

5. **Phillips:** First resolution is authorizing approval of change orders to the contract for the renovations of Rockland Green Administrative Headquarters. We are going to turn this over to our Executive Director to let him explain to us what we have before us.

Damiani: Thank you, Mr. Chairman. There are a total of five change orders I am presenting tonight. Change Order 3 in the amount of \$24,129.40 was incurred as two hydronic hot water supply lines discovered within the existing first floor ceiling during demolition activities would impact new ceiling heights both lines needed to be relocated into the floor joists.

Change Order 4 in the amount of \$30,816.74 due to existing waste lines discovered within the first-floor ceiling cavity. This will severely impact on the newly designed theater ceiling heights. New waste lines were relocated into the floor joist as well as rerouted to meet the design criteria.

Change Order 5 in the amount of \$70,309.61 was required due to existing field conditions. When the contractor commenced the excavating activities to construct a new ADA ramp, they encountered three concrete piers supporting the western portion of the building. The structural engineer did not want to undermine the piers or the compacted soil. This required a redesign of the ramp and the canopy required greater separation from the piers, increasing the oversize of the canopy for additional structure support.

Change Order 6 in the amount of \$37,772.09 for replacement of the exterior asbestos waste piping to cast iron soil pipe and associated stormwater and PVC drainpipes. The original contract did not envision replacing any exterior waste pipe or storm water lines.

Change Order 7 in the amount of \$27,479.66 was necessary due to the discovery of water penetrating into the first-floor southern masonry block wall. The change order will provide the necessary waterproofing to protect the new design exhibits space. That will be in the arcade area of the exhibit space.

The overall increase of the contract amount is \$190,507.50 for a total amended contract amount of \$4,559,848.45.

Phillips: Do we have any questions about these change orders? I think it is self-explanatory, the Executive Director did a very good job.

Introduced by: Paul/Powers

Unan.

February 26, 2026

**RESOLUTION NO. 16 OF 2026
AUTHORIZING APPROVAL OF CHANGE ORDERS TO
THE CONTRACT FOR THE RENOVATIONS OF ROCKLAND GREEN
ADMINISTRATIVE HEADQUARTERS**

WHEREAS, On July 24, 2025, by Resolution No. 28 of 2025, the Board of Rockland Green authorized award of the Contract (RFP 2025-02) for the renovations of the Rockland Green administrative building at 172 Main Street in Nanuet, NY to Pierotti Corp. (the “Contractor”); and

WHEREAS, on December 9, 2025, by Resolution 46 of 2025, Rockland Green approved certain modifications to the Contract in the form of **Change Orders 01 and 02** for an overall price reduction of (\$16,059.05); and

WHEREAS, additional modifications need to be made to include relocation of hot water lines for a not to exceed amount of \$24,129.40, to be designated as **Change Order 03**; and

WHEREAS, additional modifications need to be made to relocate exposed pipes for a not to exceed amount of \$30,816.74, to be designated as **Change Order 4**; and

WHEREAS, additional modifications need to be made to include canopy and ramp design modifications for a not to exceed amount of \$70,309.61, to be designated as **Change Order 05**; and

WHEREAS, additional modifications need to be made to include sanitary and storm piping changes for a not to exceed amount of \$37,772.09, to be designated as **Change Order 06**; and

WHEREAS, modifications need to be made to include exterior wall waterproofing for a not to exceed amount of \$27,479.66, to be designated as **Change Order 07**; now be it

RESOLVED, the approval of Change Orders 03, 04, 05, 06 & 07 shall result in an overall increase in the contract price \$190,507.50, for a total amended contract amount of \$4,559,848.45.

6. **Introduced by: Specht/Soskin**

Unan.

February 26, 2026

RESOLUTION NO. 17 of 2026

**AWARD OF SERVICE CONTRACT FOR SOLID WASTE COLLECTION,
TRANSPORTATION AND DISPOSAL FOR
THE VILLAGE OF SLOATSBURG, NEW YORK
RFP- 2025-05 (SB6)**

WHEREAS, the Rockland County Solid Waste Management Authority a/k/a Rockland Green (hereinafter “Rockland Green”) duly organized and existing under the Rockland County Solid Waste Management Authority Act (the “Act”) and set forth under Title 13-M of the Public Authorities Law of the State of New York; and

WHEREAS, the Village of Sloatsburg (the “Village”) entered into an intergovernmental agreement with Rockland Green to take responsibility for solid waste collection, transportation and disposal services in the Village; and

WHEREAS, pursuant to its powers granted under the Act, Rockland Green has the power to perform such collection and to impose a fee for such service against the real property owners of the Village; and

WHEREAS, Rockland Green issued a Request for Proposals for Solid Waste Collection, Transportation, and Disposal for the Village of Sloatsburg No. 2025-05 on December 1, 2025; and

