

**INCORPORATED VILLAGE OF BAYVILLE
BOARD OF TRUSTEES
REGULAR MEETING
NOVEMBER 17, 2025**

- ≈ Pledge of Allegiance
- ≈ Warrants and Claims
- ≈ Prior Meeting Minutes
- ≈ Bayville Village Justice Court Audit
- ≈ H2M Proposal
- ≈ Survey Proposals
- ≈ Bond Counsel Services
- ≈ Water Department Electrical Upgrades Proposal
- ≈ Award of Contract for Soundside Beach Restroom Renovation
- ≈ West Harbor Pump House Access Control Proposal
- ≈ New Hire for Department of Public Works

**PUBLIC HEARING
6:35PM
PROPOSED LOCAL LAW D-2025**

REGULAR MEETING
OCTOBER 27, 2025

2025-159 Board approves Warrants and Claims

2025-160 Board approves Budget Transfers

2025-161 Board accepts prior meetings

2025-162 Board hires Charles V. Jackson, Jr. as a part-time Motor Equipment Operator

2025-163 Board accepts the proposal from National Wash Authority, LLC. to clean the Exterior of the water storage tank.

2025-164 Board accepts proposal from NYSID via Seery Systems Group, Inc. to scan building department files.

2025-165 Board accepts proposal from Seery Systems Group, Inc. for CLOUD coverage

INTRODUCTION OF PROPOSED LOCAL LAW D

INTRODUCTION OF PROPOSED LOCAL LAW E

2025-166 Board appoints Richard Weir, III as Village Arborist

2025-167 Board authorizes Mayor to sign IMA with Town of Oyster Bay for use of their sanitation truck

2025-168 Board closes Regular Meeting at 6:49PM.



New York State
Unified Court System

Hon. Joseph A. Zayas, J.S.C.
Chief Administrative Judge

September 11, 2025

Dear Mayor:

Section 2019-a of the Uniform Justice Court Act requires that village justices annually provide their court records and dockets to their respective village auditing board, and that such records then be examined, and that fact be entered into the minutes of the board's proceedings.

The Unified Court System's Division of Internal Audit Services is responsible for monitoring town and village board compliance with Section 2019-a. Accordingly, I am requesting you provide a copy of the audit of your local court's records for fiscal year ending in 2025 and a copy of your board resolution acknowledging the required examination was conducted. Please email the report and resolution to tauditcompliance@nycourts.gov or mail to Carol Jones, Director, Division of Internal Audit Services, NYS Unified Court System, 224 Harrison Street, Suite 504, Syracuse, NY 13202. Please respond by October 31, 2025.

If you have any questions, please contact Anna Dussing at (518) 453-4660 or at the email listed above. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to be "CJ", written over a light blue horizontal line.

/asd

c: Carol Jones, CPA, CIA
Anna Dussing



INCORPORATED VILLAGE OF BAYVILLE

**JUSTICE COURT FUNDS
FINANCIAL STATEMENTS**

FOR THE YEAR ENDED MAY 31, 2025

TOGETHER WITH INDEPENDENT AUDITOR'S REPORT

**INCORPORATED VILLAGE OF BAYVILLE
JUSTICE COURT FUNDS
INDEX TO FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED MAY 31, 2025**

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INDEPENDENT AUDITOR'S REPORT

To the Village Justices of the
Incorporated Village of Bayville Justice Court:

Opinion

We have audited the accompanying statement of cash receipts and cash disbursements of the Justice Court of the Incorporated Village of Bayville (the "Village") for the year ended May 31, 2025, and the related note to the financial statement.

In our opinion, the financial statement referred to above presents fairly, in all material respects, the cash receipts and cash disbursements of the Justice Court of the Incorporated Village of Bayville for the year ended May 31, 2025, in accordance with the cash basis of accounting as described in Note 1.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Justice Court of the Incorporated Village of Bayville and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statement is prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statement in accordance with the cash basis of accounting described in Note 1; and for determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statement in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

NawrockiSmith

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statement.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statement, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statement.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statement.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Hauppauge, New York
October 24, 2025

Nawrocki Smith LLP

**INCORPORATED VILLAGE OF BAYVILLE
JUSTICE COURT FUNDS
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
FOR THE YEAR ENDED MAY 31, 2025**

	Anthony Perri	John Kennedy
Balances, June 1, 2024	\$ 1,335	\$ 1,062
Receipts:		
Vehicle violations, parking, fines and Village ordinances	18,205	18,215
New York State surcharge	498	148
Accountability	18,703	18,363
Disbursements	17,225	19,418
Balances, May 31, 2025	\$ 2,813	\$ 7

The accompanying note to financial statement
should be read in conjunction with this statement.

**INCORPORATED VILLAGE OF BAYVILLE
JUSTICE COURT FUNDS
NOTE TO FINANCIAL STATEMENT**

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The transactions of the Justice Court Funds are not considered part of the reporting entity of the Incorporated Village of Bayville (the "Village"). Consequently, such transactions are not included in the general purpose financial statements of the Village.

