ALB ALBANY INTERNATIONAL AIRPORT

ALBANY COUNTY AIRPORT AUTHORITY
REGULAR MEETING
AGENDA
April 13, 2026

General:

1. **Chairman's Remarks**

2. **Approval of Minutes**

   Regular Meeting – March 23, 2026

3. **Communications and Report of Chief Executive Officer**

3A. **Reports of Committees**

- **CIC**
- **Public Communications**
- **Governance**

Reports:

4. **Chief Operating Officer**

   - **Main Terminal Expansion Update**

5. **Chief Financial Officer**

6. **Project Development**

   - **Concourse A Update**

7. **Counsel**

8. **Concessions/Ambassador Program**

9. **Public Affairs**

9A. **Art & Culture Program**

9B. **Planning**

Action Items:

10. Authorization of Contracts, Leases, Contract Negotiations, Contract Amendments and Action Items

10.1 Amendment No. 1 to Contract No. SC-23-1142 – Custodial Services at Various Locations with Janitronics, Inc.

10.2 Contract No. S-1265 Terminal Apron Rehabilitation Design – Phase 1 with MacFarland Johnson

10.3 Amendment No. 2 to Contract No. S-22-1129 Construction Management Services with Turner Construction Company

10.4 Amendment No. 1 to Airport Master Plan Contract No. – S-1042 with CHA CONSULTING, INC.

10.5 Acquisition of Property – 64 Wade Road, Latham, New York

11. Authorization of Change Orders

11.1 Authorization of Change Order No. 11 for Construction Contract 21-1082-INT STR for the Terminal Expansion (Structural & Interior) to MLB Construction Services, LLC.

12. Authorization of Federal and State Grants

13. Informational

Old Business:

Financial – Audit – Item 14 TABLED from March 23, 2026

- **Comprehensive Annual Financial Report for the year-ended 2025 with draft auditor reports.**
- **Airlines Rates and Charges Settlement and Revenue Sharing Calculation Report for the year ended December 31, 2025 with draft consultant report.**
- **The Annual review and approval of the Cash Management and Investment Policy in accordance with Section 2925 of the Public Authorities Law.**
- **Annual Investment Report which includes a copy of the Cash Management and Investment Policy (the Policy) and explanation of the Policy and draft auditor report.**

- **Performance Measurement Report for 2025.**
- **Financial Statements – Other Post Employment Benefit Trust.**

New Business:

Executive Session - Attorney-Client Privilege Matters

ES-1 Matter Involving a Particular Corporation

ES-2 Matter Involving a Particular Individual

AGENDA ITEM NO. 1

Chairman’s Remarks

AGENDA ITEM NO. 2

Approval of Minutes

ALB ALBANY INTERNATIONAL AIRPORT

ACAA Approved
04/13/2026

Minutes of the Regular Meeting of the Albany County Airport Authority
March 23, 2026

Pursuant to notice duly given and posted, the regular meeting of the Albany County Airport Authority was called to order on March 23, 2026 at 9:00 a.m. in the Third Floor Conference Room located in the Terminal at the Albany International Airport, Albany, New York by Chair Samuel A. Fresina, with the following present:

MEMBERS PRESENT
Samuel A. Fresina, Chair
Kevin R. Hicks, Sr. (via telephone)
Steven Heider
Harold Iselin
Sari O'Connor
John-Raphael Pichardo
Janet M. Thayer

MEMBERS ABSENT

STAFF
Peter F. Stuto, Chief Executive Officer
Christine Quinn, Authority Counsel
John LaClair, Chief Engineer
Matt Mokey, Airport Engineer
Margaret Herrmann, Acting Chief Finance Officer
Kathy Greenwood, Director of Art & Culture
Helen Chadderdon, Marketing Manager
Liz Charland, Administrative Services
Bobbi Matthews, Purchasing Agent
Jenn Munger, Paralegal
Dave Montiverdi, Airport Planner
Matt Hunter, Communication Director
Debbie Pasquini, Confidential Secretary

