

Michelle Clark

2021-94

From: Youseff <opra+request-25407-a6fae844@requests.opramachine.com>
Sent: Monday, August 16, 2021 6:20 AM
To: Clerk
Subject: OPRA request - Emails

Dear Atlantic Highlands Borough,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

Email correspondence between Kim Gonzales and the Mayor and all Council Members, time period 2017 through 2021

Yours faithfully,

Youseff

1

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-25407-a6fae844@requests.opramachine.com

Is clerk@ahnj.com the wrong address for OPRA requests to Atlantic Highlands Borough? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=atlantic_highlands_borough

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<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/emails_36

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

2

From: Jon Crowley
To: Hubeny, Adam; Kim Gonzales, OPA
Subject: Zoom call: non profit
Date: Wednesday, May 5, 2021 10:29:57 AM

Hi

I hope I'm using a current email addy for Kim!

I'm wondering if we can schedule a brief zoom to chat about the non profit groups we're targeting for the music festival on 7/31? I just want to make sure we're all on the same page in how we're handling this.

I just reached out to Cranston and Stephanie Ladianna, the arts council president, to broker a call between them to confirm that they would like to be a recipient of any collected funds.

I've also suggested to Cranston that I would be happy to arrange a call with the leadership of the First Aid Squad (he had mentioned the AHFD, but perhaps the FAS is in more critical need?).

As for the food bank, perhaps donations of food are a better approach for them? We can easily include a canned food drive again like last year...

I'm good on Friday after 1pm... or next week is also okay.

Best,

Jon

From: James Murphy
To: [Hubeny,Adam](#); [Kim Gonzales, QPA](#); [Kim Gonzales, Administrator](#)
Cc: [Hawley,Martin](#); [Brian Boms](#); [Debbie Adams](#); [Clerk](#)
Subject: Re: Well #6 Emergency
Date: Monday, June 1, 2020 2:43:20 PM
Attachments: [image002.png](#)

Yes, Adam. I will be available.

Thank you,
Jim

From: Hubeny,Adam <ahubeny@ahnj.com>
Sent: Monday, June 1, 2020 1:56 PM
To: Kim Gonzales, QPA <purchasing@ahnj.com>; Kim Gonzales, Administrator <KGonzales@highlandsborough.org>
Cc: Hawley,Martin <mhawley@ahnj.com>; James Murphy <jmurphy@ahnj.com>; Brian Boms <bboms@ahnj.com>; Debbie Adams <finance@ahnj.com>; Clerk <clerk@ahnj.com>
Subject: RE: Well #6 Emergency

See attached Resolution,

Councilman Murphy and Councilman Boms – can we have a quick conference call tomorrow morning at 9am to discuss this? Please advise if that time would be ok.....

From: Kim Gonzales, QPA <purchasing@ahnj.com>
Sent: Monday, June 01, 2020 12:30 PM
To: Hubeny,Adam <ahubeny@ahnj.com>; Kim Gonzales, Administrator <KGonzales@highlandsborough.org>
Cc: Hawley,Martin <mhawley@ahnj.com>; James Murphy <jmurphy@ahnj.com>; Brian Boms <bboms@ahnj.com>; Debbie Adams <finance@ahnj.com>; Clerk <clerk@ahnj.com>
Subject: RE: Well #6 Emergency

Yes, it looks good.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Hubeny,Adam" <ahubeny@ahnj.com>
Date: 6/1/20 12:02 PM (GMT-05:00)
To: "Kim Gonzales, Administrator" <KGonzales@highlandsborough.org>, "Kim Gonzales, QPA" <purchasing@ahnj.com>

Cc: "Hawley,Martin" <mhawley@ahnj.com>, James Murphy <jmurphy@ahnj.com>, Brian Boms <bboms@ahnj.com>, Debbie Adams <finance@ahnj.com>, Clerk <clerk@ahnj.com>
Subject: Well #6 Emergency

Kim,

I still need to do a resolution but does this look OK?

I will also call Jim and Brian and have a discussion with them about this emergency repair.....

Please advise.