The books and records of the Justice Court Funds are maintained on the cash basis method of accounting, revenues are recognized when cash is received and expenditures are recognized when cash is disbursed. The funds are controlled by the Village Justices to primarily record the receipt of traffic fines imposed and their subsequent disbursements to the Incorporated Village of Bayville. The Village retains a portion of all fines received for tickets issued in the Village and remits the New York State and Nassau County share of the receipts to the New York State Office of the State Comptroller in accordance with the Uniform Justice Court Act and State Finance Law.



architects + engineers

538 Broad Hollow Road, 4th Floor East
Melville, NY 11747 | tel 631.756.8000

November 5, 2025

Ms. Maria Alfano-Hardy
Village of Bayville
34 School Street
Bayville, NY 11709

via Email: malfanohardy@bayvilleny.gov

**Re: On-Call GIS Support Services
H2M Proposal No.: LP251329**

Dear Ms. Alfano-Hardy:

H2M architects + engineers (**H2M**) is pleased to provide this proposal to the Village of Bayville (Village) to provide on-call GIS support services. Under this proposal, we will work with Village personnel, as needed, to resolve any GIS-related needs you may have.

GIS SERVICES

Building on the Village's existing GIS program, **H2M** will provide as-needed consulting services on an hourly basis, invoiced monthly. The full breadth of **H2M**'s GIS staff will be available to the Village to ensure a timely response and resolution to any technical, advisory or training requests. We propose to support the Village at the hourly billing rates detailed below.

When the Village has a GIS-related need, the Village GIS coordinator will communicate that need by phone or email to the **H2M** account manager, which will initiate our response effort. Before undertaking any new effort, we will confirm our understanding of the requested services and provide an estimate for completing the request. Upon approval from the Village, **H2M** will address the request and communicate directly with the Village GIS coordinator until completion. Invoices to the Village will reflect actual work performed and, depending on the effort required, may differ slightly from our initial estimate.

Based on our ongoing discussions, we anticipate that the Village will require GIS services related to, but not limited to:

- GIS Data revision
- User training & as-needed mentoring
- Field Data Collection
- Online Mapping and Mobile Applications

Our GIS Specialists and Technicians can accommodate any, or all of these requests.



Should this proposal be acceptable to the Village, please sign below and return a copy of this proposal to our office as notice to proceed. For this on-call support contract, we will honor the previously executed set of Terms and Conditions, dated 3/8/2018. For the 2025-2026 support cycle, we suggest an initial not-to-exceed budget of \$5,000.

2025-26 GIS-related hourly rates:

Job Title	Rate
Staff GIS Specialist 1	\$104.00
Staff GIS Specialist 2	\$110.00
GIS Specialist 1	\$125.00
GIS Specialist 2	\$156.00
Senior GIS Specialist I	\$156.00
Director of GIS Services	\$269.00

If you have any questions, please feel free to contact me at (631) 756-8000, ext. 1731.

Very truly yours,

H2M architects + engineers

A handwritten signature in black ink that reads "Christopher Kobos".

Christopher M. Kobos, PMP
Director of GIS Services

A handwritten signature in black ink that reads "Sharon Norton Remmer".

Sharon Norton Remmer
Vice President
Director of Planning

\\H2m.com\shares\Mkt-H2M\LP251329 - On Call GIS Services\LP251392 - On Call GIS Services 2025.docx

PROPOSAL AGREED & ACCEPTED BY:

Signature: _____

Print Name: _____

Title: _____

Client: Inc. Village of Bayville

Address: 34 School Street

Bayville, NY 11709

Date: _____

Joseph M. Petito Land Surveying & Civil Engineering PC
formerly O'Connor - Petito, L.L.C.

27 Forest Avenue, Locust Valley, NY 11560 (516) 676-3260
www.jpetito.com email jpetitolsce@gmail.com

November 10, 2025

The Incorporated Village of Bayville
Steve Minicozzi, Mayor

Via email: sminicozzi@bayvilleny.gov

**Re: Merritt Ln./Mohring Bay Ct.
Section 29 Block 83**

PROPOSAL

1. ROW determination for Merritt Ln., from Bayville Ave. to Mohring Bay Ct.	\$6900
2. Set (4) monuments: 2 each side	
3. Research widening for Merritt Ln.	
4. 1200 lf both sides	

Agreed

Print name

Date

Please sign and return by email.

Joseph M. Petito Land Surveying & Civil Engineering PC
formerly O'Connor - Petito, L.L.C.

27 Forest Avenue, Locust Valley, NY 11560 (516) 676-3260

www.jpetito.com

email jpetitolsce@gmail.com

October 30, 2025

The Incorporated Village of Bayville
Steve Minicozzi, Mayor

Via email: sminicozzi@bayvilleny.gov

Re: Wilson Ave., Bayville
Section 29 Block D Lots 29, 37 - 39

PROPOSAL

Boundary survey of this property and	
Install permanent monuments	\$1900

Agreed

Print name

Date

Please sign and return by email.

November 3, 2025

VIA ELECTRONIC MAIL

The Incorporated Village of Bayville Board of Trustees
Attn: Maria Alfano-Hardy
34 School Street
Bayville, New York 11709

100 WALL STREET
NEW YORK, NEW YORK 10005
212.687.0100

JEFFREY E. STORCH
MEMBER
DIRECT: 212.912.3504
FAX: 212.687.0659
JSTORCH@HARRISBEACH.COM

Re: Proposal to Provide Bond Counsel Services to the Incorporated Village of Bayville, Nassau County, New York

Dear Members of the Board of Trustees:

This letter summarizes the proposed terms of our firm's representation of the Incorporated Village of Bayville, Nassau County, New York (the "Village"), including a summary of the scope of services we are prepared to provide as Bond Counsel and the agreed upon fee and billing arrangements. Please note that our representation will be limited to the Village and does not extend to any separate or differing interests of its elected and appointed officials, trustees, or employees.

