Hoboken Public Library
Agenda for In Person Meeting of the Board of Trustees
August 25, 2026 from 6:30pm to 8pm

Option to Join on Zoom:

https://us02web.zoom.us/j/85958862584

Meeting ID: 859 5886 2584

1. Call to Order
2. Announcement of Compliance with the Open Public Meetings Law
3. Roll Call
4. Board Reorganization
5. Minutes of Meeting
6. Public Comments
7. Director's Report
8. Committee Report
    a. Buildings and Grounds
    b. Budget and Finance
        i. Resolution 2026-16 Approving Contract with Joseph A. Natoli Construction Corporation for General Contracting Services Rehabilitation of the First and Second Floors and Renovation of the First Floor Bathroom of the Hoboken Public Library.
    c. Personnel and Policy
9. President's Report
10. Hoboken Public Library Friends & Foundation Report
11. Old Business
12. Executive Session
13. New Business
14. Consent Agenda

Approval of checks to be paid	Finance Committee
Resolution 2026-16 Approving Contract with Joseph A. Natoli Construction Corporation for General Contracting Services Rehabilitation of the First and Second Floors and Renovation of the First Floor Bathroom of the Hoboken Public Library.	Finance Committee
Minutes approval	

15. Trustee Comments
16. Adjournment

HOBOKEN FREE PUBLIC LIBRARY

Director's Report for August 25, 2026 Board Meeting



Visit from Representative Rob Menendez

Director's Highlights

- **Renovation update**: The Main Library is temporarily closed until October 5, 2026 while we prepare for Phase 2 of renovations. During the closure, library services have been relocated to our Grand Street Branch, the Learning Resource Center, and throughout the Hoboken community. Staff have been hard at work weeding books, relocating parts of the collection, and staffing new spaces. We appreciate their flexibility and the flexibility of Hoboken residents while we prepare for this exciting new chapter.
- **ULC Advocacy Task Force Reappointment:** Jennie was reappointed Chair of the National Urban Libraries Council Task Force.
- **Social Media Reel with Congressman Menendez:** On August 11, Congressman Menendez's office published an Instagram reel in collaboration with HPL with information about our upcoming closure and renovation. The Congressman toured the Library and received an official Hoboken Public Library card!
- **Dallas Public Library Visit**: While on vacation, Jennie visited Dallas Public Library Director Manya Shorr at their main library on Friday, July 31. Jennie met with her head of collections, the head of the Dallas Public Library Foundation and members of the DPL administrative team and went on a tour of their 600K sq ft main library building.
- **In the News:** The news about our renovation is out. We've been featured in such publications as Jersey Digs, NJ Stage, Patch, and NJBIZ. Additionally, we will be featured in a WMBC news segment where Jennie speaks about the importance of this historic renovation.
    - July 30, 2026: Hoboken Public Library Enters Next Phase of Historic Renovation (New Jersey Stage)
    - August 11, 2026: Hoboken Public Library Director Pu reappointed chair of ULC Advocacy Task Force (Hudson County View)

- August 12, 2026: Hoboken Public Library begins next renovation phase (NJBIZ)
- August 15, 2026: Hoboken Public Library Director Jennie Pu Reappointed Chair of National Urban Libraries Council Advocacy Task Force (New Jersey Stage)
- August 18, 2026: Hoboken Public Library Closes for a Restoration of Its Historic 1897 Interior (Jersey Digs)

Department Summaries

Assistant Director

- **Weeding and relocation:** During July we continued to weed materials from the collections on the first floor and mezzanine. We anticipate moving the collections on August 26 and 27. New books and fiction will go onto the second floor and non-fiction will go in the Annex 1 basement. Some of the collection will go into off-site storage during the renovation.
- **Testing "The Bullet":** A representative from J.S. Held tested and confirmed the "Bullet" or "Shell" from the *U.S.S. Maine* does not contain lead. This follows testing by the United States Air Force to determine if the object was a live munition (which it is not).

Information and Digital Services

- **Horror Writers Panel**: The Horror Writers Association-New York Chapter joined us for a panel discussion covering what it takes to create a horror novel, novella, or anthology. Panelists discussed what draws writers to the horror genre and how they tap into the psychology of readers' fears when creating their plots, characters, and worlds. The authors discussed their journeys and best practices for presenting stories that keep readers turning the page. Ten people attended the event.
- **Learning Center Computer Lab**: During the closure of the main building for renovations members of the IDS staff will be running a computer lab for adults at the Learning Center. Adults will be able to stop in on Monday-Saturday between 10am and 5pm.
- **Book Clubs**
    - The Mystery Discussion on July 14 was *Murder Takes a Vacation* by Laura Lippman which had 14 people attending. There was a discussion on August 4 of *The Big Empty* by Robert Crais with 12 people attending.
    - The Passport Book Group discussed *Art of Travel* by Alain de Button on July 21 with 2 people attending. The next discussion will be *Paris to the Moon* by Adam Gopnikon on August 18 at noon at the Grand Street Branch.
    - The Horror/Thriller Discussion on July 22 discussed *Watchers* by Dean Koontz at 6 PM with a screening of the movie adaptation beforehand. Four people attended the discussion and 5 people attended the movie screening. The next discussion of *Clown in a Cornfield* by Adam Cesare will take place on Tuesday, August 18 at 5:00pm at the Grand Street Branch.
    - The Sci-Fi/Fantasy Book Club met on July 27 to discuss *The Darkness Outside Us* by Eliot Schrefer with 7 people attending. The next discussion will be of *Babel* by R. F. Kuang, which will take place via Zoom in September to allow for participants to have time to read the longer work.

- **Creative Programs**
    - The Writers Group met on July 6 with 2 people attending. The Writers Group will be taking place online via zoom during the upcoming renovations on August 17.
    - Write & Share: Prompts & Projects was attended by 2 people for August 4. During the main building closing for renovations the prompts will be posted on the Library's Blog.
    - There was a Clay Relief Carving Workshop on Saturday, July 18 attended by 8 people.
- Monthly Movie Matinee: The July Monthly Matinee of *Jane Eyre* (2011) on Friday, July 17 was attended by 3 people. The matinees will not be occurring during the main building closing for renovations, but will resume in October.

Grand Street

- **Increased Services:** The Branch has begun serving a higher volume of guests, programs, and services since the Main Library's closure. The Library of Things and Museum Passes are now at the Grand Street Branch, in addition to significantly increased holds, locker holds, library card sign-ups, check-outs, and returns. It's very exciting and very busy.
- **New book lockers:** 16 new locker bays were installed at the Grand Street Branch Library Lockers.
- **Updated Procedures and training:** In preparation for the Main Library's closure we've updated our Grand Street Procedure Manual and staff were trained in using KeyCentral.
- **Programs:** Programs moving to the Grand Street Branch during the closure include Unemployment Insurance, several IDS-run Book Clubs, VEX Robotics Workshops, Hudson SPEAKS Coalition Meetings, Saturday Story Times, and more to come in September.
- **Art with Liz:** As of August 19, Art with Liz has been relocated to the Program Room in the City of Hoboken Health Department, across the hall from the Branch.
- **Pirate Scavenger Hunt:** On August 1 we hosted a Pirate Scavenger Hunt and Craft Party with 50 children and family members in attendance.
- **Summer Carnival:** On August 15 we hosted a Summer Carnival with 55 children and family members in attendance.
- **High School Volunteers:** We hosted several high school students for their volunteer hours during our weekly storytimes in collaboration with the Youth Services Department.
- **Tai Chi:** For a few weeks during the planned closure of the gymnasium in early September, Tai Chi will take place in the Senior Center.