Adam

Adam Hubeny, CPM, CRP, CPWM, CCCC
Borough Administrator / OEM Coordinator
Borough of Atlantic Highlands
100 First Avenue
Atlantic Highlands, NJ 07716
732-291-1444 x 3101
www.ahnj.com



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From: Jon Crowley
To: Hubeny,Adam; Clerk; Debbie Adams; Utility Collector; Tax Collector; Renee Frotton; Merkel,Elizabeth; Planning Board; Faye Sacco; Jane Reynolds; court; Richard Leahey Esq (rcl@reillylawnj.com); Kim Gonzales, OPA; jkatlanticcoast@gmail.com; Winters Steve; mjverange@gmail.com; Pat DeBlasio; Mayor Loretta Gluckstein; Lori Hohenleitner; Dellosso,Roy; Stephen Boracchia; James Murphy; Brian Boms; Phillips,James; Kroeck,Roger; Trivett,Rudy; Osborn,James; Fligor,Louis; Jessica McLane; White,Richard; Dylan Ralph; djohnstoneworks; Ben Demonte; Gurian,Adam Patrolman; Edward Centron; Huff Rich (richardmhuff@gmail.com); Richard Rast; jmerkel57@gmail.com; AHFD Chief; Burbank Scott; rglietz@ahfirstaid.org; Ann Schoeller; Frank McDonald III; Curtis Sawyer; Thomas Wall; James Krauss; Bob Sutton
Cc: Jason Sena
Subject: Re: Sanitizing of Municipal Facilities
Date: Tuesday, March 31, 2020 7:26:29 PM

Many thanks to all of you.

Stay healthy,

Jon

From: Hubeny,Adam <ahubeny@ahnj.com>
Sent: Tuesday, March 31, 2020 4:55 PM
To: Clerk <clerk@ahnj.com>; Debbie Adams <finance@ahnj.com>; Utility Collector <utilitycollector@ahnj.com>; Tax Collector <taxcollector@ahnj.com>; Renee Frotton <taxassessor@ahnj.com>; Merkel,Elizabeth <emerkel@ahnj.com>; Planning Board <planningboard@ahnj.com>; Faye Sacco <fsacco@monmouthcountylib.org>; Jane Reynolds <jreynolds@monmouthcountylib.org>; court <court@ahnj.com>; Richard Leahey Esq (rcl@reillylawnj.com) <rleahey17@gmail.com>; Kim Gonzales, QPA <purchasing@ahnj.com>; jkatlanticcoast@gmail.com <jkatlanticcoast@gmail.com>; Winters Steve <ahfiresubcode@gmail.com>; mjverange@gmail.com <mjverange@gmail.com>; Pat DeBlasio <PDeBlasio@highlandsborough.org>; Mayor Loretta Gluckstein <mayor@ahnj.com>; Jon Crowley <jcrowley@ahnj.com>; Lori Hohenleitner <lhoheitner@ahnj.com>; Dellosso,Roy <rdellosso@ahnj.com>; Stephen Boracchia <sboracchia@ahnj.com>; James Murphy <jmurphy@ahnj.com>; Brian Boms <bboms@ahnj.com>; Phillips,James <jphillips@ahnj.com>; Kroeck,Roger <rkroeck@ahnj.com>; Trivett,Rudy <RTrivett@ahnj.com>; Osborn,James <josborn@ahnj.com>; Fligor,Louis <lfligor@ahnj.com>; Jessica McLane <jmclane@ahnj.com>; White,Richard <rwhite@ahnj.com>; Dylan Ralph <dralph@ahnj.com>; djohnstoneworks <djohnstoneworks@aol.com>; Ben Demonte <benmea1317@gmail.com>; Gurian,Adam Patrolman <agurian@ahnj.com>; Edward Centron <ecetron@tili.com>; Huff Rich (richardmhuff@gmail.com) <richardmhuff@gmail.com>; Richard Rast <codeenforcement@ahnj.com>; jmerkel57@gmail.com <jmerkel57@gmail.com>; AHFD Chief <ahfdchief@ahnj.com>; Burbank Scott <scottburbank442@gmail.com>; rglietz@ahfirstaid.org <rglietz@ahfirstaid.org>; Ann Schoeller <aschoeller@ahfirstaid.org>; Frank McDonald III <frankmcdonald3@verizon.net>; Curtis Sawyer <curtis.sawyer@gmail.com>; Thomas Wall <MrTomWall@hotmail.com>; James Krauss <jkahec@gmail.com>; Bob Sutton <yanks4l@yahoo.com>
Cc: Jason Sena <JSena@cutolobarros.com>
Subject: RE: Sanitizing of Municipal Facilities