Scope of Engagement

1. Provide legal advice and consultation relating to tax matters associated with public financings.
2. Provide legal opinions with respect to the authorization and issuance of debt obligations and whether the interest paid is tax-exempt under Federal and/or State laws and regulations.
3. Draft and review legal documentation including all required resolutions, financing documents, closing documents and transcripts and coordinate the authorization and execution of those documents.
4. Provide ongoing legal services in matters relating to interpretation of applicable regulations, legislation or pending litigation.
5. Participate in conference calls or meetings, as requested, relating to the issuance of bonds or notes.
6. Provide ongoing information to the Village staff regarding the activity and legal status of its financing transactions.
7. Perform due diligence regarding the Village and its financing transactions.

Should you request our assistance with respect to other matters not outlined above, the scope of that engagement, the services we will provide, and any other relevant information will be the subject of a separate written acknowledgment (which may be communicated by email) by the

Village of Bayville
November 3, 2025
Page 2

Firm and the Village that relates specifically to such other matter, but which may incorporate the other terms of this engagement letter by reference.

Except as we may otherwise both agree in writing, you agree that we may disclose the fact of our representation of you, including in materials that the Firm uses to describe its practices and expertise.

Firm Personnel; Principal Contact.

Jeff Storch and Keith Corbett will be responsible for the supervision of this engagement, but the Village is engaging the Firm as a whole and not any individual attorney. Jeff can be reached at (212) 912-3504; jstorch@harrisbeachmurtha.com and Keith at (516) 880-8492; kcorbett@harrisbeachmurtha.com. As necessary or appropriate, the Firm will draw upon the talents and experience of other Firm attorneys, professionals, and staff in providing services relating to this engagement.

Fee Arrangement.

In consideration of the services to be performed, you have agreed to the attached fee schedule.

Client Responsibilities

The Village agrees to cooperate fully with us and to provide promptly all information known or available to you relevant to our representation. The Village also agrees to pay in a timely manner our statements for services and expenses as provided above.

Termination of Engagement

Either the Village or Harris Beach may terminate this Engagement at any time for any reason by written notice, subject, on our part, to the rules of professional responsibility. No such termination, however, will relieve the Village of the obligation to pay the legal fees owed to Harris Beach for services performed and other charges owed to us through the date of termination. After the completion of our services on the Village's behalf, changes may occur in applicable laws or regulations that could have an impact upon the Village's future rights and liabilities. Unless the Village engages Harris Beach after completion of the Engagement to provide additional advice on issues arising from the Engagement or related matters, Harris Beach has no continuing obligation to advise the Village with respect to future legal developments.

Village of Bayville
November 3, 2025
Page 3

Conclusion of Representation; Disposition of Client Documents

Following termination of this engagement, any otherwise nonpublic information the Village has supplied to Harris Beach that is retained by Harris Beach will be kept confidential in accordance with applicable rules of professional conduct. At the Village's request, papers and property will be returned promptly after receipt of payment for any outstanding fees and costs. Our own files pertaining to the matters worked on for the Village will be retained by the firm. These firm files include, for example, firm administrative records; internal lawyers' work product such as drafts, notes, internal memoranda; and legal and factual research, including investigative reports, prepared by or for the internal use of lawyers. We will retain all remaining documents for a certain period of time, but reserve the right for various reasons including the minimization of unnecessary storage expenses, to destroy or otherwise dispose of them within a reasonable time after the termination of the engagement.

Communication with the Village

Unless the Village directs otherwise, the Firm will use unencrypted e-mail as the primary means of communication with the Village, and the Village shall inform the Firm of which e-mail address(es) the Firm should use for such communication. The Firm may also use cellular telephones (including smart phones) and facsimile machines to communicate with the Village. Texting is not a preferred method of communication but may be used on a limited basis to communicate non-sensitive information to the Village. The Firm will take reasonable steps to protect the confidentiality of Firm-Client communications, but, unless applicable law provides otherwise, the Firm will not be responsible for disclosures of the Village's confidential information occurring from the use of such communication technologies. The Village agrees to notify the Firm with any requests or requirements regarding the Firm's methods of communication that differ from the foregoing.

Possible Conflicts

Conflicts of interest will be handled as required by applicable rules of professional conduct. Unless otherwise agreed, for the purpose of determining whether a conflict of interest exists, it is only the Village that the Firm represents, and not any of its Affiliates. The Village agrees not to give the Firm any confidential information regarding any Affiliate unless: (a) that Affiliate has separately engaged the Firm to perform services on that Affiliate's behalf; or (b) such information is essential to the engagement set forth herein. While the Firm recognizes that to act adversely to any Affiliate could jeopardize a long-term relationship with the Village, which the Firm does not wish to do, for conflict of interest purposes the Firm reserves the right to represent another client with interests adverse to any Affiliate that is not itself a Firm client without obtaining any consent from the Village or the Village's Affiliates.