Grand Street Branch Programming, July 2026

Service	Programs	Attendees
Adult Programs	17	443
Youth Programs	30	1029
TOTAL	**47**	**1472**

Grand Street Branch Usage, July 2026

Service	Total	% Change	% YTD Change
Circulation - Adult	**130**	**-21%**	**+17%**
Circulation - Youth	**594**	**+11%**	**+23%**
Locker Use	**525**	**-18%**	**+6%**
Total Door Count	**4100**	**+51%**	**+117%**

Youth Services

- **Dinosaurs at the Library**: On August 4, 2026 Dinosaurs Arise took our friends on a prehistoric adventure. We learned all about dinosaurs, their extinction, and how we used fossils to learn so much about dinosaurs and other prehistoric creatures. After the presentation our friends got to meet some "real dinosaurs" including Terry the T-Rex who was too tall to come into the library but took some pictures in the park.
- **Children's Offsite Programming:** While the Main Library is closed to the public the Youth Services Team is taking our programs offsite to different parks and community spaces in Hoboken.
    - Mondays we will be in The ResilienCity Park Community Room, The ResilienCity Park Community Room is located at 1201 Madison Street and is a part of Northwest Resiliency Park
    - Tuesdays we will be in Columbus Park
    - Wednesdays we will be in Church Square Park
    - Thursdays we will be back uptown at The ResilienCity Park Community Room and then will be at the Center in the afternoons
    - Fridays we will be at Church Square Park and the Center
    - Saturdays we will be hosting story time at Grand St.

  While we are offsite we have added some additional programs and story times to stay connected with our patrons. It has been so fun to meet some new families while spending some days uptown.
- **Summer Reading Conclusion:** Summer Reading is officially over. We had an amazing turn out this summer with nearly 500 participants (kids + teens) logging minutes this summer. We will be giving out our raffle prizes at the Back to School Bash on September, 9 in Church Square Park.
- **Teen Offsite Programming:** While the Main Library is closed to the public the Youth Services Team is meeting our teens outside. Some exciting programs from the end of summer include our Hunger Games Training Camp and Art in the Park.
- **Parties in the Park with HPL's Teen Advisory Board:** Our Teen Advisory Board will be helping staff plan and run some parties in Church Square Park this September, including a Back to School Bash, I Spy Live Scavenger Hunt, Hispanic Heritage Month Garden Party, and Percy Jackson Party. These programs will be after school for kids, tweens, and teens. We are so thankful to our TAB Members for their creativity and assistance in running these programs which include crafts, games, and story time.

Kids Programs July 2026

Event	# of Events Per Month	Participants
Story Time/Special Programs	59	3,260
School/Camp Visits	16	395

YA Programs June 2026

Event	# of Events Per Month	Participants
YA Events/Attendance	28	466
YA/School/Camp Visits/Volunteer Service	5	117

Information Technology

- **System Software Updates:** The IT department successfully coordinated with D-Tech International support engineers to update the library's locker software on August 13, 2026. The vendor utilized TeamViewer to remotely access three branch PCs and configure the software to incorporate the newly installed bay of lockers into the system.
- **Main Library Relocation:** IT is supporting the broader organizational effort to relocate collections and staff operations to offsite storage, the second floor, and the Annex 1 Basement during the Library's temporary closure.
- **Internet Cafe:** The IT team has been staffing the Internet Cafe in front of the Main Library in an effort to provide free internet access and laptops to customers in need of those services.

Special Collections

- **Hoboken Historical Museum talk:** John Gomez gave a talk about Hoboken's sacred spaces at the Hoboken Historical Museum on Sunday, August 16. It was a sell out crowd of 60 people.
- **Research requests:** Special Collections received three research requests in July and one in August prior to the completion of this report. The request in August was from Trieste, Italy.

Marketing

- **Outreach Events:** This month we trotted out our BookBike for a few local community events, including National Night Out and now twice weekly for Story Times at Columbus Park and ResilienCity Park encouraging sign-ups and book check outs. This has also been a great way to disseminate information and answer questions about the renovation and changes in service. At the end of the month, we will take part in Bike Hoboken's Community Bike Ride.
- **Haraz Partnership:** Thanks to our partnership with Haraz Coffee House, they have offered to host a number of our programs, including Bring Your Own Vinyl Night and Mystery Book Clubs. The coffee house also continues to host a selection of uncirculated books for patrons to enjoy.

Social Work

- **New Initiatives:** Our Social Work department launched a new initiative to assist neighbors and library customers with Paid Family Leave and Temporary Disability benefits. Our team designed new flyers and distributed them around Hoboken to promote the new initiative, including spaces such as local supermarkets, health clinics, and yoga studios.
- **Naloxone Training:** Our social work team also attended a training to learn about how to administer Naloxone.
- **Customer Needs:** Assistance with finding affordable and safe housing along with questions about the new NJ SNAP work requirements were among the biggest needs of customers in July.

June 2026						
Circulation	**Jul. 2026**	**Jun. 2026**	**%Change**	**YTD 2026**	**YTD 2025**	**YTD % change**
Main Circulation - Adult	7,027	7,042	0%	47,783	47,390	1%
Main Circulation - Youth	9,136	9,082	1%	71,412	71,701	0%
Grand Circulation - Adult	130	164	-21%	1,092	930	17%
Grand Circulation - Youth	594	534	11%	4,200	3,401	23%
eBook Circulation	11,575	11,569	0%	82,119	74,164	11%
Digital Resource Usage	1,784	1,469	21%	11,950	15,556	-23%
Library of Things Circulation	11	20	-45%	122	121	1%
Total Door Count - Main	18,791	20,141	-7%	165,888	132,237	25%
Total Door Count - Grand	4,100	2,718	51%	15,105	6,972	117%
Total New Patrons Registered	334	306	9%	2,274	2,269	0%
Reference Questions	531	555	-4%	3,561	1,893	88%
Locker Use - Main	1,168	1,173	0%	8,392	6,550	28%
Locker Use - Grand	525	641	-18%	4,349	4,112	6%
Locker Use - Museum	817	647	26%	4,728	3,489	36%
Museum Passes	115	133	-14%	984	724	36%
Programming	**Jul. 2026**	**Jun. 2026**	**% Change**	**YTD 2026**	**YTD 2025**	**YTD % change**
Total Programs - Adult	60	61	-2%	362	426	-15%
Total Program Attendance - Adult	907	1,144	-21%	7,475	5,055	48%
Total Programs - Young Adult	34	22	55%	217	170	28%
Total Program Attendance - Young Adult	643	513	25%	3,993	2,637	51%
Total Programs - Children	77	73	5%	558	501	11%
Total Program Attendance - Children	3,655	3,424	7%	28,507	22,365	27%
Total Programs	**171**	**156**	**10%**	**1,137**	**1,097**	**4%**
Total Program Attendance	**5,205**	**5,081**	**2%**	**39,975**	**30,057**	**33%**
Social Work	**Jul. 2026**	**Jun. 2026**	**% Change**	**YTD 2026**	**YTD 2025**	**YTD % change**
Social work appointments	32	28	14%	102	217	-53%
Community Care Kits/Items distributed	92	120	-30%	566	1,085	-48%
Computer Use	**Jul. 2026**	**Jun. 2026**	**% Change**	**YTD 2026**	**YTD 2025**	**YTD % change**
Computer Use - Main	1,754	1,601	10%	8,586	10,765	-20%
Computer Use - Grand	92	75	23%	449	653	-31%
Technology Lending	**Jul. 2026**	**Jun. 2026**	**% Change**	**YTD 2026**	**YTD 2025**	**YTD % change**
Chromebooks	0	2	0%	2	2	0%
Wi-Fi Hotspots	1	2	-50%	11	45	-76%
Kiosk Laptops	253	269	-6%	1,976	2,500	-21%
Kiosk Chargers	62	48	29%	357	1,037	-66%
Technology Lending total	**316**	**321**	**-2%**	**2,346**	**3,584**	**-35%**
Wireless use	**Jul. 2026**	**Jun. 2026**	**% Change**	**YTD 2026**	**YTD 2025**	**YTD % change**
Main Branch	1,559	1,788	-13%	12,573	13,382	-6%
Annex	323	353	-8%	2,455	2,438	1%
Grand Street	168	188	-11%	1,129	867	30%
Wireless use total	**2,050**	**2,329**	**-32%**	**16,157**	**16,687**	**-3%**
Social Media	**Jul. 2026**	**Jun. 2026**	**Change**	**% Change**	**YTD 2025**	**YTD 2026**
Facebook - Total Followers	6,262	6,252	10	0%	5,981	**4%**
Instagram - Adult - Total Followers	7,959	7,877	82	1%	6,250	**21%**
Instagram - YA - Total Followers	1,189	1,187	2	0%	1,102	**7%**
Instagram - Children - Total Followers	1,874	1,862	12	1%	1,454	**22%**
eNewsletter - Total Subscribers	15,680	15,688	-8	0%	17,133	**-9%**
TikTok - Total Followers	1,001	990	11	1%	467	**53%**
LinkedIn	258	256	2	1%	NA	
YouTube	406	405	1	0%	NA	