Forgot to include all the SDS sheets on all materials we are using.....

From: Hubeny,Adam <ahubeny@ahnj.com>

Sent: Tuesday, March 31, 2020 4:52 PM

To: Clerk <clerk@ahnj.com>; Debbie Adams <finance@ahnj.com>; Utility Collector <utilitycollector@ahnj.com>; Tax Collector <taxcollector@ahnj.com>; Renee Frotton <taxassessor@ahnj.com>; Merkel,Elizabeth <emerkel@ahnj.com>; Planning Board <planningboard@ahnj.com>; Faye Sacco <fsacco@monmouthcountylib.org>; Jane Reynolds <jreynolds@monmouthcountylib.org>; court <court@ahnj.com>; Richard Leahey Esq (rcl@reillylawnj.com) <rleahey17@gmail.com>; Kim Gonzales, QPA <purchasing@ahnj.com>; jkatlanticcoast@gmail.com; Winters Steve <ahfiresubcode@gmail.com>; mjverange@gmail.com; Pat DeBlasio <PDeBlasio@highlandsborough.org>; Mayor Loretta Gluckstein <mayor@ahnj.com>; Jon Crowley <jcrowley@ahnj.com>; Lori Hohenleitner <lhoheitner@ahnj.com>; Dellosso,Roy <rdellosso@ahnj.com>; Stephen Boracchia <sboracchia@ahnj.com>; James Murphy <jmurphy@ahnj.com>; Brian Boms <bboms@ahnj.com>; Phillips,James <jphillips@ahnj.com>; Kroeck,Roger <rkroeck@ahnj.com>; Trivett,Rudy <RTrivett@ahnj.com>; Osborn,James <josborn@ahnj.com>; Fligor,Louis <lfligor@ahnj.com>; Jessica McLane <jmclane@ahnj.com>; White,Richard <rwhite@ahnj.com>; Dylan Ralph <dralph@ahnj.com>; djohnstoneworks <djohnstoneworks@aol.com>; Ben Demonte <benmea1317@gmail.com>; Gurian,Adam Patrolman <agurian@ahnj.com>; Edward Centron <ecetron@tili.com>; Huff Rich (richardmhuff@gmail.com) <richardmhuff@gmail.com>; Richard Rast <codeenforcement@ahnj.com>; jmerkel57@gmail.com; AHFD Chief <ahfdchief@ahnj.com>; Burbank Scott <scottburbank442@gmail.com>; rglietz@ahfirstaid.org; Ann Schoeller <aschoeller@ahfirstaid.org>; Frank McDonald III <frankmcdonald3@verizon.net>; Curtis Sawyer <curtis.sawyer@gmail.com>; Thomas Wall <MrTomWall@hotmail.com>; James Krauss <jkahec@gmail.com>; Bob Sutton <yanks4l@yahoo.com>

Cc: Jason Sena <JSena@cutolobarros.com>

Subject: Sanitizing of Municipal Facilities

All – (sorry if I missed anyone)

Another round of steam sanitizing at Street, Sanitation, Water & Sewer, Harbor Office, Shop and Security booth & senior center is now complete. Fire, EMS building and Sewer Plant will be done over the weekend.

Chief Rossbach purchased a Wagner paint machine and with a certain chemical we purchased, it “fogs” the police cars which is being done after each shift. Jim Phillips also purchased some chemicals (SDS sheet attached) and will also use it on other boro vehicles.