ATTENDEES

Dennis Feeney, Majority Leader Albany County Legislature
Carmiena Brooks, Assistant Airport Manager
Ray Camilli, Airfield Maintenance Manager, Avports
Kevin Hehir, Avports Building Maintenance Manager
Brian King, Manager Million Air Albany
Deputy Fire Chief Chris Menge, ARFF Avports
Chief Steve Dorsey, ARFF Avports
Jim O'Brien, Operations Manager, Avports
Laura M. Gulfo, Esq., Monoco Cooper
James W. Connor, Esq., Capezza Hill, LLP
Thomas A. Capezza, Esq., Capezza Hill, LLP
Christopher J. Healy, CPA, MMB+Co

Jeff Lovell, Managing Director Park Strategies, LLC
Perry Blanchard, Chief Technology Officer, Avports
Chris Pasquini, Assistant Maintenance Manager, Avports
Glen Doherty, Esq., Hodgson Russ, LLP
Andrew Mangini, The Martin Group

Chair Fresina noted that there was a quorum.

General:

1. Chairman's Remarks

2. Approval of Minutes

Ms. O'Connor moved to approve the minutes of the February 9, 2026 regular board meeting.

The motion was adopted unanimously.

3. Communications and Report of Chief Executive Officer

Mr. Stuto presented a Communications and Chief Executive Officer's Report for the month of March 2026. He also noted that the deployment of Federal Ice Agents does not affect upstate Airports.

3A. Reports of Committees

- Ms. O'Connor advised that the Capital Improvements Committee met on March 10, 2026 and staff will be presenting Wayfinding Signage Plan later in this meeting.

- Mr. Pichardo advised the Audit Committee met on March 18, 2026.

Reports:

4. Chief Operating Officer

Mr. O'Donnell presented (via telephonic) the Chief Operating Officer's Report for the month of March 2026. (Power Point attached.)

Mr. LaClair added that the escalators and elevators, Terrazzo flooring, bow tie ceiling and electrical are progressing.

5. Chief Financial Officer

Ms. Herrmann presented the Financial Report for the month of March 2026. (Power Point attached.)

6. Project Development

Mr. LaClair and Mr. Mokey presented the Project Development Report for the

month of March 2026. (Power Point attached.)

7. Counsel

8. Concessions/Ambassador Program

Ms. Chadderdon presented the Concessions/Ambassador Report for the month of March 2026.

9. Public Affairs

Mr. Hunter presented the Public Affairs Report for the month of March 2026. (Power Point attached.)

9A. Art & Culture Program

Ms. Greenwood presented the Art & Culture Program Report for March 2026. She also noted that the artwork titled "Treasure Map," located above the Southwest Airlines ticketing area, was featured in *Edgars Magazine*. (Power Point attached.)

9B. Planning

Mr. Montiverdi presented the Planning Report for March 2026.

Action Items:

10. Authorization of Contracts, Leases, Contract Negotiations, Contract Amendments and Action Items

10.1 Authorization to enter a two-year Service Agreement, Contract No. SC-1269, with the Capital District Transportation Authority (CDTA). The term of the agreement will be from January 1, 2026 through December 31, 2027.

Ms. Quinn requested authorization to enter a two-year Service Agreement, Contract No. SC-1269, with the Capital District Transportation Authority (CDTA). The term of the agreement will be from January 1, 2026 through December 31, 2027. Total Contract Amount for year one, 2026 will be capped at $50,000.00 and year two, 2027 will be capped at $60,000.00.

This request is to provide bus services for airport employees reliant upon public transportation. Access to CDTA bus routes will be gained through tapping a provided valid Navigator identification card into the bus farebox. Farebox counts will be provided in ridership reports to the Authority.

Mr. Iselin moved to approve a two-year Service Agreement, Contract No. SC-1269, with the Capital District Transportation Authority (CDTA) for the term January 1, 2026 through December 31, 2027. The total Contract

Amount for year one, 2026 will be capped at $50,000.00 and year two, 2027 will be capped at $60,000.00. The motion was adopted unanimously.

10.2 Purchase Order: Purchase of one (1) Ground Power Unit for the Fixed Base of Operations from Aero Specialties, Inc. per their quote AS0000544

Ms. Herrmann requested authorization to purchase a new JetGo Ground Power Unit to be used at the Fixed Base of Operations. She advised this unit is requested by the FBO for use this summer with anticipated increase in business and three comparable quotes were obtained.