NEW JERSEY Stage Menu

Hoboken Public Library Director Jennie Pu Reappointed Chair of National Urban Libraries Council Advocacy Task Force

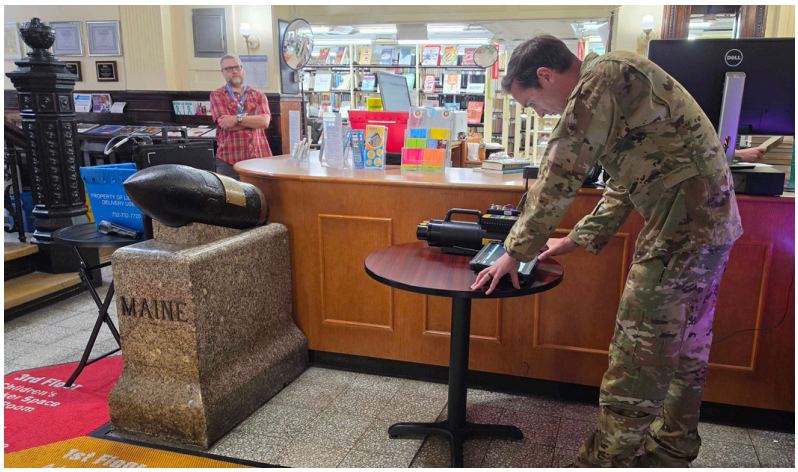
Published by New Jersey Stage

originally published: 08/15/2026

Jennie's ULC Advocacy Task Force Chair reappointment



Making Slime at the Learning Resource Center

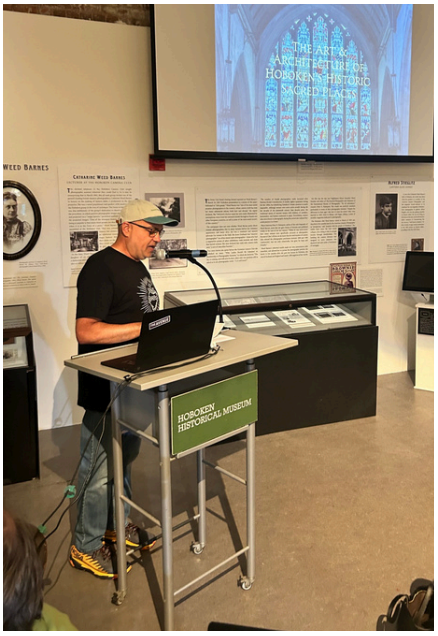




Testing the bullet



Book Bike around town



Sacred Architecture in Hoboken



Horror Writers Association Panel Discussion





Dinos visit the Library!



Maker Monday at Grand Street



ResilienCity Community Room with Ms. Val



Access Services hard at work



Story Time at ResilienCity Park



Internet Cafe

Buildings & Grounds Report

Board of Trustees Meeting

August 25, 2026

Main Library

- The library was closed on 8/10 for preparing for the renovation and loss of spaces as reported to the Board of Trustees.
- Maintenance staff are assisting with relocating and disposing of materials and furniture in preparation for the construction project and the reopening on 10/5.
- Making all final preparations for the fire alarm system and IT systems that need rerouting or disconnecting to ensure everything is online and free of hazard during construction.

Contractor (Natoli)

- Contract language agreed upon. Awaiting final signatures.
- Permits have been approved and issued by the City.
- Mobilization is to start Wednesday 9/9.
- During the closure from 9/9 till 10/5 the contractor will:
  - Setup temporary protection and egress
  - Asbestos abatement
  - Partial demolition of mezzanine

Grand Street

- The city will be resurfacing the gymnasium floor. This work will begin on 8/29 and be completed on 9/4. The MSC will still be open to the public during this work however we anticipate some noise disturbances. There will also be some residual smells from the polyurethane once it’s applied that may linger for some time.

HOBOKEN FREE PUBLIC LIBRARY

Account Balances
July 2026

Account	Activity	Amount	Balance
TD Checking	Balance as of 07/01/2026		$325,498.83
	Fines & Fees and Other Credits	$2,518.50	$328,017.33
	Interest	$0.00	$328,017.33
	Municipal Minimum Library Tax	$581,307.17	$909,324.50
	Payroll Funds Transfers	$0.00	$909,324.50
	Accounts Payable and Other Debits	-$437,123.58	$472,200.92
	Balance as of 07/31/2026		$472,200.92
TD Payroll	Balance as of 07/01/2026		$278,827.46
	Funds Transfers	$0.00	$278,827.46
	Salary & Wages	-$120,759.25	$158,068.21
	Balance as of 07/31/2026		$158,068.21
TD Payroll Agency	Balance as of 07/01/2026		$180,212.46
	Funds Transfers	$0.00	$180,212.46
	Salary & Wages	-$76,185.28	$104,027.18
	Balance as of 07/31/2026		$104,027.18
TD Vacation Reserve	Balance as of 07/01/2026		$108,392.32
	Balance as of 07/31/2026		$108,392.32
TD Money Market	Balance as of 07/01/2026		$252,625.91
	Balance as of 07/31/2026		$252,625.91
NJ Cash Management	Balance as of 07/01/2026		$1,762,035.67
	Interest	$5,440.01	$1,767,475.68
	Balance as of 07/31/2026		$1,767,475.68
BCB Construction	Balance as of 07/01/2026		$2,771,019.24
	Interest	$238.62	$2,771,257.86
	Checks	$0.00	$2,771,257.86
	Balance as of 07/31/2026		$2,771,257.86

HOBOKEN FREE PUBLIC LIBRARY

Income and Expenditures
Operating Budget vs. Actual 2026

Income

	% of Budget	Item	Jan-July 2026 Actual	2026 Budget	$ Over Budget	% of Budget
1	97.4%	Municipal Minimum Library Tax	4,069,150	6,975,685	-2,906,535	58%
2	1.2%	Interest	42,586	85,000	-42,414	50%
3	0.8%	Grants and Donations	33,514	60,000	-26,486	56%
4	0.4%	NJ State Aid	0	30,000	-30,000	0%
5	0.1%	Fees	8,829	10,000	-1,171	88%
6	**100%**	**Total**	**$4,154,079**	**$7,160,685**	**-$3,006,606**	**58%**