WHEREAS, on February 2, 2026, a single proposal was received from Carlo Minuto Carting Company, Inc. (“Minuto”) in response to the RFP; and

WHEREAS, Rockland Green’s Evaluation Committee evaluated the proposal and taking into consideration the evaluation factors set forth in the RFP, including qualifications, experience and price, the Evaluation Committee determined that Minuto provided a proposal demonstrating its capability to perform the services sought for a reasonable price, and, as such, is an advantageous proposal; now therefore be it

RESOLVED, that the Executive Director of Rockland Green is hereby authorized to negotiate with Minuto, and, if negotiations prove successful, execute the Service Contract for Solid Waste Collection, Transportation and Disposal Services for the Village of Sloatsburg, New York with Minuto or its Assignee, as generally such services are described in the specifications set forth in RFP, subject to review by Rockland Green Counsel; and be it further

RESOLVED, that Rockland Green, in its sole discretion, has the right to discontinue negotiations with Minuto at any time prior to the execution of the Service Contract for Solid Waste Collection, Transportation and Disposal Services for the Village of Sloatsburg, New York, and such agreement shall not be binding and valid until executed by the parties.

7. New Business

Philips: Under new business, Mr. Executive Director.

Damiani: I have seven change orders to present under new business. This is specific to the buildout of the new animal shelter. Change Order 7 in the amount of \$83,815.35 for upgraded electrical gear due to the change in the design of the electrical load from 1200 Amps to 1600 Amps. The original design calculated an electrical demand of 1129 Amps the EPA issued the final rule change in December of 2024 which required the phasing out of R410A refrigerant to R32. The switching to R32 equipment necessitated an increase in the electrical demand of 1,321 Amps, the design and electrical engineers required installation of all electrical gear to support the new design and electrical load of 1600 Amps. Just to clarify, there is no standard 1400 Amps. We couldn’t go from 1200 Amps to 1400 Amps we had to go to 1600 Amps and that comes with a great cost. That was driven by the EPA issuance of final ruling change related to refrigerant use.

Change Order 17 in the amount of \$3,412.33 due to design change associated with the second-floor drains and sinks associated with the second floor.

Change Order 18 in the amount of \$6,303.48 associated with the redesign of the HVA system under Change Order 13A. As the work was already completed by the time the redesign was approved and issued on July 15, 2025 under ASI-02. Basically, an extension of the shear wall required duct modification relocation of some piping in the first-floor women's restroom.

Change Order 19 in the amount of \$36,012.06 was required by the local utility provider as they would only issue the required approval to commence work associated with the new electrical service if there was one point of disconnect of power supply into the two smaller structures on the parcel, could not be serviced by another power or riser pole. Right now, there are two power riser poles. One feeding the two smaller structures on the parcel and then additional power riser pole with three pole mounted transformers feeding 10 Ecology Lane feeding nine separate meters in that building as originally constructed by the prior owner.

Change Order 20 in the amount of \$100,433.63 was driven by local utility provider again as they would not allow Rockland Green to utilize existing street pole mounted transformers that currently supplies power into the new animal shelter as originally intended. The original contract procurement design drawings utilized 1200 Amp service off the three-transformer pole mounted that currently supply into the new animal shelter as originally intended. With the issuance of the projects Red Book the utility provider required Rockland Green to seek electrical service through a pad mounted transformer which required changes to the electrical design with over 300 feet of PVC piping and over 2,040 feet of 600MCM cable and over 570 feet of #2 KB cable as well as additional changes to exterior lighting and installation of one pull box with cover.

Change Order 21 in the amount of \$31,745.85 is the labor associated with Change Order 7.

Change Order 22 in the amount of \$2,696.97 is required for one additional circuit which is required in each of the canine and feline isolation rooms #158 and #159. The overall increase to the contract is \$264,419.67 for a total amended contract amount of \$15,714,672.28.

Introduced by: Hoehmann/Malowitz

Unan.

February 26, 2026

RESOLUTION NO. 18 OF 2026

AUTHORIZING APPROVAL OF CHANGE ORDERS TO THE CONTRACT FOR THE BUILD-OUT OF A NEW ANIMAL SHELTER LOCATED AT 427 BEACH ROAD IN HAVERSTRAW, NY

WHEREAS, by Resolution No. 61 of 2024, the Board of Rockland Green authorized award of the Contract (RFP 2024-01) for the Build-Out of a new Animal Shelter located at 427 Beach Road in Haverstraw, NY between Rockland Green and O'Connor Company of N.C., Inc. (the "Contractor"), dated as of December 10, 2024, (the "Contract"); and

WHEREAS, on June 24, 2025, by Resolution 25 of 2025, Rockland Green approved certain modifications to the Contract in the form of **Change Orders 3 and 4** for an overall price of \$20,406.14; and

WHEREAS, on July 24, 2025, by Resolution 27 of 2025, Rockland Green approved certain modifications to the Contract in the form of **Change Orders 2 and 5** for an overall price of \$108,971.10; and