Ms. Thayer moved to authorize of a purchase a new JetGo Ground Power Unit to be used at the Fixed Base of Operations. As requested by the FBO for use this summer with anticipated increase in business in the amount of $56,160.00. The motion was adopted unanimously.

10.3 Authorization to Award: Contract No. S-1261 Professional Engineering Services for the Design of Wayfinding & Signage Improvements Phase 1 with Creighton Manning.

Mr. LaClair requested authorization to award Professional Services Contract S-1261 for the Design of Wayfinding & Signage Improvements (Phase 1) in the amount of $306,000 to Creighton Manning of Albany, New York. He advised Creighton Manning was selected to perform the design services through the Request for Qualifications (RFQ) process. This Phase 1 contract will include the design and bid documents for the approach into and guidance through the Airport Terminal for vehicular traffic to be able to locate parking, drop-off areas, pick-up areas, rideshare pick up and rental car access. The signage will include digital and static hi-viz signs (per MUTCD) both overhead and ground mounted.

Mr. Heider moved to authorize the award of Contract No. S-1261 Professional Engineering Services for the Design of Wayfinding & Signage Improvements Phase 1 to Creighton Manning in the amount of $306,000. The motion was adopted unanimously.

10.4 Intentionally Left Blank

10.5 Purchase and installation of Replacement Digital Sign at West Entrance of Airport - Vendor: Top Line Ltd. Inc. DBA AJ Signs under Sourcewell Contract

Mr. Mokey requested authorization for purchase and installation of Replacement Digital Sign at West Entrance of Airport using vendor Top Line Ltd. Inc. DBA AJ Signs under Sourcewell Contract in the amount of $133,484.00.

He advised the Airport Authority recently requested signage improvements for passengers. The digital sign at the west entrance of the Airport has been out of service and requires replacement. Top Line Ltd. Inc. DBA AJ Signs has

provided a price proposal for a Daktronics sign under a Sourcewell Contract. This sign proposal has been reviewed by the Airport's Engineering and IT staff and it will meet the current and future needs for information to be displayed to assist passengers with important information. A purchase order will be issued to Top Line Ltd. Inc. DBA AJ Signs for this purchase.

Mr. Iselin moved to authorize the purchase and installation of Replacement Digital Sign at West Entrance of Airport using vendor Top Line Ltd. Inc. DBA AJ Signs under Sourcewell Contract in the amount of $133,484. The motion was adopted unanimously.

11. Authorization of Change Orders

11.1 Authorization to Award Contract Change Order #19 to Construction Contract 21-1082-GC for the Pre-TSA Terminal Expansion to MLB Construction Services, LLC.

Mr. LaClair requested authorization to Award Contract Change Order #19 to Construction Contract 21-1082-GC for the Pre-TSA Terminal Expansion to MLB Construction Services, LLC in the amount of $99,880.

He advised this Change Order reflects a credit for West Mechanical room "rain wash" analysis and an addition for B-line encasement detail between column lines 9 & 10, as directed by ASI 130.

Mr. Pichardo moved for approval of Change Order #19 to Construction Contract 21-1082-GC for the Pre-TSA Terminal Expansion to MLB Construction Services, LLC in the amount of $99,880. The motion was adopted unanimously.

11.2 Intentionally Left Blank.

11.3 Authorization of Change Order No. 11 for Construction Contract 1127-GC for Concourse A Rehabilitation to AOW Construction LLC.

Mr. Mokey requested authorization of Change Order No. 11 for Construction Contract 1127-GC for Concourse A Rehabilitation to AOW Construction LLC in the amount of $90,351.00. He advised the major components of this change order work include the furnishing and installation of a new Security Gate to provide a secure location for international diversions for use by US Customs. Additional work includes relocation and raising of existing conduit and wiring to provide necessary clearance of the new ceiling grid design and more modernized stanchions for gates A1 through A6 to help facilitate passenger boarding and deboarding of planes.

Ms. O'Connor moved for approval of Change Order No. 11 for Construction Contract 1127-GC for Concourse A Rehabilitation to AOW Construction LLC in the amount of $90,351.00. The motion was adopted unanimously.

12. Authorization of Federal and State Grants

12.1 Grant Agreement: Authorization to Accept Federal and State Grants – Terminal Expansion Project

Ms. Quinn recommended authorization to accept both federal and state grant funding for the Terminal Expansion Project in the amount of $24,350,206. This grant is awarded through BIL-AIG funding for the FAA's Fiscal Years 2022-2025. The funding split is 90% federal, 5% state and 5% local.