Expenditures

	% of Budget	Item	Jan-July 2026 Actual	2026 Budget	$ Over Budget	% of Budget
		Personnel				
7	42.5%	Salary and Wages	1,514,663	3,043,547	-1,528,884	50%
8	19.6%	Health Insurance	584,878	1,400,000	-815,122	42%
9	6.3%	Pension and DCRP	406,204	450,000	-43,796	90%
10	3.4%	Payroll Taxes	112,915	247,000	-134,085	46%
11	1.2%	Overtime	57,551	85,000	-27,449	68%
12	0.6%	Workers' Compensation Insurance	40,756	40,000	756	102%
13	0.4%	Shared Services Agreement	13,598	30,000	-16,402	45%
14	0.1%	Payroll Processing	5,713	10,000	-4,287	57%
15	0.1%	Unemployment Insurance	0	10,000	-10,000	0%
16	**74%**	Subtotal	2,736,278	5,315,547	-2,579,269	51%
		Reading, Information & Technology				
17	2.9%	Digital Content	115,213	210,000	-94,787	55%
18	1.8%	Print Materials	72,595	130,000	-57,405	56%
19	1.5%	BCCLS	74,560	105,000	-30,440	71%
20	1.1%	Technology	38,866	80,000	-41,134	49%
21	0.9%	Equipment	6,301	65,000	-58,699	10%
22	0.6%	Special Collections	7,437	40,000	-32,563	19%
23	0.4%	Non-Print Materials	21,846	30,000	-8,154	73%
24	0.2%	Periodicals	10,959	13,000	-2,041	84%
25	0.0%	Inter-library Loan	724	1,000	-276	72%
26	**9%**	Subtotal	348,501	674,000	-325,499	52%
		Physical Plant				
27	2.0%	Utilities and Phones	78,569	145,000	-66,431	54%
28	1.8%	MST	23,375	130,000	-106,625	18%
29	1.7%	Maintenance	65,630	125,000	-59,370	53%
30	1.0%	Facilities Improvement	26,987	75,000	-48,013	36%
31	0.7%	Furniture	630	50,000	-49,370	1%
32	0.6%	Security	15,722	45,000	-29,278	35%
33	0.4%	Capital Reserve	50,000	28,138	21,862	178%
34	0.3%	Flood Insurance	0	25,000	-25,000	0%
35	**9%**	Subtotal	260,913	623,138	-126,661	42%
		Community Engagement				
36	2.4%	Community Programming	76,133	175,000	-98,867	44%
37	1.0%	Marketing/Advertising	33,834	75,000	-41,166	45%
38	**3%**	Subtotal	109,968	250,000	-140,032	44%
		Administration				
39	1%	Office/Library Supplies	44,533	85,000	-40,467	52%
40	0.6%	Travel and Mileage	19,213	45,000	-25,787	43%
41	0.4%	Staff Development	0	30,000	-30,000	0%
42	0.3%	Memberships and Dues	6,238	20,000	-13,762	31%
43	0.2%	Conventions and Seminars	3,820	15,000	-11,180	25%
44	**3%**	Subtotal	73,804	195,000	-121,196	38%
		Professional Support				
45	1%	Consultants	29,618	50,000	-20,382	59%
46	0.6%	Attorney	15,018	45,000	-29,982	33%
47	0.1%	Auditor	0	8,000	-8,000	0%
48	**1%**	Subtotal	44,636	103,000	-58,364	43%
49	**100%**	**Total**	**$3,574,100**	**$7,160,685**	**$3,586,585**	**50%**

HOBOKEN FREE PUBLIC LIBRARY

Income and Expenditures
Capital Reserve Budget vs. Actual 2026

	Jan-July 2026	2026 Budget	% of Budget
Income			
NJHT Grant Phase 2	-	750,000	0%
2026 Operating Budget Reserve	50,000	28,138	178%
TOTAL INCOME	**50,000**	**778,138**	6%
Expenditures			
1st Floor & Mezzanine Renovation Project			
Renovations	-	3,197,622	0%
Architectural Design and Planning	2,879	150,000	2%
TOTAL EXPENDITURES	**2,879**	**3,347,622**	0%
Net Capital Reserve Fund	**47,121**	**3,347,622**	

Capital Reserve Fund Balance - January 1 **$ 4,293,093**

Capital Reserve Fund Balance - July 31 **$ 4,340,214**

HOBOKEN FREE PUBLIC LIBRARY

Check Detail - Part A
2026 Operating Budget
August 2026

Num	Date	Account	Name	Paid Amount
13629	08/25/2026		Alessio's Cafe	
		50241 · Office supplies		274.98
13631	08/25/2026		All American Painting Contractors	
		57060 · Facilities improvement		750.00
13632	08/25/2026		AmTrust Financial Services Inc.	
		66117 · Workers' comp insurance		20.00
13633	08/25/2026		City of Hoboken	
		66122 · Shared services agreement		2,091.97
13634	08/25/2026		City Paint	
		50221 · Maintenance		249.83
13635	08/25/2026		Culture Chaurah LLC	
		54010 · Adult programming		350.00
13636	08/25/2026		Demco	
		50211 · Library Processing Supplies		310.72
		50210 · Furniture		19,672.00
				19,982.72
13637	08/25/2026		DinosaursArise LLC	
		54011 · YS programming		775.00
13638	08/25/2026		Dorothee Riehl	
		54010 · Adult programming		250.00
13639	08/25/2026		D-Tech International USA LLC	
		57060 · Facilities improvement		7,590.00
13641	08/25/2026		Elizabeth Ndoye	
		54010 · Adult programming		1,200.00
13642	08/25/2026		Eshrack Mohammed	
		54010 · Adult programming		300.00
13643	08/25/2026		Excel Pest Services	
		50224 · Contractors & annual contracts		389.63
13644	08/25/2026		Grant Rite Management Corporation	
		57090 · MST		2,590.00
13646	08/25/2026		Hatfield Schwartz Law Group LLC	
		50202 · Legal fees		1,953.00
13647	08/25/2026		Hoboken General LLC	
		502041 · Office supplies		81.00
		50600 · Periodicals		256.50
				337.50

HOBOKEN FREE PUBLIC LIBRARY

Check Detail - Part A
2026 Operating Budget
August 2026

Num	Date	Account	Name	Paid Amount
13648	08/25/2026		Hoboken Historical Museum	
		56010 · Marketing		800.00
13649	08/25/2026		Hoboken Water Services	
		50264 · Water		164.97
13651	08/25/2026		Home Depot	
		50221 · Maintenance		1,064.81
13652	08/25/2026		Inserra Supermarkets	
		502041 · Office supplies		250.73
		54010 · Adult programming		587.29
				838.02
13653	08/25/2026		Jennie Pu	
		502041 · Office supplies		52.78
		50323 · ePeriodicals		141.44
		66102 · Health insurance		468.37
				662.59
13654	08/25/2026		John Gomez	
		50700 · Special collections		400.00
13656	08/25/2026		Kanopy	
		50324 · Pay per use content		1,702.00
13657	08/25/2026		Kulture Kool South Asian Culture Center	
		54012 · FamilyFUNday		650.00
13658	08/25/2026		Lightpath Fiber Infrastructure LLC	
		50270 · Phones		1,489.41
13659	08/25/2026		Mardel Electrical Contractor LLC	
		50224 · Contractors & annual contracts		2,935.00
13661	08/25/2026		Musicology 4 Kids	
		54011 · YS programming		350.00
13662	08/25/2026		NJ Advance Media	
		56010 · Marketing		51.62
13663	08/25/2026		North Hudson Sewerage Authority	
		50261 · Sewerage		519.52
13664	08/25/2026		Omar's Discount Tires	
		50221-4 · Vehicle		114.24
13666	08/25/2026		Optimum Business	
		50270 · Phones		1,297.20