All have been working very hard but a particular shout out to our Sanitation team who have been on every day including extra manpower to help on the back step. Driver does not exit the truck thus 2 men on the back step while maintaining social distance.

Thanks to all Department Superintendents (Ozzie, Roger, Rudy, Bobby, Marty), DPW Director Jim Phillips and Chief Rossbach who have made our work environment as safe humanly possible.

I also secured more PPE packages from Monmouth County OEM – 10 to police, 5 to EMS and 5 to

fire. We also secured 20 - N95 masks from Senator Vin Gopal who sent an email around. Chief had these items picked up late this afternoon.

Trying to keep FB updated as well as web site.....

A lot more happening We are in this together !!

Be safe.

Adam

Adam Hubeny, CPM, CRP, CPWM, CCCC
Borough Administrator
Borough of Atlantic Highlands
100 First Avenue
Atlantic Highlands, NJ 07716
732-291-1444 x 3101
www.ahnj.com



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To: Clerk; Carol Berlen; Stephen Boracchia; Jon Crowley; Lori Hohenleitner; Kim Gonzales, QPA
Subject: Re: Financial Disclosure Statement
Date: Thursday, April 18, 2019 2:00:57 PM

Jim Murphy
Councilman
Borough of Atlantic Highlands
100 First Avenue
Atlantic Highlands, NJ 07716

From: Clerk
Sent: Thursday, April 18, 2019 12:37:36 PM
To: Carol Berlen; Stephen Boracchia; Jon Crowley; Lori Hohenleitner; James Murphy; Kim Gonzales, QPA
Subject: Financial Disclosure Statement

Just a reminder – your FDS needs to be completed before April 30th to avoid penalties. If you need any help getting that done, give me a call.

Regards,

Michelle Clark
Municipal Clerk
732-291-1444 Ext 3103
clerk@ahnj.com

From: Kim Gonzales, QPA
To: Hubeny,Adam; Clerk; Clark,Michelle; Marchetti,Debbie; Merkel,Elizabeth; Erin Uriarte; Amici,John Harbor Manager; Jessica Pawlikowski; court; Debbie Adams; Dougherty,Robert; Phillips,James; Trivett,Rudy; Kroeck,Roger; Hawley,Martin; bojo0575@yahoo.com; AHFD Chief; Jerry Pandolfo; Richard Huff; rglietz@verizon.net; Bane Drew; Hull Chuck; Osborn,James; White,Richard; jreynolds@monmouthcountylib.org; Kelleher,Jack; Sanitation; Mayor Rhonda Le Grice; Dellosso,Roy; Lori Hohenleitner; Stephen Boracchia; Fligor,Louis; Charles Lero; Jon Crowley; CBerlen@njrcmlaw.com; Michael B Steib; Bernie Reilly Esq (bethmaino@gmail.com)
Cc: Rossbach,David W Captain; Vasto,Gerard Chief; Stone,Thomas D Detective Sergeant
Subject: Re: USPIS instructions for handling suspicious packages
Date: Tuesday, October 30, 2018 8:08:37 PM

Thank you Adam and Captain

Kim Gonzales, QPA

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----- Original message -----