WHEREAS, on July 24, 2025, by Resolution 30 of 2025, Rockland Green approved modifications to the Contract in the form of **Change Order 1 and 8**, for an overall price of price of \$71,997.90; and

WHEREAS, on October 23, 2025, by Resolution 35 of 2025 Rockland Green approved modifications to the Contract in the form of **Change Order 9, 10 and 12**, for an overall price of \$23,907.58; and

WHEREAS, on December 9, 2025, by Resolution 47 of 2025 Rockland Green approved modifications to the Contract in the form of **Change order 13A and 13B**, for an overall price of \$158,950.35; and

WHEREAS, on January 22, 2026, by Resolution 12 of 2026 Rockland Green approved modifications to the Contract in the form of **Change order 15**, for an overall price of \$\$29,396.76; and

WHEREAS, additional work needs to be done to upgrade electrical gear, and the Contractor has agreed to do the work for a proposed cost of \$83,815.35, to be designated as **Change Order 07**; and

WHEREAS, additional work needs to be done to change upper-level floor drains and sinks, and the Contractor has agreed to do the work for a proposed cost of \$3,412.33, to be designated as **Change Order 17**; and

WHEREAS, additional work needs to be done to modify plumbing in the first-floor bathroom, and the Contractor has agreed to do the work for a proposed cost of \$6,303.48, to be designated as **Change Order 18**; and

WHEREAS, additional work needs to be done to provide labor and material for electrical service to neighboring buildings, and the Contractor has agreed to do the work for a proposed cost of \$36,012.06, to be designated as **Change Order 19**; and

WHEREAS, additional work needs to be done to provide labor and materials to accommodate the O&R revised site plan for site lighting and services, and the Contractor has agreed to do the work for a proposed cost of \$100,433.63, to be designated as **Change Order 20**; and

WHEREAS, additional work needs to be done to upgrade electrical drops, and the Contractor has agreed to do the work for a proposed cost of \$31,745.85, to be designated as **Change Order 21**; and

WHEREAS, additional work needs to be done to install electrical gear, and the Contractor has agreed to do the work for a proposed cost of \$2,696.97, to be designated as **Change Order 22**; now therefore be it

RESOLVED, the approval of Change Orders 07, 17, 18, 19, 20, 21 and 22 shall result in an overall increase in the contract price of \$264,419.67, for a total amended contract amount of \$15,714,672.28; and be it further

RESOLVED, that the Executive Director of Rockland Green is hereby authorized to negotiate with O'Connor, and, if negotiations prove successful, execute the change orders for such services are described.

Phillips: We are also authorizing you to go back and see if you can negotiate.

Damiani: Correct. That is the way the resolution is written.

Phillips: What are your feelings about that? Are you going to be able to reduce this; or are you not confident?

Damiani: I am not confident on Change Order 7 or Change Order 20. Change Order 17 there is some room there. Change Order 18 there may be some room. Change Order 21 I will seek guidance from the electrical consulting engineer.

Phillips: It is very unfortunate because there was a lot in here that was beyond our control and we had to change things, and some things changed just as we were going out to bid and some things that changed after the bid.

Paul: You mentioned isolation rooms, is that in case of infections?

Damiani: Yes. There are two one for canines and one for felines.

Phillips: The Bronx facility has just come in at \$50 million for their shelter. Regulations that have changed the way in which you are supposed to operate an animal shelter are amazing. It is great for the animals and the people that work there and the volunteers, but it just always means additional money. Anything else Mr. Executive Director?

Damiani; Just some important dates. March 3rd we are hosting our monthly TNVR clinic for feral cats. Saturday March 7th we are hosting our first of ten scheduled weekend Household Hazardous Waste collection event from 8 a.m. to 1 p.m. Saturday, March 21 we are hosting our first paper shredding event in the Town of Ramapo located at 171 Spook Rock Road. We just completed and submitted our annual reports to the New York State DEC and to let you know in 2025 we accepted over 507,000 tons into our facilities to be processed.

19. Commissioner Comments

Phillips: Do any of the Commissioners have any comments?

Kohut: I just want to say I received the Household Hazardous Waste flyer in the mail this past week and it is always very informative and keeps us up to date.

Damiani: We did something different this year, Debbie Samuels was instrumental on working with Trainor to achieve it. When you go on our website instead of just seeing the flat page of half of the brochure and the other half of the brochure on the bottom, it now turns. If you go on the website RocklandGreen.com under facilities and click the HHW brochure the pages will turn.

20. Public Comment

Phillips: Is there anyone from the public that would like to bring any comments before us?

No comments offered.

Phillips: Do we have a motion to adjourn?

Specht: Moved

Hoehmann: Seconded

The meeting was adjourned at 5:20 p.m.

Respectfully Submitted,
Suzanne Haggerty