HOBOKEN FREE PUBLIC LIBRARY

Check Detail - Part A
2026 Operating Budget
August 2026

Num	Date	Account	Name	Paid Amount
13667	08/25/2026		Our Lady of Grace Church	
		50224 · Contractors & annual contracts		525.00
13668	08/25/2026		Petty Cash	
		10004.04 · Petty cash		250.00
13669	08/25/2026		Pitney Bowes Global Financial Services LLC	
		50271 · Postage		259.65
13671	08/25/2026		Pizza Republic	
		502041 · Office supplies		254.60
		54010 · Adult programming		169.00
				423.60
13672	08/25/2026		Primepoint LLC	
		66121 · Payroll processing		420.75
13673	08/25/2026		Print Hoboken	
		56010 · Marketing		525.00
13674	08/25/2026		PSE&G	
		50262 · PSE&G		9,378.98
13676	08/25/2026		Public Storage	
		50221 · Maintenance		377.00
13677	08/25/2026		Ricoh USA Inc.	
		502041 · Office supplies		3,146.83
		50224 · Contractors & annual contracts		845.66
				3,992.49
13678	08/25/2026		Rosica Communications	
		57090· MST		5,625.00
13679	08/25/2026		Sentinel Security Service	
		50250 · Security		1,175.13
13681	08/25/2026		Spectrotel	
		50270 · Phones		617.81
13682	08/25/2026		TAPinto Local LLC	
		56010 · Marketing		475.00
13683	08/25/2026		Thomas Klise/Crimson Media	
		50313 · Electronic games		603.22
13684	08/25/2026		Total Security Integrated Systems LLC	
		50250 · Security		694.00
13686	08/25/2026		Unified Air	
		50224 · Contractors & Annual Contracts		6,321.09

HOBOKEN FREE PUBLIC LIBRARY

Check Detail - Part A
2026 Operating Budget
August 2026

Num	Date	Account	Name	Paid Amount
13687	08/25/2026		Unique	
		56010 · Marketing		184.60
13688	08/25/2026		Urban Libraries Council	
		53030 · Membership/dues		6,900.00
13689	08/25/2026		Valueline Publishing LLC	
		50321 · Online databases		4,015.00
13690	08/25/2026		Verizon	
		50263 · Internet connection		1,998.72
13691	08/25/2026		W.B.Mason	
		502041 · Office supplies		949.36
		50221 · Maintenance		704.95
		54010 · Adult programming		62.73
				1,717.04
13692	08/25/2026		Wright National Flood Insurance Company	
		50203 · Insurance		19,380.00
13693	08/25/2026		Yun H Ko	
		54010 · Adult programming		700.00
		TOTAL NUMBER OF CHECKS	**55**	
				118,703.09

HOBOKEN FREE PUBLIC LIBRARY

Check Detail - Part B
2026 Operating Budget
August 2026

Num	Date	Account	Name	Paid Amount
13694	08/25/2026		Amazon	
		502041 · Office Supplies		1,021.47
		50301 · Print Materials		104.20
		52020 · Equipment Tech.		3,117.97
		54014 · Summer Reading		529.44
		50221 · Maintenance		94.70
		54010 · Adult Programming		1,097.20
		54011 · YS Programming		155.76
		54013 · Makerspace		110.43
				6,231.17
13695	08/25/2026		Follett	
		50301 · Print Materials		3,815.06
13696	08/25/2026		Ingram	
		50301 · Print Materials		593.96
13697	08/25/2026		Midwest Tape	
		50311 · Media (CDs & DVDs)		1,598.37
13698	08/25/2026		Midwest Tape	
		50324 · Pay per use content		4,543.16
13699	08/25/2026		Overdrive	
		50322 · eBooks		4,901.74
		TOTAL NUMBER OF CHECKS	**6**	
		TOTAL $ AMOUNT OF CHECKS		**21,683.46**

HOBOKEN FREE PUBLIC LIBRARY

Check Detail - BCB Construction
Capital Reserve Budget
August 2026

Num	Date	Account	Name	Paid Amount
461	08/25/2026		Clarke Caton Hintz	
		31119 · 1st Floor & Mezzanine Renovation		3,667.98
		TOTAL NUMBER OF CHECKS	**1**	
		TOTAL $AMOUNT OF CHECKS		**3,667.98**

HOBOKEN PUBLIC LIBRARY BOARD OF TRUSTEES
Resolution No. 2026-16

RESOLUTION APPROVING CONTRACT WITH JOSEPH A. NATOLI CONSTRUCTION CORPORATION FOR GENERAL CONTRACTING SERVICES REHABILITATION OF THE FIRST AND SECOND FLOORS AND RENOVATION OF THE FIRST FLOOR BATHROOM OF THE HOBOKEN PUBLIC LIBRARY

WHEREAS, as part of a continuing project to renovate the Hoboken Public Library (the "Library") in accordance with the Hoboken Public Library Board of Trustees' (the "Board") Capital Master Plan for the Library, the Board issued a pre-qualification Request for Proposals (RFP) seeking to prequalify potential contractors to perform the work necessary for the Restoration and Rehabilitation of the 1st and 2nd Floors of the Library; and

WHEREAS, the Board reviewed and evaluated the submissions received and accepted the Architect's recommendations and prequalified certain bidders; and

WHEREAS, the Board issued an RFP for Restoration and Rehabilitation of the 1st and 2nd Floors of the Library (the "RFP"), bid number HPL2026-001 to prequalified bidders, which included an Alternate bid item for renovation of the first-floor bathrooms; and

WHEREAS, on May 26, 2026, the Board approved Resolution No. 2026-14, awarding the contract for the Restoration and Rehabilitation of the 1st and 2nd Floors of the Library, including renovation of the first-floor bathroom (Alternative #1) to Joseph A. Natoli Construction Corporation of Pine Brook, NJ ("Natoli"), in an amount not to exceed Four Million Five Hundred Eighty-Seven Thousand Dollars and No Cents ($4,587,000.00), to be performed in accordance with the specifics set out in the RFPs and in Joseph A. Natoli Construction Corporation's proposal; and

WHEREAS, the Architect, Library Attorney and the Director prepared and negotiated a contract with Natoli, which includes specifics set out in the RFPs and in Joseph A. Natoli Construction Corporation's proposal, and agreed to final terms with Natoli, in the form attached to this Resolution (the "Natoli Contract"), and are recommending that the Board approve this Contract; and

WHEREAS, the Board has determined it has adequate funds available in its capital account to fund the Natoli Contract.

NOW, THEREFORE, BE IT RESOLVED that the Hoboken Public Library Board of Trustees hereby approves the attached contract for the Restoration and Rehabilitation of the 1st and 2nd Floors of the Library, including renovation of the first-floor bathroom (Alternative #1) with Joseph A. Natoli Construction Corporation of Pine Brook, NJ, in an amount not to exceed Four Million Five Hundred Eighty-Seven Thousand Dollars and No Cents ($4,587,000.00), to be performed in accordance with the terms of the contract (the "Natoli Contract"); and

BE IT FURTHER RESOLVED that the Library Director is authorized to sign the Natoli Contract on behalf of the Library and the Board of Trustees; and

BE IT FURTHER RESOLVED that the Library Director is authorized and directed to publish notice of the approval of this contract in accordance with the New Jersey Local Public Contracts Act.

President_____

Treasurer_____

Meeting date: August 25, 2026

–Adopted by roll call vote as follows: YEAS: NAYS: RECUSED: ABSTAIN:

Trustee	Yes	No	Recused	Abstain
Ms. Blaney	☐	☐	☐	☐
Mr. Freeman	☐	☐	☐	☐
Ms. Hernandez	☐	☐	☐	☐
Ms. Heaney	☐	☐	☐	☐
Ms. Mirchandani	☐	☐	☐	☐
Ms. Murcko	☐	☐	☐	☐
Ms. Norwood	☐	☐	☐	☐
Mr. Thoens	☐	☐	☐	☐

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the 19TH day of AUG. in the year Two Thousand Twenty-Six
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

The Hoboken Public Library Board of Trustees
500 Park Ave.
Hoboken, NJ 07030

and the Contractor:
(Name, legal status, address and other information)

Joseph A. Natoli Construction Corporation
293 Changebridge Road
Pine Brook, NJ 07058

for the following Project:
(Name, location and detailed description)

Hoboken Public Library – Restoration and Rehabilitation of the 1s and 2nd Floor
500 Park Ave., Hoboken, NJ 07030

This project includes rehabilitation of the interior of the first floor, mezzanine, and portions of the second floor of the Hoboken Public Library. The scope of work shall include restoration of historic paint finishes, plaster repair, millwork repair/replacement, restoration of the pressed metal ceilings, installation of historically appropriate LED light fixtures, and other repairs to the existing interior finishes. Work will also include the partial demolition of the mezzanine floor to accommodate the installation of a vertical platform lift, providing accessible circulation between the first floor and mezzanine. New millwork will be installed throughout to enclose the HVAC units installed previously. In addition, upgrades to the existing power and data infrastructure will be made to support the current operational needs of the library, with limited modifications to the plumbing and fire alarm systems. Exterior work is limited to the restoration of the historic entrance portico, including repointing deteriorated mortar joints and repairing minor cracking within the existing masonry.