She advised this federal and state funding shall be used for the undertaking of the Main Terminal Expansion Project. This includes Phase 1 Construction and Terminal Building Improvements as follows: Reconstruct 60,000 square feet of existing Terminal Building including construction of main entrance, lobby, security, baggage and exterior areas, canopies, sidewalks, and HVAC.

Mr. Pichardo moved to approve the acceptance of both federal and state grant funding for the Terminal Expansion Project in the amount of $24,350,206. The motion was adopted unanimously.

12.2 Grant Agreement: Authorization to Accept Federal and State Grants –General Aviation Rehabilitation Project

Ms. Quinn recommended authorization to accept both federal and state grant funding for the General Aviation Rehabilitation Project in the amount of $14,373,566. This grant is awarded through the Bipartisan Infrastructure Law funding source for the FAA's Fiscal Year 2022-2025. The funding split is 90% federal, 5% state and 5% local.

She advised reference is made to Agenda Item No. 12.1 presented to and approved by the Board on October 20, 2025. The October 20, 2025 item contemplated acceptance of FAA funding alone and did not include the 5% state and 5% local shares for the remainder of the estimated project cost.

Ms. Thayer moved to approve the acceptance of both federal and state grant funding for the General Aviation Rehabilitation Project in the amount of $14,373,566 The motion was adopted unanimously.

13. Informational

13.1 Report of contract execution with Premiere Transportation for the provision of shuttle buses and drivers during the month of April

Ms. Quinn presented for informational purposes the report of contract execution with Premiere Transportation for the provision of shuttle buses and drivers during the month of April in the NTE amount of $70,300.

She advised the CEO authorized execution of a contract with Premiere

Transportation for the provision of shuttle buses and drivers during the month of April 2026. The need is due to numerous factors including construction, peak spring break travel, staffing shortage and the potential need to use additional parking areas beyond the bounds of the Economy Lot. This will ensure our ability to safely and effectively transport passengers to and from the Terminal during this period. The Authority procurement policy allows for emergency expenditure by the CEO under exigent circumstances and a report to the Board is required.

Ms. O'Connor moved to acknowledge the Informational Item advising of the contract with Premiere Transportation for the provision of shuttle buses and drivers during the month of April 2026 in a NTE amount of $70,300.

14. Financial – Audit – TABLED.

Ms. O'Connor moved to table the Request for review and acceptance of the Financial Audit. The motion was adopted unanimously.

Old Business: New Business:

Executive Session - Attorney-Client Privilege Matters

Mr. Iselin made a motion to go into executive session at 9:45 a.m. to discuss:

ES-1 Matter Involving a Particular Corporation

ES-2 Matter Involving a Particular Individual

There was no action being taken and no further business, the meeting was adjourned at 1:05 p.m.

ALBANY COUNTY AIRPORT AUTHORITY

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4. Approval of Minutes

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- **CIC**
- **Audit**

Reports:

4. Chief Operating Officer

- **Main Terminal Expansion Update**

5. Chief Financial Officer

6. Project Development

- **Wayfinding Signage Plan**
- **Concourse A Update**

7. Counsel

8. Concessions/Ambassador Program

9. Public Affairs

9A. Art & Culture Program

9B. Planning

Action Items:

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10.1 Service Contract - Contract No. SC-1269 CDTA Navigation Bus Pass with CDTA

10.2 Purchase Order: Purchase of one (1) Ground Power Unit for the Fixed Base of Operations from Aero Specialties, Inc. per their quote AS0000544

10.3 Authorization to Award Contract No. S-1261 Professional Engineering Services for Wayfinding & Signage Improvements with Creighton Manning Engineering & Surveying, PLLC (CME)

10.4 Intentionally left blank.

10.5 Purchase of Replacement Digital Sign at West Entrance of Airport

11. Authorization of Change Orders

11.1 Authorization of Change Order No. 19 for Construction Contract 21-1082-GC - for the Terminal Expansion (Site Work) to MLB Construction Services, LLC.

