



Message from Diane Romano, President CGCAI

### **THE BEST LAID PLANS ...**

Good morning, Cherry Grove!

I am writing to update you on our activities and progress on rebuilding the Community House. Basically, we have decided to split our rebuilding calendar into two parts: One is to do what we can do comfortably and legally over this winter to get started, and the second is to complete the work after next season closes and through the winter of 2015-16.

Here's why.

Contractor RFP bid packets went out on October 17. Five contractors picked up the packets but only one (LSDL Builders Inc. from East Moriches) submitted a proposal. Their bid was about 25% over our budget. The other contractors said they declined to submit because they were unsure they could meet the Spring 2015 deadlines, citing the short construction timeframe and the possibility of another season of bad weather and a bay freeze. Without more bids, the CGCAI Board concluded that it was not a true competitive bid process with only one bidder.

We also have been further stalled because we do not yet have approval from the Suffolk County Department of Health for our septic system proposal, despite their assurances that they will approve the permit. Unfortunately, many of us have much experience with official delays in getting permits for work in Cherry Grove; the Community House is no different.

These two facts – the lack of a competitive bid process and a stalled permit – tell us that the most effective and fiscally responsible way to proceed is to do part of the work this winter and the balance next winter. This will give us time to secure the septic permit and provide a wider window for contractors to get the work done.

So here's what we are going to do.

- 1) Reopen the bid process before the end of the year with a revised construction timeframe and encourage all contractors, including LSDL, to submit new proposals
- 2) Select one in a competitive bid review and award the contract
- 3) Instruct the selected contractor to install and complete the new HVAC system prior to May 1 in time for the Arts Project seasonal schedule to start
- 4) Buy new theater seats (as we had originally planned) and either build or rent risers for audience seating in the theater

- 5) Suspend all construction activities between May 1 and mid-September 2015 to allow a full APCI schedule
- 6) Resume construction at the end of September and complete the work by Spring of 2016.

This was a tough and disappointing decision. But we do believe it is the only way to get the job done right and avoid even tougher problems later.

Thank you for your understanding and your steadfast support over the last three amazing years. But please know: we will get there -- just a little later than we planned.

Please feel free to contact me ([diane@hynyc.com](mailto:diane@hynyc.com)) or Toni Cesta ([cestacon@aol.com](mailto:cestacon@aol.com)) if you have questions.

Best,

A handwritten signature in cursive script that reads "Diane".

Diane