Village of Bayville
November 3, 2025
Page 4

The Firm maintains a Risk Management Committee that acts as in-house counsel to its attorneys and will, on occasion, retain outside counsel when an attorney handling a client matter may have a concern on a matter of professional responsibility. To the extent the Firm is addressing its duties, obligations, or responsibilities to the Village in those consultations, it is possible that a conflict of interest might be deemed to exist as between Firm lawyers or the Firm and the Village. The Village agrees that these consultations are protected from disclosure by the Firm's attorney-client privilege and that the Village will not seek to discover or inquire into them. Of course, nothing in the foregoing shall diminish or otherwise affect the Firm's obligation to keep the Village informed of material developments in the Firm's representation of the Village, including any conclusions arising out of such consultations to the extent that they affect the Village's interests.

Please contact me directly with any questions regarding this engagement letter. Otherwise, if this proposal is acceptable, please so indicate by returning a countersigned copy of this letter. Consistent with its policy, the Firm reserves the right to delay commencement of work on this engagement until the Village has signed and returned this letter to me.

We look forward to working with you and appreciate the opportunity to represent the Village as bond counsel.

Sincerely,

/s/ Jeffrey Storch

Jeffrey Storch

Agreed and Accepted this 5

day of November, 2025

INCORPORATED VILLAGE OF BAYVILLE

By: 
Name: Steve Minicazzi
Title: Mayor

FEE SCHEDULE

Serial Bonds (public sale). Fees in connection with the sale and issuance of the Village's general obligation serial bonds and statutory installment bonds sold competitively shall be determined as follows:

A base fee of \$3,000 PLUS

- \$0.85 cents per \$1,000 of the principal amount of the bonds.
- In addition, there shall be a fee of \$800 for the preparation of each serial bond resolution and/or any proceedings relating to such issuance and a \$750 fee for the review of any Official Statement and/or Notice of Sale.

Such fees shall cover **all legal services and expenses** (save overnight delivery) necessary for the closing of such bond issue, including, but not limited to, all correspondence with the Village, the production of closing documents, closing with DTC and any transcripts prepared in connection therewith.

Short Term Notes. Fees in connection with the sale and issuance of the Village's bond anticipation notes, revenue anticipation notes and tax anticipation notes shall be determined as follows:

- A flat fee of \$1,500 for any issue under \$1,000,000.
- A flat fee of \$2,000 for any issue between \$1,000,000 and under \$1,999 999.
- A base fee of \$2,500 for any issue on or over \$2,000,000, plus .75 cents per \$1,000 of the principal amount of the notes.

- In addition, there shall be a fee of \$800 for the preparation of each serial bond resolution and/or any proceedings relating to such issuance and a \$750 fee for the review of any Official Statement and/or Notice of Sale.

Serial bond issues and statutory installment bonds (Negotiated). All fees relating to the issuance of any serial bonds sold in a negotiated sale (*e.g.* refunding issues, issues with the NYS Environmental Facilities Corp. and/or USDA Rural Development) shall be billed at a flat fee (with a maximum not to exceed cap) to be determined in coordination with the purchaser of the bonds (or EFC) and approved by the Village.

Such fees shall cover **all legal services and expenses** (save overnight delivery) necessary for the closing of such bond issue, including, but not limited to, all correspondence with the Village, the production of closing documents, closing with DTC and transcripts provided.

Hourly Fees. Any related services provided to the Village not described above shall be charged on a per-hour basis at the rate of **\$350/hr** (excluding any litigation services). Such services include, but are not limited to, client visits or visits on behalf of the client and the discussion and research of legal issues outside the general issuance of serial bonds or notes and the preparation of any documentation related thereto. Please note that, prior to performing any service to be charged on an hourly basis, we shall seek and receive the Village's approval to perform such service.

In addition to such hourly fees, with respect to only those projects for which such fees are billed, there will be other charges for items incident to the performance of legal services, such as overnight delivery, travel expenses, specialized computer applications such as computerized legal research, and filing fees, if any. The Village shall have the right to request and receive copies of any receipts or documentation necessary to verify our costs.



Advanced Electrical Resources, Ltd.
616 Woodbury Road
Plainview, NY 11803
Phone: (516) 721-2985 Email: dt007usa@gmail.com

Proposal

November 14th, 2025

Village of Bayville Water Department

Attn: Mr. Salvatore Astuto – Operations Supervisor

34 School Street

Bayville, NY 11709

Phone: 516-628-1439

Cell: 516-924-0785

Email: SASTUTO@BAYVILLENY.GOV

Re: Miscellaneous items as outlined below:

I. Bayville Village Water Department – Miscellaneous Items (as outline below):

- School Street (Tower Pump House) – remove both entry wall sconces. Furnish & install two (2) new replacements (white in color if possible). Remove existing HID wall-pack on the south façade of pumphouse. Furnish & install one (1) new LED wall-pack of equal or additional lumen output:

Note: Photo-cell control (dusk-to-dawn operation, hands-free) will be provided for the aforementioned lighting:

- Godfrey Avenue Pump House Pole Mounted LED – adjust existing LED fixture to illuminate adjacent pump house to the northeast as best as possible:

Note: Insulated bucket truck required – included:

- Shop (Kitchenette Counter) – remove existing single backsplash outlet. Furnish & install new dedicated 20 ampere, 120v circuit and a new three-gang outlet assembly @ same location. Provide code required GFCI protection:

Note: Attic work & perhaps some drilling/snaking required (included). We are assuming no damage here unless we encounter a hidden obstruction within the wall (call a “cat”) – thank you:

- West Harbor Beach Pump House – trouble-shoot non-functioning electric ceiling heater. Evaluate/Diagnose reason for failure – repair/replacement ***not*** included here – it could be something simple:

Cost of above work & materials (I): \$1,995.00

Total Estimate (I): \$1,995.00

“Thank you for considering “Advanced Electrical Resources, Ltd.”!



architects + engineers

538 Broad Hollow Road, 4th Floor East
Melville, NY 11747 | tel 631.756.8000

November 13, 2025

Mayor Steve Minicozzi
34 School Street
Bayville, NY 11709

**Re: Incorporated Village of Bayville
Soundside Beach Restroom Renovation**

Dear Mayor Minicozzi:

On November 6, 2025, sealed bids were received, opened, and read aloud at Village Hall. Bids were received for the **Soundside Beach Restroom Renovation**. The scope of work is as follows:

The base bid scope of work includes the renovation of the Women's toilet room, including removals of all existing bathroom fixtures, equipment, toilet partitions and accessories; removals of all existing wall, floor and ceiling finishes down to studs; installation of new wall, floor and ceiling finishes, new LED lighting, new plumbing fixtures and accessories. The purpose of the renovation is to provide ADA compliance within the toilet room. In addition to the base bid, the contract documents included one alternate as follows. **Add Alternate G1** consists of the same scope of work for the Men's toilet room.

As indicated on the attached bid tabulation sheet, a total of seventeen (17) bids were submitted. The apparent low bidder at the time of bid was **Sage Builders Syndicate** of Centerport, New York, with a total base bid of **\$74,700.00 (\$144,700.00** including Add Alternate G1).

H2M has conducted a detailed bid analysis to assist the Village in awarding this contract. As part of this process we have thoroughly reviewed the bid documents, including qualifications, insurance requirements, and have checked their references provided. In addition, H2M conducted an in-depth meeting with Sage Builders Syndicate to ensure the contractors complete understanding of the proposed scope of work, their ability to perform the work, their financial stability to begin work, ability to meet the bonding and insurances as required, ability to meet the established completion dates, availability of materials / labor, and review the overall scope for compliance with the project specifications.

Based upon our analysis and review of the contractor's qualifications, we feel this contractor has met all the requirements outlined for bidding and is therefore qualified to perform the work. In addition, this contractor has demonstrated good work on a number of previous projects, some of which were administered by H2M. In conclusion, we would recommend the award of Soundside Beach Restroom Renovation – Single Prime Contract to **Sage Builders Syndicate** of Centerport, New York, in the total amount of **\$144,700.00**. This is inclusive of base bid and Add Alternate G1.

If you have any questions, please feel free to contact me at (631) 756-8000 x1356.

Very truly yours,

H2M architects + engineers

Amanda Seidel, RA, LEED AP BD+C, CDT
Senior Project Architect

Encl.

X:\B\BAYV-(Incorporated Village of Bayville)- 10120\BAYV2504 - Soundside Beach Restrooms\03-Bid\Recommendation\AwardRec - Sage Builders.doc