The Architect:
(Name, legal status, address and other information)

Clarke Caton Hintz
100 Barrack St.
Trenton, NJ 08608

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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The Owner and Contractor agree as follows.

TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 THE WORK OF THIS CONTRACT

3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

4 CONTRACT SUM

5 PAYMENTS

6 DISPUTE RESOLUTION

7 TERMINATION OR SUSPENSION

8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others. The Contractor shall not be compensated for labor or materials outside the scope of Work that is not properly authorized or approved.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[ ] The date of this Agreement.

[ ] A date set forth in a notice to proceed issued by the Owner.

[X] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

September 8, 2026

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

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§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[X] Not later than September 7, 2027 (365) calendar days from the date of commencement of the Work.

[ ] By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Four Million Five Hundred Eighty Seven Thousand Dollars ($ 4,587,000.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item: First Floor Restrooms **Price:** $60,000

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price

Allowance No. 1 – Unit Cost Allowance: Fabrication of custom light fixture, pole and base for light fixture LI by ANP Lighting (2 fixtures at $17,000) - $34,000.00
Allowance No. 2 – Unit Cost Allowance: Fabrication of custom light fixture LJ by Manning (2 fixtures at $5,000) - $10,000.00
Allowance No. 3 – Lump-Sum Allowance: Specialty door hardware if existing to be reused is deemed unusable - $2,500.00
Allowance No. 4 – Lump-Sum Allowance: Structural stability scope of work at rear stairs per structural drawings - $50,000.00

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§ 4.4 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item: Sub-Floor Replacement	**Units and Limitations:** Per SF	**Price per Unit ($12.00)**
Item: Plaster Skim Coat	**Units and Limitations:** Per SF	**Price per Unit ($66.00)**
Item: Finished Wood Stripping	**Units and Limitations:** Per SF	**Price per Unit ($65.00)**
Item: Wood Refinishing	**Units and Limitations:** Per SF	**Price per Unit ($22.00)**
Item: New Wood Wainscoting	**Units and Limitations:** Per LF	**Price per Unit ($220.00)**
Item: New Wood Base	**Units and Limitations:** Per LF	**Price per Unit ($22.00)**
Item: New Plaster Crown Molding	**Units and Limitations:** Per LF	**Price per Unit ($413.00)**
Item: Specialty Finish Paint (3) Coat	**Units and Limitations:** Per SF	**Price per Unit ($25.00)**
Item: Conservation and Restoration of Canvas Paintings	**Units and Limitations:** Per SF	**Price per Unit ($330.00)**
Item: Ceiling System Removal / Replacement	**Units and Limitations:** Per SF	**Price per Unit ($30.00)**
Item: Repointing of Portico	**Units and Limitations:** Per LF	**Price per Unit ($50.00)**
Item: Patch and Repair of Portico	**Units and Limitations:** Per CF	**Price per Unit ($1,606.00)**
Item: Crack Repair at Portico	**Units and Limitations:** Per LF	**Price per Unit ($338.00)**

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

If the Contractor fails to complete the work within the specified time, Contractor shall be liable for the sum of one thousand dollars ($1,000) as liquidated damages, and not as a penalty, for each day beginning on the first day after the Contractor fails to achieve Substantial Completion within the Contract Time until the date that Substantial Completion is achieved.

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

N/A

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

Application for Payment period shall be once per calendar month ending on the 15th day of the month

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 10th day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 15th day of the subsequent month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Forty-five (45) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and

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supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

.1 That portion of the Contract Sum properly allocable to completed Work;

.2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and

.3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

.1 The aggregate of any amounts previously paid by the Owner;

.2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;

.3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;

.4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and

.5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

In accordance with N.J.S.A. 40A:11-1 et seq., retainage shall be withheld at two percent (2%) of each progress payment until Substantial Completion, as certified by the Architect. Upon Substantial Completion, retainage shall be reduced to one percent (1%) of the Total Work Completed to Date as well as each subsequent partial payment.

§ 5.1.7.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

N/A

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

N/A

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment

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pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

N/A

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

~~%~~ Prime Rate at the time Payment is due. PRN 8/21/26

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[X] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[ ] Litigation in a court of competent jurisdiction

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[ ] Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

$0.00

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:
(Name, address, email address, and other information)

Jennie Pu, Library Director
Hoboken Public Library
500 Park Ave
Hoboken, NJ 07030

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

Paul R. Natoli
Joseph A. Natoli Construction Corporation
293 Changebridge Road
Pine Brook, NJ 07058

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, , Insurance and Bonds, and elsewhere in the Contract Documents.

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§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.7 Other provisions:

This Contract should be governed by and interpreted in accordance with the laws of the State of New Jersey.

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

.1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor

.2 AIA Document A201™–2017, General Conditions of the Contract for Construction

.3 AIA Document A312™–2010, Payment Bond

.4 AIA Document A312™–2010, Performance Bond

.5 Drawings

Number	Title	Date
CS	Cover Sheet	1/05/2026
G-001	General Notes & Drawing List	1/05/2026
G-002	Accessibility Diagrams	1/05/2026
G-010	Partition Types & Typical Details	1/05/2026
G-015	Signage Details	1/05/2026
G-021	Phase 01 Plans and Notes	1/05/2026
G-022	Phase 02 Plans and Notes	1/05/2026
G-023	Phase 03 Plans and Notes	1/05/2026
LS-100	Code Review and Life Safety Plans and Legend	1/05/2026
LS-101	Code Review and Life Safety Plans and Legend	1/05/2026
LS-102	Code Review and Life Safety Plans and Legend	1/05/2026
D-101	Demolition Plan - First Level	1/05/2026
D-101A	Demolition Plan – First Level Mezzanine	1/05/2026
D-102	Demolition Plan - Second Level	1/05/2026
D-106	Existing Floor Finish Assemblies	1/05/2026
D-801	Demolition RCP – First Level	1/05/2026
D-801A	Demolition RCP – First Level Mezzanine	1/05/2026
D-802	Demolition RCP – Second Level	1/05/2026
A-101	Floor Plan – First Level	1/05/2026
A-101A	Floor Plan - Mezzanine	1/05/2026
A-102	Floor Plan – Second Level	1/05/2026
A-201	Façade Repair & Photo Reference	1/05/2026
A-301	Building Sections	1/05/2026
A-400	Interior Elevation Notes, Bathroom Details – ALT #1	1/05/2026
A-401	Interior Elevations – First Floor	1/05/2026
A-402	Interior Elevations – First Floor	1/05/2026
A-403	Interior Elevations – First Floor, Main Stair	1/05/2026
A-404	Interior Elevations – First Floor	1/05/2026
A-405	Interior Elevations – Back Stair	1/05/2026
A-406	Interior Elevations – Second Floor	1/05/2026
A-407	Interior Elevations – Second Floor	1/05/2026
A-408	Interior Elevations – Second Floor	1/05/2026
A-409	Enlarged Light Fixture LI and Reference Photos	1/05/2026