11.2 Intentionally left blank.

11.3 Authorization of Change Order No. 11 for Construction Contract 1127-GC for Concourse A Rehabilitation to AOW Construction LLC.

12. Authorization of Federal and State Grants

12.1 Authorization to Accept Federal and State Grants – Terminal Expansion Project

12.2 Authorization to Accept Federal and State Grants- General Aviation Rehabilitation Project

13. Informational

13.1 Shuttle Bus Services

14. Financial - Audit

- **Comprehensive Annual Financial Report for the year-ended 2025 with draft auditor reports.**

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- **Performance Measurement Report for 2025.**

- **Financial Statements – Other Post Employment Benefit Trust.**

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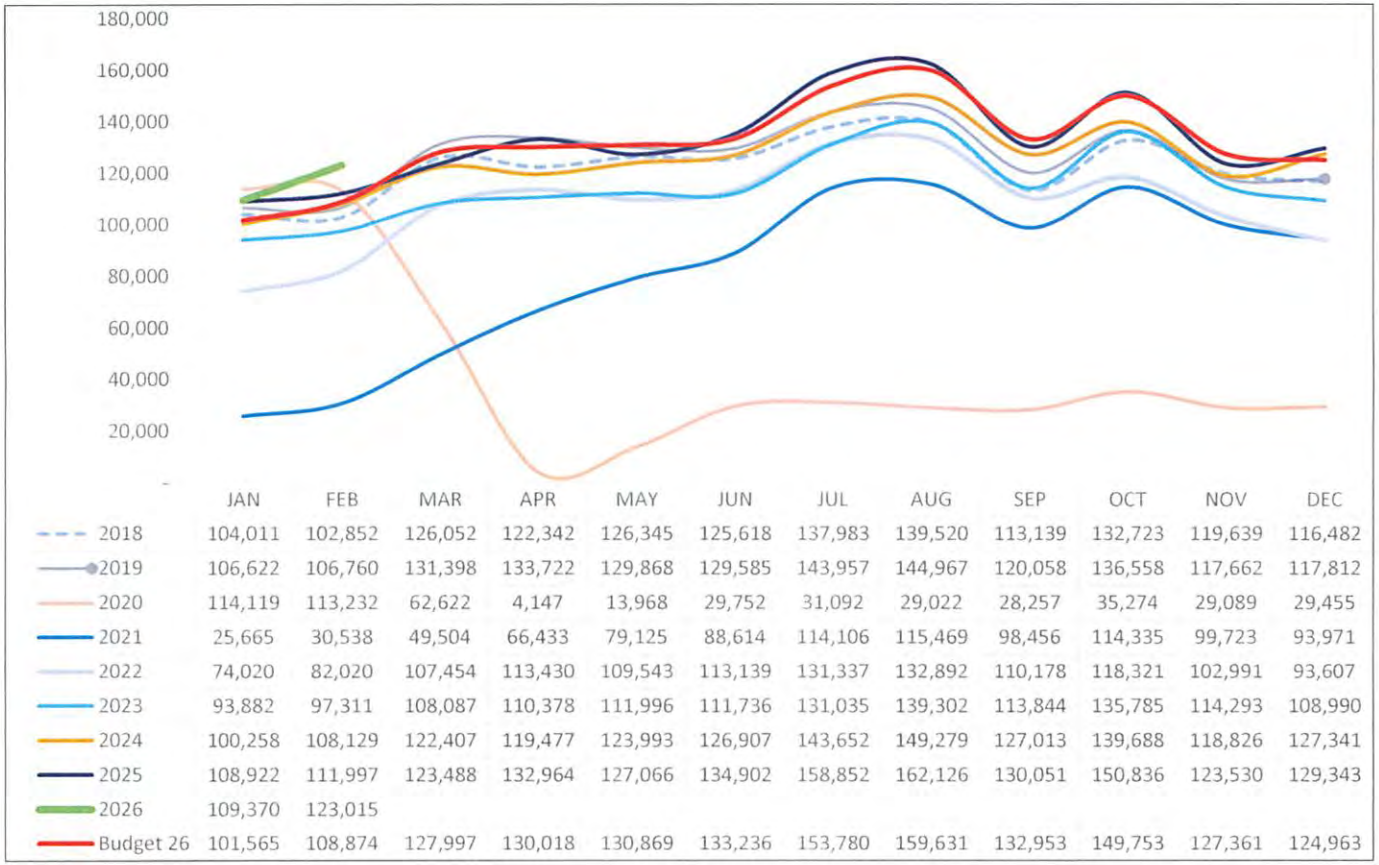
INTERNATIONAL AIRPORT