Client Name: Incorporated Village of Bayville		BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
Project Name: Soundside Beach Restroom Renovation		Sage Builders Syndicate 12 Little Neck Rd., 101 centerport, NY 11721	LI Craftsmanship Inc. 1350 Lincoln Ave, Ste 5 HOLBROOK, NY 11741	SEMA CONTRACTING LLC 913 Cherry lane, Franklin Square, NY 11010	Inrim Contracting Inc 671 old willets path, hauppauge, NY 11768	ML Olympus Restoration, LLC 3910 Bayberry Lane, Seaford, NY 11783	Apla Developments LLC 37 Belhpage Road, Hicksville, NY 11801	Jobco Incorporated 1983 Marcus Avenue, Lake Success, NY 11042
Project No: BAYV 2504		T: (860) 908-3284	T: (631) 676-4534	T: (718) 234-4055	T: (631) 434-8400	T: (516) 503-6224	T: (917) 217-3162	T: (516) 487-0050
Bid Date: Thursday, November 6, 2025		F:	F:	F:	F:	F:	F:	F:
Contract: Single Prime Contract								
ITEM NO.	DESCRIPTION							
1	BONDS AND INSURANCES	\$4,000.00	\$5,400.00	\$10,895.00	\$5,500.00	\$10,000.00	\$5,090.00	\$6,000.00
2	GENERAL REQUIREMENTS	\$5,000.00	\$4,500.00	\$8,908.00	\$12,780.00	\$10,000.00	\$4,500.00	\$22,000.00
3	EXISTING CONDITIONS	\$6,600.00	\$8,000.00	\$9,200.00	\$15,000.00	\$20,000.00	\$5,800.00	\$2,000.00
4	WOOD, PLASTICS, AND COMPOSITES	\$3,100.00	\$12,000.00	\$5,000.00	\$750.00	\$6,000.00	\$7,410.00	\$8,000.00
5	THERMAL AND MOISTURE PROTECTION	\$2,300.00	\$5,600.00	\$1,000.00	\$750.00	\$1,000.00	\$4,500.00	\$1,000.00
6	FINISHES	\$21,000.00	\$18,000.00	\$30,890.00	\$27,500.00	\$19,000.00	\$30,000.00	\$23,000.00
7	SPECIALTIES	\$12,500.00	\$9,000.00	\$8,400.00	\$7,500.00	\$6,000.00	\$9,000.00	\$5,000.00
8	PLUMBING	\$8,000.00	\$12,000.00	\$8,800.00	\$11,500.00	\$15,000.00	\$18,000.00	\$20,000.00
9	HEATING, VENTILATION AND AIR-CONDITIONING	\$5,000.00	\$2,500.00	\$6,800.00	\$9,500.00	\$4,000.00	\$7,500.00	\$10,000.00
10	ELECTRICAL	\$6,000.00	\$8,700.00	\$1,200.00	\$7,500.00	\$8,000.00	\$8,000.00	\$8,000.00
11	PROJECT CLOSE OUT	\$1,200.00	\$4,300.00	\$2,000.00	\$500.00	\$1,000.00	\$2,000.00	\$2,000.00
TOTAL BASE BID (Items 1-11):		\$74,700.00	\$90,000.00	\$93,093.00	\$98,780.00	\$100,000.00	\$101,800.00	\$107,000.00
HAND WRITTEN TOTAL BASE BID								
ALTERNATES								
ITEM NO.	DESCRIPTION							
ALTERNATE G1	COST FOR ALL MATERIAL AND LABOR REQUIRED FOR THE WORK ASSOCIATED WITH MEN'S TOILET ROOM 103 AND MEN'S ENTRY 104 AS INDICATED ON DRAWINGS ACH10 AND A412.	\$70,000.00	\$82,000.00	\$85,000.00	\$76,900.00	\$93,000.00	\$95,100.00	\$104,000.00
HAND WRITTEN TOTAL BASE BID + ALTERNATE G1								
TOTAL BASE BID + ALTERNATE G1		\$144,700.00	\$172,000.00	\$178,093.00	\$175,680.00	\$193,000.00	\$196,900.00	\$211,000.00
BID BOND OR CERTIFIED CHECK (in the amount of 5%)		X	X	X	X	X	X	X
Certified Letter - Bonding Company (meets criteria - Article 11)		X	X	X	X	X	X	X
Qualifications of Bidders (fully executed)		X	X	X	X	X	X	X
PA - Bidders Declaration		X	X	X	X	X	X	X
PB - Proposal		X	X	X	X	X	X	X
PC - Information of Principals (names & addresses)		X	X	X	X	X	X	X
PD - Non-Collusive Bidding Certificate		X	X	X	X	X	X	X
Addendum No. 1		X	X	X	X	X	X	X
Addendum No. 2		X	X	X	X	X	X	X