From: "Hubeny,Adam" <ahubeny@ahnj.com>
Date: 10/25/18 2:40 PM (GMT-05:00)
To: Clerk <clerk@ahnj.com>, "Clark,Michelle" <mclark@ahnj.com>, "Marchetti, Debbie" <dmarchetti@ahnj.com>, "Merkel,Elizabeth" <emerkel@ahnj.com>, Erin Uriarte <euriarte@ahnj.com>, "Amici,John Harbor Manager" <jamici@ahnj.com>, Jessica Pawlikowski <jpawlikowski@ahnj.com>, court <court@ahnj.com>, Debbie Adams <finance@ahnj.com>, "Kim Gonzales, QPA" <purchasing@ahnj.com>, "Dougherty,Robert" <RDougherty@ahnj.com>, "Phillips,James" <jphillips@ahnj.com>, "Trivett,Rudy" <RTrivett@ahnj.com>, "Kroeck,Roger" <rkroeck@ahnj.com>, "Hawley,Martin" <mhawley@ahnj.com>, bojo0575@yahoo.com, AHFD Chief <ahfdchief@ahnj.com>, Jerry Pandolfo <gvpandolfo@comcast.net>, Richard Huff <richardmhuff@gmail.com>, rglietz@verizon.net, Bane Drew <abanel@verizon.net>, Hull Chuck <paint117@aol.com>, "Osborn,James" <josborn@ahnj.com>, "White,Richard" <rwhite@ahnj.com>, jreynolds@monmouthcountylib.org, "Kelleher,Jack" <jkelleher@ahnj.com>, Sanitation <Sanitation@ahnj.com>, Mayor Rhonda Le Grice <Mayor@ahnj.com>, "Dellosso,Roy" <rdellosso@ahnj.com>, Lori Hohenleitner <lhoenleitner@ahnj.com>, Stephen Boracchia <sboracchia@ahnj.com>, "Fligor,Louis" <lfligor@ahnj.com>, Charles Lero <CLero@ahnj.com>, Jon Crowley <jcrowley@ahnj.com>, CBerlen@njrcmlaw.com, Michael B Steib <msteib@mbslaw.net>, "Bernie Reilly Esq (bethmaino@gmail.com)" <bethmaino@gmail.com>
Cc: "Rossbach,David W Captain" <drossbach@ahnj.com>, "Vasto,Gerard Chief" <jvasto@ahnj.com>, "Stone,Thomas D Detective Sergeant" <tstone@ahnj.com>
Subject: FW: USPIS instructions for handling suspicious packages

All -

See attachment from Captain Rossbach. When in doubt, call the police.

Adam

From: Rossbach,David W Captain

Sent: Thursday, October 25, 2018 9:52 AM

To: Hubeny,Adam <ahubeny@ahnj.com>

Subject: FW: USPS instructions for handling suspicious packages

From: [Kim Gonzales, QPA](#)
To: [Hubeny,Adam](#); [Amici,John Harbor Manager](#); [Frank McDonald III](#); [Thomas Wall](#); [Lori Hohenleitner](#); [Dougherty,Robert](#); [Hawley,Martin](#); [Phillips,James](#); [mcmanus@redbanklaw.com](#); [Carol Berlen](#)
Cc: [Clerk](#)
Subject: RE: Shore Casino - Yacht Club Sprinkler
Date: Thursday, September 27, 2018 11:20:44 PM
Attachments: [bid_results.doc](#)
[image001.png](#)

Adam,

Please find the requested attached as discussed.

Regards,

Kim G.

From: Hubeny,Adam
Sent: Thursday, September 27, 2018 9:37 AM
To: Amici,John Harbor Manager <jamici@ahnj.com>; Frank McDonald III <frankmcdonald3@verizon.net>; Thomas Wall <MrTomWall@hotmail.com>; Lori Hohenleitner <lhohenleitner@ahnj.com>; Dougherty,Robert <RDougherty@ahnj.com>; Hawley,Martin <mhawley@ahnj.com>; Phillips,James <jphillips@ahnj.com>; mcmanus@redbanklaw.com <dupont@redbanklaw.com>; Carol Berlen <CBerlen@njrcmlaw.com>; Kim Gonzales, QPA <purchasing@ahnj.com>
Cc: Clerk <clerk@ahnj.com>
Subject: FW: Shore Casino - Yacht Club Sprinkler

FYI – I will be calling their references.

Need letter from Michael Dupont Esq agreeing with bid and our QPA – Kim Gonzalez (E-mail will suffice).

From: Frenklakh, Gennady <gfrenklakh@gpinet.com>
Sent: Thursday, September 27, 2018 9:22 AM
To: Hubeny,Adam <ahubeny@ahnj.com>
Cc: Johnson, John <johnjohnson@gpinet.com>; Werkmeister, Robert <rwerkmeister@gpinet.com>
Subject: RE: Shore Casino - Yacht Club Sprinkler

Adam,

Attached is our review and recommendation.