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A-501	Vertical Platform Lift (PL-1) Details, Plan, Section	1/05/2026
A-801	Reflected Ceiling Plan – First Level	1/05/2026
A-801A	Reflected Ceiling Plan – First Level Mezzanine	1/05/2026
A-802	Reflected Ceiling Plan – Second Level	1/05/2026
A-810	Ceiling Details	1/05/2026
A-811	Ceiling Details	1/05/2026
A-812	Ceiling Details	1/05/2026
A-813	Ceiling Details	1/05/2026
A-901	Window & Door Schedule & Details	1/05/2026
A-1001	Millwork Details	1/05/2026
A-1002	Millwork Details	1/05/2026
A-1003	Millwork Details	1/05/2026
A-1100	Finish Schedule	1/05/2026
A-1101.A	Finish Plan – First Floor Mezzanine	1/05/2026
A-1101	Finish Plan – First Floor	1/05/2026
A-1102	Finish Plan – Second Floor	1/05/2026
A-1151	Interior Elevations Finishes – First Floor	1/05/2026
A-1152	Interior Elevations Finishes – First Floor	1/05/2026
A-1153	Interior Elevations Finishes – First Floor	1/05/2026
A-1154	Interior Elevations Finishes – First Floor	1/05/2026
A-1155	Interior Elevations Finishes – Back Stair	1/05/2026
A-1156	Interior Elevations Finishes – Second Floor	1/05/2026
A-1157	Interior Elevations Finishes – Second Floor	1/05/2026
A-1158	Interior Elevations Finishes – Second Floor	1/05/2026
A-1201	Furniture Plan – First Level	1/05/2026
A-1201.A	Furniture Plan – Mezzanine Level	1/05/2026
A-1202	Furniture Plan – Second Level	1/05/2026
S-101	Mezzanine Framing Plan	1/05/2026
S-102	Second Floor Framing Plan	1/05/2026
S-103	Third Floor Framing Plan	1/05/2026
S-400	Typical Details & General Notes	1/05/2026
ED-101	First Floor Plan – Electrical Demolition	8/13/2025
ED-101A	Mezzanine Floor Plan – Electrical Demolition	8/13/2025
ED-102	Second Floor Plan – Electrical Demolition	8/13/2025
E-100	Basement Plan - Power	8/13/2025
E-101	First Floor Plan - Lighting	8/13/2025
E-102	First Floor Plan - Power	8/13/2025
E-103	Mezzanine Floor Plan - Lighting	8/13/2025
E-104	Mezzanine Floor Plan - Power	8/13/2025
E-105	Second Floor Plan - Lighting	8/13/2025
E-106	Second Floor Plan - Power	8/13/2025
E-200	Specifications - Electrical	8/13/2025
PD-100	Basement Plan – Plumbing Demolition	8/13/2025
PD-101	First Floor Plan – Plumbing Demolition	8/13/2025
PD-102	Mezzanine Plan – Plumbing Demolition	8/13/2025
PD-103	Second Floor Plan – Plumbing Demolition	8/13/2025
P-100	Basement Plan – Plumbing	8/13/2025
P-101	First Floor Plan – Plumbing	8/13/2025
P-102	Mezzanine Plan – Plumbing	8/13/2025
P-200	Specifications - Plumbing	8/13/2025

.6 Specifications

Section	Title	Date	Pages
01 1000	Summary	1/5/26	4

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01 2100	Allowances	1/5/26	3
01 2200	Unit Prices	1/5/26	3
01 2300	Alternates	1/5/26	2
01 2500	Contract Modification Procedures	1/5/26	2
01 2500	Substitution Procedures	1/5/26	4
01 2900	Payment Procedures	1/5/26	4
01 3100	Project Management and Coordination	1/5/26	7
01 3200	Construction Progress Documentation	1/5/26	5
01 3233	Photographic Documentation	1/5/26	3
01 3300	Submittal Procedures	1/5/26	9
01 3591	Historic Treatment Procedures	1/5/26	10
01 4000	Quality Requirements	1/5/26	6
01 4200	References	1/5/26	2
01 5000	Temporary Facilities and Controls	1/5/26	6
01 6000	Product Requirements	1/5/26	7
01 730001 7000	Execution Requirements	1/5/26	5
01 7310	Cutting and Patching	1/5/26	3
01 7419	Construction Waste Management and Disposal	1/5/26	5
01 7700	Closeout Procedures	1/5/26	4
01 7810	Project Record Documents	1/5/26	4
01 7820	Operation and Maintenance Data	1/5/26	6
01 7900	Demonstration and Training	1/5/26	6
01 8100	Special Requirements for Mechanical & Electrical	1/5/26	14
01 8119	Construction Indoor Air Quality Management	1/5/26	5
02 4119	Selective Demolition	1/5/26	9
03 5400	Concrete Underlayment and Patching	1/5/26	4
04 0310	Historic Masonry Cleaning	1/5/26	7
04 0323	Mortar	1/5/26	4
04 0342	Historic Masonry Restoration	1/5/26	9
05 5000	Metal Fabrications	1/5/26	6
05 7300	Decorative Metal Railing Restoration	1/5/26	7
06 0140	Architectural Woodwork Restoration	1/5/26	8
06 1000	Rough Carpentry	1/5/26	4
06 2023	Interior Finish Carpentry	1/5/26	6
06 4100	Architectural Wood Casework	1/5/26	5
07 8413	Penetration Firestopping	1/5/26	6
07 9200	Joint Sealants	1/5/26	5
08 1433	Stile and Rail Wood Doors	1/5/26	4
08 3113	Access Doors and Frames	1/5/26	4
08 7100	Door Hardware	1/5/26	19
08 8000	Glazing	1/5/26	9
08 8400	Plastic Glazing	1/5/26	7
09 0110	Paint and Coating Removal	1/5/26	10
09 0120	Plaster Restoration	1/5/26	6
09 0160	Wood Flooring Restoration	1/5/26	7
09 0395	Historic Treatment of Artistic Painting	1/5/26	7
09 2116	Gypsum Board Shaft Wall Assemblies	1/5/26	5
09 2216	Non-Structural Metal Framing	1/5/26	6
09 2613	Gypsum Veneer Plastering	1/5/26	4
09 2713	Glass-fiber-reinforced Plaster Fabrications	1/5/26	4
09 2900	Gypsum Board	1/5/26	8
09 3000	Tiling	1/5/26	6
09 5113	Acoustical Panel Ceiling	1/5/26	6
09 5433	Pressed Metal Ceiling Panels	1/5/26	5
09 6623	Terrazzo Flooring	1/5/26	5

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09 6400	Wood Flooring	1/5/26	4
09 6813	Tile Carpeting	1/5/26	4
09 9100	Painting	1/5/26	6
10 1400	Signage	1/5/26	4
10 281610 2800	Toilet Accessories	1/5/26	3
10 4413	Fire Extinguishers and Cabinets	1/5/26	5
12 2413	Roller Window Shades	1/5/26	5
12 3661	Solid Surface Countertops	1/5/26	3
14 2000	Wheelchair Lift	1/5/26	9
Appendix A	Non Friable Asbestos Abatement Scope of Work	1/5/26	83
Appendix B	Lead Based Paint Survey	1/5/26	47
Appendix C	Limited Interior Finish Color Investigation	1/5/26	245
Appendix D	Lead-Based Paint Renovation Work Plan	1/5/26	85

.7 Addenda, if any:

Number	Date	Pages
Addendum #1	4/10/26	6 Pages, 14 Drawings
Addendum #2	4/22/26	81 Pages, 1 Drawing

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

[ ] The Sustainability Plan:

Title	Date	Pages

[X] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
A201-2017	General Conditions of the Contract for Construction	4/22/2026	48

.9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

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- Specifications & Statutory Requirements for (Bid HPL2026-0001) Hoboken Public Library – Restoration & Rehabilitation of the 1st & 2nd Floor, dated March 18, 2026
- Joseph A. Natoli Construction Corporation Bid Proposal, dated May 4, 2026

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
BY:	BY: PAUL R. NATOLI, PRES + CEO
(Printed name and title)	*(Printed name and title)*

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Additions and Deletions Report for

AIA® Document A101® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 08:06:41 EDT on 08/19/2026.

