOLVED**, that the City Council of the City of Rye hereby rejects all bids for the Whitby Castle Restoration, Roof Restoration, Contract #9902-10.

ROLL CALL:

AYES: Mayor Otis, Councilmen Cunningham,

Hutchings, Larr, Stampleman, and Walsh

NAYS:None

ABSENT: Councilwoman Downing

The resolution passed.

9. Bids for Whitby Castle Restoration Sitework

The following bids were received for Restoration Sitework, Contract #9902-01:

<b>NAME OF BIDDER</b>	<b>SECURITY</b>	<b>AMOUNT BID</b>
Coyle Construction P.O. Box 286 Goldens Bridge, New York 10526	Bid Bond	\$713,000
Delvito Contracting Fenimore Road Mamaroneck, New York 10543	Bid Bond	\$535,000
Etre Associates, Ltd. 531 Fayette Avenue Mamaroneck, New York 10543	Bid Bond	\$427,865
The Losco Group, Inc. 50 Main Street White Plains, New York 10606	Bid Bond	\$558,400
N. Pico & Sons 154 Boston Post Road Mamaroneck, New York 10543	Bid Bond	\$822,000
Realife Land Improvements Box 177 Katonah, New York 10536	Bid Bond	\$473,000

The Council did not act on this agenda item.

10. Bids for Whitby Castle Restoration Sprinkler

The following bids were received for Sprinkler, Contract #9902-06:

<b>NAME OF BIDDER</b>	<b>SECURITY</b>	<b>AMOUNT BID</b>
D&S Fire Protection 25 Palomino Place New Windsor, New York 12553	Bid Bond	\$128,000
Northeast Automatic Sprinkler Company 220 Westchester Avenue White Plains, New York 10604	Bid Bond	\$96,450

The Council did not act on this agenda item.

11. Bids for Whitby Castle Restoration Kitchen Equipment

The following bids were received for Kitchen Equipment, Contract #9902-07:

<b>NAME OF BIDDER</b>	<b>SECURITY</b>	<b>AMOUNT BID</b>
H. Weiss Equipment Company 12 Labriola Court Armonk, New York 10504	Bid Bond	\$278,373

The Council did not act on this agenda item.

12. Bids for Whitby Castle Restoration Elevators

The following bids were received Elevators, Contract #9902-11:

<b>NAME OF BIDDER</b>	<b>SECURITY</b>	<b>AMOUNT BID</b>
Dover Elevator Company 500 Executive Blvd. Elmsford, New York 10523	Bid Bond	\$87,570

The Council did not act on this agenda item.

13. Consideration of a request from Christ's Church for controlled traffic on Rectory Street on Sunday, June 13, 1999 for its Annual Parish Picnic

Councilwoman Cunningham made a motion, seconded by Councilwoman Walsh and unanimously carried, to approve the request from Christ's Church for controlled traffic on Rectory Street on Sunday, June 13, 1999 for its Annual Parish Picnic.

Councilman Hutchings suggested that the response letter should advise Reverend Packard that the street cannot be closed; it is controlled traffic.

14. Consideration of a request from residents of Garden Drive for controlled traffic on Sunday, June 20, 1999 for a *Block Party*

Councilwoman Walsh made a motion, seconded by Councilwoman Larr and unanimously carried, to approve the request from residents of Garden Drive for controlled traffic on Sunday, June 20, 1999 for a *Block Party*.

15. Miscellaneous communications and reports

A. Councilwoman Larr referred to Mrs. Maureen Moran 's letter concerning traffic on Manursing Avenue between Davis and Forest Avenues.

Mayor Otis advised the Council that he has scheduled a meeting with Mrs. Moran for Thursday at 11:00 A.M. The Mayor invited the City Manager to attend this meeting. The Mayor asked the City Manager for an analysis of safety and sight issues.

B. Councilman Stampleman asked for a status report on the City's giving land for the Rye Free Reading Room's proposed addition.

Mayor Otis reported that after a conversation with a State Assembly staff person, he had been advised that State legislation is not necessary for the proposed use of the Village Green.

C. Councilman Stampleman asked if a meeting had been scheduled with the Finance Committee regarding the proposed bond referendum for the Rye Fire Department.

The City Manager and Councilman Stampleman will arrange to meet with the Finance Committee.

A general discussion focused on the procedure for presenting a bond referendum to the voters.

16. Adjournment

There being no further business to discuss, Councilwoman Cunningham made a motion, seconded by Councilwoman Walsh and unanimously carried, to adjourn the meeting at 8:45 P.M.

Respectfully submitted,

Alice K. Conrad  
City Clerk