It is Lump Sum construction cost proposal, therefore we have a limited ability to verify all positions.

It is as much as we can do.

Should you have any question, please call.

Gennady Frenklakh



d +1 (845) 547-2357 | c +1 (914) 260-1098
An Equal Opportunity Employer

From: Hubeny,Adam <ahubeny@ahnj.com>

Sent: Tuesday, September 25, 2018 11:51 AM

To: Frenklakh, Gennady <gfrenklakh@gpinet.com>; Johnson, John <johnjohnson@gpinet.com>;
Werkmeister, Robert <rwerkmeister@gpinet.com>

Cc: Amici,John Harbor Manager <jamici@ahnj.com>; Frank McDonald III
<frankmcdonald3@verizon.net>; Thomas Wall <MrTomWall@hotmail.com>; Lori Hohenleitner
<lhohenleitner@ahnj.com>; Dougherty,Robert <RDougherty@ahnj.com>; Hawley,Martin
<mhawley@ahnj.com>; Phillips,James <jphillips@ahnj.com>; mcmanus@redbanklaw.com
<dupont@redbanklaw.com>; Carol Berlen <CBerlen@njrcmlaw.com>

Subject: Shore Casino - Yacht Club Sprinkler

Gentlemen:

See attached memorandum and bids that were unsealed today at 11:05 am.

K&D \$273,500.00

EACM \$324,000.00

GPI - Please get a few eyes on these bids. The lowest bid needs to be carefully reviewed for errors and/or omissions as it is \$50,500 under the next bid. Seems to be a lot of money on the table.

We have a Harbor meeting on 10/2 and I would like a recommendation letter in hand by this Friday if possible; if not by Tuesday at 12 noon. In any event, I need a letter so the Governing Body can make an award at their October 10th meeting.

Thank you all,

Adam Hubeny, CPM, CRP, CPWM, CCCC
Borough Administrator
Borough of Atlantic Highlands
100 First Avenue
Atlantic Highlands, NJ 07716
732-291-1444 x 3101
www.ahnj.com



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From: Kim Gonzales, QPA
To: Hubeny,Adam; Amici,John Harbor Manager; White,Richard; Frank McDonald III; Thomas Wall; Stephen Boracchia
Subject: Re: AHMF/Revised Proposal and Draft AIA Agreement
Date: Wednesday, September 6, 2017 11:49:15 AM

Adam,

I will send you a resolution to increase the professional agreement.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Hubeny,Adam" <ahubeny@ahnj.com>
Date: 9/6/17 10:08 AM (GMT-05:00)
To: "Amici,John Harbor Manager" <jamici@ahnj.com>, "White,Richard" <rwhite@ahnj.com>, "Kim Gonzales, QPA" <purchasing@ahnj.com>, Frank McDonald III <frankmcdonald3@verizon.net>, Thomas Wall <MrTomWall@hotmail.com>, Stephen Boracchia <sboracchia@ahnj.com>
Subject: FW: AHMF/Revised Proposal and Draft AIA Agreement

See attached proposal. I just had a spirited discussion with Eli. He enlightened me on several issued which I am still not happy about.

PLEASE GIVE ME YOUR COMMENTS BY TOMORROW AT 12 NOON.

Kim – Need to talk about this additional fee. Do we do a simple resolution adding this as an amendment ?

From: egoldstein@goldstein-architects.com [mailto:egoldstein@goldstein-architects.com]
Sent: Wednesday, September 06, 2017 9:53 AM
To: Hubeny,Adam <ahubeny@ahnj.com>
Subject: Fwd: AHMF/Revised Proposal and Draft AIA Agreement

Adam:

This is what I sent you early yesterday morning.

Please confirm receipt.

Thanks.

- Eli

Eli Goldstein, AIA, PP, LEED AP, Managing Partner
THE GOLDSTEIN PARTNERSHIP
The Map Building

515 Valley Street, Suite 110
Maplewood, NJ 07040

V: (973) 761-4550 x12
egoldstein@goldstein-architects.com

www.goldstein-architects.com

Begin forwarded message:

From: Eli Goldstein <egoldstein@goldstein-architects.com>
Subject: Re: AHMF/Revised Proposal and Draft AIA Agreement
Date: September 5, 2017 at 5:43:07 AM EDT
To: Adam Hubeny <ahubeny@ahnj.com>

Adam:

I hope you had a great weekend.