Client Name: Incorporated Village of Bayville		BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER	BIDDER
Project Name: Soundside Beach Restroom Renovation		Zahra Construction 27 Long lane, Levittown , NY 11756	Total Construction Corp. 280 McGuinness Blvd. Brooklyn, NY 11222	Veritas Construction Services, Inc. 145 4th Avenue, Ste. 3A New York, NY 10003	Talty Construction, Inc. 108 Powell Avenue, Rockville Centre, NY 11570	AFL General Construction 36 Commerce Dr, Farmingdale, NY 11735	National Installation & GC Corp 337 W. John Street, Hicksville, NY 11801	JMF Contracting Inc. 80 Remington Blvd, Ronkonkoma, NY 11773
Project No: BAYV 2504		T: (631) 599-9716	T: (631) 475-0349	T: (917) 400-4980	T: (516) 369-2530	T: (631) 446-1100	T: (516) 643-6980	T: (516) 803-2902
Bid Date: Thursday, November 6, 2025		F:	F:	F:	F:	F:	F:	F:
Contract: Single Prime Contract								
ITEM NO.	DESCRIPTION							
1	BONDS AND INSURANCES	\$6,652.00	\$9,000.00	\$22,000.00	\$7,200.00	\$30,900.00	\$15,000.00	\$6,000.00
2	GENERAL REQUIREMENTS	\$26,016.00	\$9,000.00	\$5,000.00	\$18,500.00	\$29,300.00	\$15,000.00	\$30,000.00
3	EXISTING CONDITIONS	\$11,680.00	\$13,000.00	\$26,000.00	\$7,500.00	\$19,500.00	\$18,000.00	\$15,000.00
4	WOOD, PLASTICS, AND COMPOSITES	\$2,000.00	\$23,000.00	\$21,000.00	\$15,000.00	-	\$10,000.00	\$2,000.00
5	THERMAL AND MOISTURE PROTECTION	\$2,000.00	\$2,000.00	Included	\$2,000.00	\$1,370.00	\$15,000.00	\$4,000.00
6	FINISHES	\$20,757.00	\$30,000.00	\$32,000.00	\$31,490.00	\$17,550.00	\$25,000.00	\$30,000.00
7	SPECIALTIES	\$4,104.00	\$8,000.00	\$6,500.00	\$9,300.00	\$6,000.00	\$8,000.00	\$20,000.00
8	PLUMBING	\$21,660.00	\$15,000.00	\$11,500.00	\$28,800.00	\$19,000.00	\$31,000.00	\$20,000.00
9	HEATING, VENTILATION AND AIR-CONDITIONING	\$1,034.00	\$5,000.00	\$6,500.00	\$3,500.00	\$10,000.00	\$4,000.00	\$10,000.00
10	ELECTRICAL	\$7,980.00	\$7,000.00	\$6,000.00	\$4,200.00	\$4,000.00	\$5,000.00	\$9,000.00
11	PROJECT CLOSE OUT	\$3,000.00	\$1,000.00	\$500.00	\$10,000.00	\$2,940.00	\$2,000.00	\$2,000.00
TOTAL BASE BID (Items 1-11):		\$106,883.00	\$122,000.00	\$137,000.00	\$137,490.00	\$140,560.00	\$148,000.00	\$148,000.00
HAND WRITTEN TOTAL BASE BID		\$115,883.00						
ALTERNATES								
ITEM NO.	DESCRIPTION							
ALTERNATE G1	COST FOR ALL MATERIAL AND LABOR REQUIRED FOR THE WORK ASSOCIATED WITH MEN'S TOILET ROOM 103 AND MEN'S ENTRY 104 AS INDICATED ON DRAWINGS AD110 AND A412	\$67,160.00	\$108,000.00	\$96,000.00	\$129,735.00	\$64,600.00	\$160,000.00	\$116,000.00
HAND WRITTEN TOTAL BASE BID + ALTERNATE G1								
TOTAL BASE BID + ALTERNATE G1		\$183,043.00	\$230,000.00	\$233,000.00	\$267,225.00	\$205,160.00	\$308,000.00	\$264,000.00
BID BOND or CERTIFIED CHECK (in the amount of 5%)		X	X	X	X	X	X	X
Certified Letter - Bonding Company (meets criteria - Article 11)		X	X			X	X	
Qualifications of Bidders (fully executed)		X	X	X	X	X	X	X
PA - Bidders Declaration		X	X	X	X	X	X	X
PB - Proposal		X	X	X	X	X	X	X
PC - Information of Principals (names & addresses)		X	X	X	X	X	X	X
PD - Non-Collusive Bidding Certificate		X	X	X	X	X	X	X
Addendum No. 1		X			X		X	
Addendum No. 2		X			X		X	

Client Name: Incorporated Village of Bayville		BIDDER	BIDDER	BIDDER
Project Name: Soundside Beach Restroom Renovation		Dimensional Concepts, Inc. P.O. Box 87, Plainville, NY 11803	Graham Restoration Co., Inc. 1051 Port Washington Blvd, Suite 1351 Port Washington, NY 11050	Stalco Construction, Inc. 1316 Motor Pkwy., Islandia, NY 11749
Project No: BAYV 2504		T: (516) 367-4057	T: (917) 842-2867	T: (631) 254-6767
Bid Date: Thursday, November 6, 2025		F:	F:	F:
Contract: Single Prime Contract				
ITEM NO.	DESCRIPTION			
1	BONDS AND INSURANCES	\$11,000.00	\$11,614.00	\$9,082.00
2	GENERAL REQUIREMENTS	\$29,000.00	\$3,500.00	\$76,580.00
3	EXISTING CONDITIONS	\$14,000.00	\$11,420.00	\$19,989.00
4	WOOD, PLASTICS, AND COMPOSITES	-	\$24,816.00	\$8,524.00
5	THERMAL AND MOISTURE PROTECTION	\$5,000.00	\$8,245.00	\$13,500.00
6	FINISHES	\$37,600.00	\$49,383.00	\$44,875.00
7	SPECIALTIES	\$9,000.00	\$5,681.00	\$10,907.00
8	PLUMBING	\$19,000.00	\$22,550.00	\$13,000.00
9	HEATING, VENTILATION AND AIR-CONDITIONING	\$8,000.00	\$10,444.00	\$8,800.00
10	ELECTRICAL	\$12,000.00	\$2,077.00	\$3,616.00
11	PROJECT CLOSE OUT	\$4,500.00	\$1,250.00	\$17,127.00
TOTAL BASE BID (Items 1-11):		\$149,100.00	\$149,980.00	\$228,000.00
HAND WRITTEN TOTAL BASE BID		\$149,900.00		
ALTERNATES				
ITEM NO.	DESCRIPTION			
ALTERNATE G1	COST FOR ALL MATERIAL AND LABOR REQUIRED FOR THE WORK ASSOCIATED WITH MEN'S TOILET ROOM 103 AND MEN'S ENTRY 104 AS INDICATED ON DRAWINGS A0110 AND A413	\$115,000.00	\$124,250.00	\$128,000.00
HAND WRITTEN TOTAL BASE BID + ALTERNATE G1				
TOTAL BASE BID + ALTERNATE G1		\$264,900.00	\$274,230.00	\$354,000.00
BID BOND or CERTIFIED CHECK (in the amount of 5%)		X	X	X
Certified Letter - Bonding Company (meets criteria - Article 11)		X		X
Qualifications of Bidders (fully executed)		X	X	X
PA - Bidders Declaration		X	X	X
PB - Proposal		X	X	X
PC - Information of Principals (names & addresses)		X	X	X
PD - Non-Collusive Bidding Certificate		X	X	X
Addendum No. 1		X	X	
Addendum No. 2		X	X	