PAGE 1:

AGREEMENT made as of the day of in the year Two Thousand Twenty-Six

The Hoboken Public Library Board of Trustees

500 Park Ave.

Hoboken, NJ 07030

Joseph A. Natoli Construction Corporation

293 Changebridge Road

Pine Brook, NJ 07058

Hoboken Public Library – Restoration and Rehabilitation of the 1s and 2nd Floor

500 Park Ave., Hoboken, NJ 07030

-

This project includes rehabilitation of the interior of the first floor, mezzanine, and portions of the second floor of the Hoboken Public Library. The scope of work shall include restoration of historic paint finishes, plaster repair, millwork repair/replacement, restoration of the pressed metal ceilings, installation of historically appropriate LED light fixtures, and other repairs to the existing interior finishes. Work will also include the partial demolition of the mezzanine floor to accommodate the installation of a vertical platform lift, providing accessible circulation between the first floor and mezzanine. New millwork will be installed throughout to enclose the HVAC units installed previously. In addition, upgrades to the existing power and data infrastructure will be made to support the current operational needs of the library, with limited modifications to the plumbing and fire alarm systems. Exterior work is limited to the restoration of the historic entrance portico, including repointing deteriorated mortar joints and repairing minor cracking within the existing masonry.

Clarke Caton Hintz

100 Barrack St.

Trenton, NJ 08608

PAGE 2:

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The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others. The Contractor shall not be compensated for labor or materials outside the scope of Work that is not properly authorized or approved.

[X] Established as follows:

September 8, 2026

PAGE 3:

[X] Not later than September 7, 2027 (365) calendar days from the date of commencement of the Work.

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Four Million Five Hundred Eighty Seven Thousand Dollars ($ 4,587,000.00), subject to additions and deductions as provided in the Contract Documents.

Item: First Floor Restrooms

Price: $60,000

Allowance No. 1 – Unit Cost Allowance: Fabrication of custom light fixture, pole and base for light fixture LI by ANP Lighting (2 fixtures at $17,000) - $34,000.00

Allowance No. 2 – Unit Cost Allowance: Fabrication of custom light fixture LJ by Manning (2 fixtures at $5,000) - $10,000.00

Allowance No. 3 – Lump-Sum Allowance: Specialty door hardware if existing to be reused is deemed unusable - $2,500.00

Allowance No. 4 – Lump-Sum Allowance: Structural stability scope of work at rear stairs per structural drawings - $50,000.00

Item: Sub-Floor Replacement

Units and Limitations: Per SF

Price per Unit (~~$0~~$12.00)

Item: Plaster Skim Coat

Units and Limitations: Per SF

Price per Unit ($66.00)

Item: Finished Wood Stripping

Units and Limitations: Per SF

Price per Unit ($65.00)

Item: Wood Refinishing

Units and Limitations: Per SF

Price per Unit ($22.00)

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Item: New Wood Wainscoting

Units and Limitations: Per LF

Price per Unit ($220.00)

Item: New Wood Base

Units and Limitations: Per LF

Price per Unit ($22.00)

Item: New Plaster Crown Molding

Units and Limitations: Per LF

Price per Unit ($413.00)

PAGE 4:

Item: Specialty Finish Paint (3) Coat

Units and Limitations: Per SF

Price per Unit ($25.00)

Units and Limitations: Per SF

Price per Unit ($330.00)

Item: Conservation and Restoration of Canvas Paintings

Item: Ceiling System Removal / Replacement

Units and Limitations: Per SF

Price per Unit ($30.00)

Item: Repointing of Portico

Units and Limitations: Per LF

Price per Unit ($50.00)

Item: Patch and Repair of Portico

Units and Limitations: Per CF

Price per Unit ($1,606.00)

Item: Crack Repair at Portico

Units and Limitations: Per LF

Price per Unit ($338.00)

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User Notes: (6a859c27db279ee25a47a277)

If the Contractor fails to complete the work within the specified time, Contractor shall be liable for the sum of one thousand dollars ($1,000) as liquidated damages, and not as a penalty, for each day beginning on the first day after the Contractor fails to achieve Substantial Completion within the Contract Time until the date that Substantial Completion is achieved.

N/A

Application for Payment period shall be once per calendar month ending on the 15th day of the month

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 10th day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 15th day of the subsequent month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than ~~(~~ Forty-five (45) days after the Architect receives the Application for Payment.

PAGE 5:

In accordance with N.J.S.A. 40A:11-1 et seq., retainage shall be withheld at two percent (2%) of each progress payment until Substantial Completion, as certified by the Architect. Upon Substantial Completion, retainage shall be reduced to one percent (1%) of the Total Work Completed to Date as well as each subsequent partial payment.

N/A

N/A

N/A

PAGE 6:

[X] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[~~]~~] Other (Specify)

$0.00

PAGE 7:

Jennie Pu, Library Director

Hoboken Public Library

500 Park Ave

Hoboken, NJ 07030

Paul R. Natoli

Joseph A. Natoli Construction Corporation

293 Changebridge Road

Pine Brook, NJ 07058

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§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, ~~Exhibit A~~, Insurance and Bonds, and elsewhere in the Contract Documents.

~~§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:~~

~~(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)~~

This Contract should be governed by and interpreted in accordance with the laws of the State of New Jersey.

~~.2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds~~

~~.3~~ AIA Document A201™–2017, General Conditions of the Contract for Construction

~~.4 Building information modeling exhibit, dated as indicated below:~~3AIA Document A312™–2010, Payment Bond

~~(Insert the date of the building information modeling exhibit incorporated into this Agreement.)~~

~~.5 Drawings~~.4 AIA Document A312™–2010, Performance Bond

.5 Drawings

CS

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1/05/2026

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General Notes & Drawing List

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Code Review and Life Safety Plans and Legend

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Code Review and Life Safety Plans and Legend

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D-101

Demolition Plan - First Level

1/05/2026

D-101A

Demolition Plan – First Level Mezzanine

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Interior Elevation Notes, Bathroom Details – ALT #1

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Mezzanine Floor Plan - Lighting

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Basement Plan – Plumbing Demolition

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First Floor Plan – Plumbing Demolition

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Mezzanine Plan – Plumbing Demolition

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Basement Plan – Plumbing

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01 7700

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02 4119

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Decorative Metal Railing Restoration

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06 0140

Architectural Woodwork Restoration

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06 1000

Rough Carpentry

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06 2023

Interior Finish Carpentry

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6

06 4100

Architectural Wood Casework

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07 8413

Penetration Firestopping

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07 9200

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08 8000

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09 2900

Gypsum Board

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09 3000

Tiling

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09 5113

Acoustical Panel Ceiling

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09 5433

Pressed Metal Ceiling Panels

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09 6623

Terrazzo Flooring

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09 6400

Wood Flooring

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4

09 6813

Tile Carpeting

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09 9100

Painting

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6

10 1400

Signage

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10 281610 2800

Toilet Accessories

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10 4413

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12 2413

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Appendix A

Non Friable Asbestos Abatement Scope of Work

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Appendix B

Lead Based Paint Survey

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Appendix C

Limited Interior Finish Color Investigation

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Appendix D

Lead-Based Paint Renovation Work Plan

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Addendum #1

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6 Pages, 14 Drawings

Addendum #2

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81 Pages, 1 Drawing

[X] Supplementary and other Conditions of the Contract:

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4/22/2026

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General Conditions of the Contract for Construction

Specifications & Statutory Requirements for (Bid HPL2026-0001) Hoboken Public Library – Restoration & Rehabilitation of the 1st & 2nd Floor, dated March 18, 2026

Joseph A. Natoli Construction Corporation Bid Proposal, dated May 4, 2026

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(Signed)

Michael Henschen, FAIA, Principal

(Title)

8/19/26

(Dated)

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