As discussed recently, we have updated our Scope of Services/Proposal (see attached draft), to reflect the various changes that have taken place in the past few months, the most significant of which involved the addition of the wheelchair lift. When we spoke last week, I indicated that that change would add between \$5,000 and \$6,000 to the overall fee. I finalized the impact as \$5,500 in the attached Proposal.

Back on 07/24/17, you wrote me with some comments on the prior version of our Proposal. I have addressed them in **RED** below.

Please distribute the attached draft as you wish, and get back to me with questions/comments or approval at your earliest convenience.

I know you have a meeting right after Labor Day where you hope to get the elevator-related increase in our fee approved.

NOTE: Bear in mind when reviewing this revised version of our Proposal that paragraph numbers may have changed slightly, as compared to the prior version, as a result of the changes.

Assuming you are ok with all of the changes, I'll accept the changes and send you a clean final version, and also send you an AIA Owner/Architect Agreement referencing it.

Thanks.

- Eli

On Jul 24, 2017, at 5:22 PM, Hubeny,Adam <ahubeny@ahnj.com> wrote:

Eli,

Cooperative questions and concerns:

1. Page 1 #1 – Working on answer from Joe Kachinsky. **This has been modified to reflect the fact that the project will need vertical transportation, and that the Construction Official will accept a wheelchair lift, without need for a Code Variation.**
2. Page 2 #9 – I want to confirm that the SHPO services, whatever they be are included. As we all know, FEMA seems to add things as they go and that is beyond our control. Keeping separate track of different aspects of the project will require a little more book keeping. I need to know it is covered. We all have to share the pain. **Based on the meeting with had with their representatives earlier in the Summer, it appears that they are being reasonable. The fact is that there is no historic district, but there is an area that is eligible. The next time I am in Atlantic Highlands, I would like you to walk around that area of town with me, so we can identify some features to photograph and send to SHPO with an explanation of how we intend to respect those features in the new building. They have already (verbally) accepted the idea of using shingle roofing and siding similar to what was used on the existing Marina building, so that pretty much leaves the style of windows and garage doors to work out. Certainly, giving them the sorts of things they have already requested is included. However, if they come back later and expand the types of documentation required, that would be an extra. There is no way for us to allow in our fee for things that have not already been defined.**
3. Page 2 #14 – Not sure if this is proper but as you know with Borough Hall..... the general contractor did this work within the bid. I want it included. Basically, we want this building designed for 3 electrical meters – Tow Boat, NJSP, Ozzie Office including the bathrooms and storage room. We also need the computer and telephone connections (I'm sure these go into one box and then get separated from there?) I want this in the plan and bid. **As previously discussed, the cost of sub-metering of such a small building would be hard to justify and would take years to pay back. Therefore, we have advised that you simply split the utility bills among the tenants, in proportion to their shares of the rentable space. We will therefore proceed with single meters**

for each utility.