WEST HARBOR PUMP HOUSE ACCESS CONTROL

ACCESS CONTROL



100 Fairchild Ave.
Plainview, New York 11803
www.gensecurity.com



11/13/2025

PROPOSAL

Presented to: STEVE MINICOZZI

WEST HARBOR PUMP HOUSE
Bayville NY 11709

11/13/2025

PROPOSAL

Presented to: STEVE MINICOZZI

WEST HARBOR PUMP HOUSE
Bayville NY 11709

General Security is currently one of the fastest growing security companies in the United States. We pride ourselves on quality service, dependability, and customer support. Founded more than 30 years ago on the north shore of Long Island, we are still a family owned and operated business. While our headquarters are located in Plainview, New York, we have other offices spanning from New York to Florida.

ACCESS CONTROL

PROPOSED SOLUTION

General Security will install: **Alarm.com Access Control** solution in the West Harbor pump station with an app for remote capabilities. The system will be an add-on to the West Harbor guard booth increasing the guard booth monthly fee by \$6.00. Village of Bayville will provide an underground conduit between the West Harbor guard booth and the West Harbor pump house. Approximately, 70ft. The conduit will be from the interior of the guard booth to the interior of the pump house. Current keyfobs can be used.



ALARM.COM®

Investment:

\$2,785.00 USD



Quote

Please review this proposal and we welcome an opportunity to provide a demonstration and explanation of the proposed work to you. Please contact us with any questions or concerns.

Al Staab
Director of Sales & Marketing
General Security, Inc.
Phone: [516-414-4105](tel:516-414-4105)
Email: al.staab@GenSecurity.com

100 Fairchild Ave, Plainview NY 11803
NYS Dept. Of State License #12000262513
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**Voted Long Island's Best Smart Home Company For The 3rd Time 2019 - 2021
And Now Winner of the Best Alarm Company in 2021**



General Security
100 Fairchild Ave
Plainview, NY 11803
United States

Quote # 18160
Date 11/13/2025
Expires 12/13/2025
Contact Al Staab

Prepared for VILLAGE OF BAYVILLE
STEVE MINICOZZI
WEST HARBOR PUMP HOUSE
Bayville, NY 11709
United States

T: 516-807-9953
E: sminicozzi@bayvilleny.gov

ACCEPT QUOTE

WH PUMP HOUSE ACCESS CONTROL
ACCESS CONTROL WEST HARBOR PUMP HOUSE

One-Time Fees

Category	Item	Qty
Access Control / ALARM.COM ACCESS	ADC READER Alarm.com (Code: ADC-AC-ET10) 	1
Access Control	600LB. MAG LOCK ASSA ABLOY (Code: OE-MAG600DS) 	1
ACCESSORY / switch	4 PORT POE SWITCH 5 PORT POE SWITCH Trendnet (Code: TPE-LG50) 	1
Wire / wire	CAT6 WIRE Genesis (Code: 0E-CAT6RWH)	1

Category	Item	Qty
		
- ACCESS CONTROL	REX MOTION Bosch (Code: DS160)	1
		
- ACCESS CONTROL	REX BUTTON REQUEST TO EXIT ALTRONIX (Code: TS14)	1
		
- ACCESS CONTROL	POWER SUPPLY AX-SMP5E ALTRONIX (Code: AX-SMP5E)	1
		
Access Control	TRANSFORMER, BATTERIES, HARDWARE, CONNECTORS	1
- ACCESS CONTROL	HARDWIRED DOOR CONTACT ADI PRO (Code: 7939)	1
		
Labor / Labor	INSTALLATION	1
Total One-Time		\$2,785.00 USD

Monthly Fees



Category	Item	Qty
Activation Fee / alarm.com	MONTHLY ALARM.COM CLOUD ENTERPRISE PLATFORM ADDED TO THE EXISTING WEST HARBOR GUARD BOOTH SYSTEM FOR THE ADDITIONAL DOOR.	1

Please contact us if you have any questions.

Total Monthly **\$6.00 USD**

Comments

INVESTMENT:

ACCEPT QUOTE

EQUIPMENT & INSTALLATION: \$2,785.00

Corporate Headquarters: **PLAINVIEW** 100 Fairchild Ave., Plainview, NY 11803; **Albany** Branch: 1 Pine West Road #102, Albany, NY 12205; **Buffalo** Branch: 2564 Walden Avenue, Cheektowaga, NY 14225; **Rochester** Branch: 235 Middle Road, Suite 800, Henrietta, NY 14467 ; **Utica** Branch: 72 Kellogg Rd, New Hartford, NY 13413; **Hudson** Branch: 172 Union Turnpike., Hudson, NY 12534; **North Carolina**: 1507 Union Cross Rd., Kernersville, NC 27284, 2500 Gateway Centre Dr. ,Morrisville, NC 27560; **Virginia** Branch: 9323 Midlothian Tpk., North Chesterfield, VA 23235; **Florida** Branch: 3921 SW 47th Avenue Suite 1010, Davie, FL 33314; **New Jersey** Branch: 271 Cox Street, Roselle, NJ 07203