4. Page 2 #18 – Working on an answer from Joe Kachinsky. **With the addition of the Elevator, everyone in the building (including anyone who is disabled) will be able to get to and from the toilet rooms in the trailers on the First Floor, so this is no longer an issue.**
5. Page 3 #19 – Just to confirm DEP authorized a 32 x 32 building. Need to stay in what was approved. **As previously noted, it was necessary to slightly increase the footprint of the building to accommodate the addition of the elevator. Therefore, the building will be more like 33'x33' or even slightly larger.**
6. Page 3 #20 – we will remove within the next few weeks the current foundation / pad / footing **Please advise as to the schedule for that removal.**
7. Page 3 #24 – this is LEHR – correct? **Yes.**
8. Page 3 #25 – what else would be needed? Please advise what I can expect **Please discuss with Rick; he will be able to tell you in anything else is needed.**
9. Page 3 #26 – I learned my lesson from the AHMB. The Borough will not cover the additional costs if the delay is on the contractor. Build that into the contract / bid. If FEMA or the DEP puts a hold on the project beyond the Borough's control, we will all have to feel the pain. We will not pay extra for a delay that we do not cause. **As in the case of the AHMB, our General Conditions will include a mechanism for the Borough to back-charge the Contractor for any Additional Fees that it has to pay us for Additional Services caused by the Contractor's failure to perform in accordance with the Construction Contract.**
10. Page 4 #35 – if anyone is crazy to stay behind (LOL) **Copy that.**
11. Page 4 #36 – I would NOT assume that (Gas Telephone, Cable). Your electrical engineer should check this out. It only had a meter in the harbor shop that John had to read monthly and then send a bill to Tow Boat. As stated in #3 above, this is the way we want it set up. **I saw a recent email that suggests that at least some of the site utilities are in need of repair or replacement. As these are outside the building footprint, they would be under Rick's jurisdiction. I will ask him to look into this issue.**
12. Page 4 #37 – Same as #2 above. Now that we met with SHPO, you know what they are looking for. No additional fee's. **See my response above.**

13. Page 4 #39 – Want to make sure we are good. They will be in the bid with all proper connections, hook up's etc.? No extra's. **Just to be clear: These will need to be bid, but will not be bid as part of the Construction Contract. There is no reason why the Borough should pay the markups that the Construction Contractor would add to them, if they were part of his contract.**

Sorry for all of this but again, I have learned from Borough Hall and over the years that many things can "pop" up and the Borough will be change ordered to the tune of thousands. I don't expect "something for nothin" but again we have provided you with a no bid / professional services contract because I know your excellent work – leaving no stone unturned. I need to make sure that all stones are overturned before we get into problems.

Please address each of these in a reply so everything is out in the open and on record.

Respectfully,

Adam

From: Hubeny,Adam

Sent: Friday, July 07, 2017 3:42 PM

To: Eli Goldstein <egoldstein@goldstein-architects.com>

Cc: Clark,Michelle <mclark@ahnj.com>; Kim Gonzales, QPA

<purchasing@ahnj.com>; Frank McDonald III

<frankmcdonald3@verizon.net>; White,Richard <rwhite@ahnj.com>; Frank McDonald III

<frankmcdonald3@verizon.net>; mcmanus@redbanklaw.com <dupont@redbanklaw.com>;

Amici,John Harbor Manager <jamici@ahnj.com>; Osborn,James

<josborn@ahnj.com>

Subject: RE: AHMF/Revised Proposal and Draft AIA Agreement

Thank you.

So..... if all is in order come Tuesday night at the Harbor Commission meeting, I will submit this to the Mayor and Council for a resolution. The resolution will award the contract amount of \$49,880 minus a credit of \$11,100. Since the \$11,100 has already been paid through vouchers, the balance of \$38,780 will be put in a purchase order.

We have a new purchasing agent / QPA and I will get her approval or a different direction if she doesn't agree.

19 pages of font size 10 is a little tedious to read but there will be NO change orders on this Eli. With all due respect, let's get it right the first time by

double and triple checking everything !!! I have full faith and confidence in you and your team but we have no wiggle room here when it comes to money. We have already bonded and I can't go back a second time.

I have copied Rich, John and Ozzie as well as HC Chairman Frank McDonald who is a PM and our attorney and will ask they review before Tuesday night. I will review over the weekend.

I am awaiting Rick's revised proposal.

Thank you,

Adam

From: Eli Goldstein [<mailto:egoldstein@goldstein-architects.com>]

Sent: Friday, July 07, 2017 1:11 PM

To: Hubeny,Adam <ahubeny@ahnj.com>

Subject: AHMF/Revised Proposal and Draft AIA Agreement

Adam:

See attachments.

Call with any questions.

Thanks.

- Eli

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<AHMFFee Proposal 4 (0717).pdf><AHMF B101-2007 - Working
Draft - 001 Final.docx>