FINANCIAL REPORT

January 2026

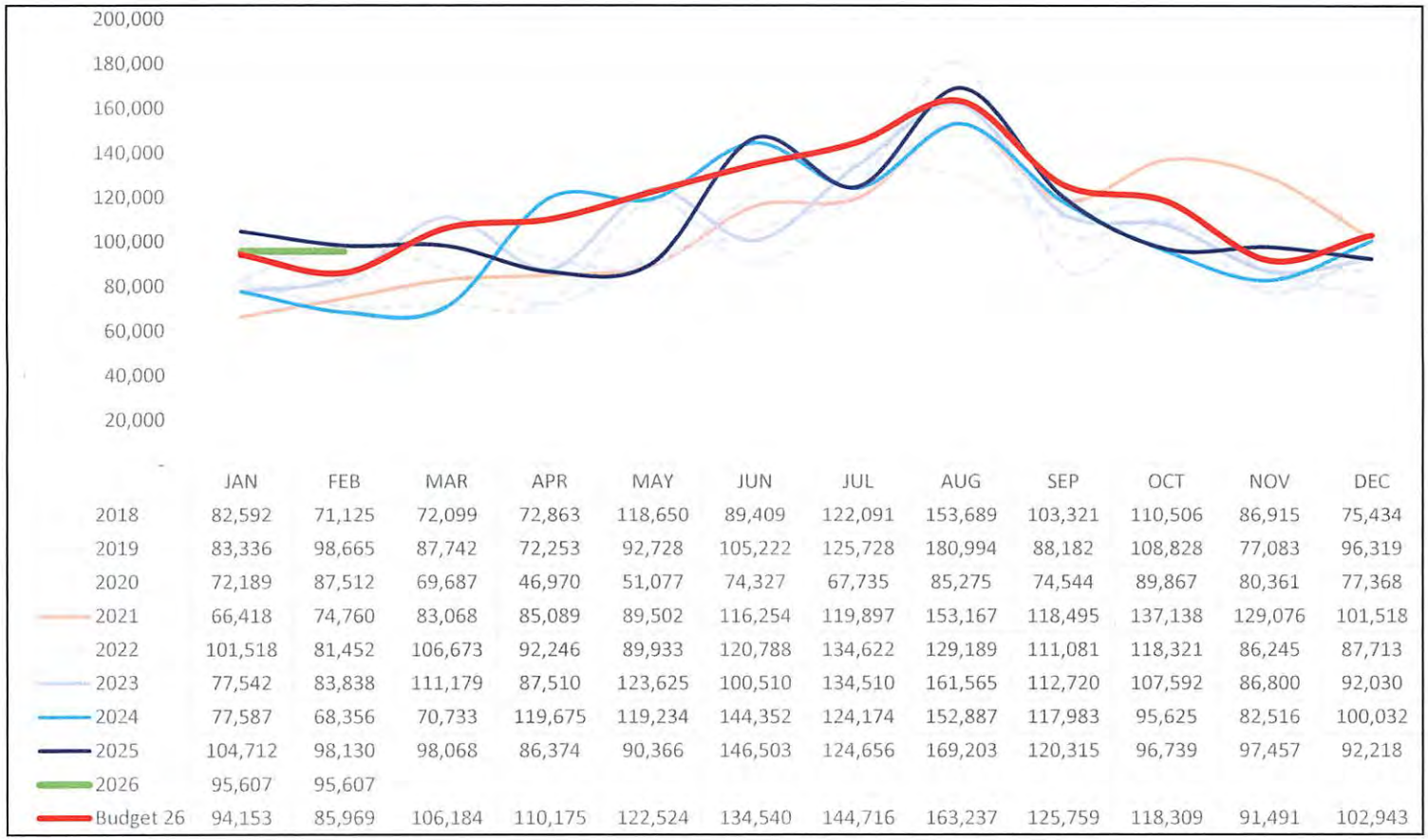
March 23, 2026

Monthly Enplanements



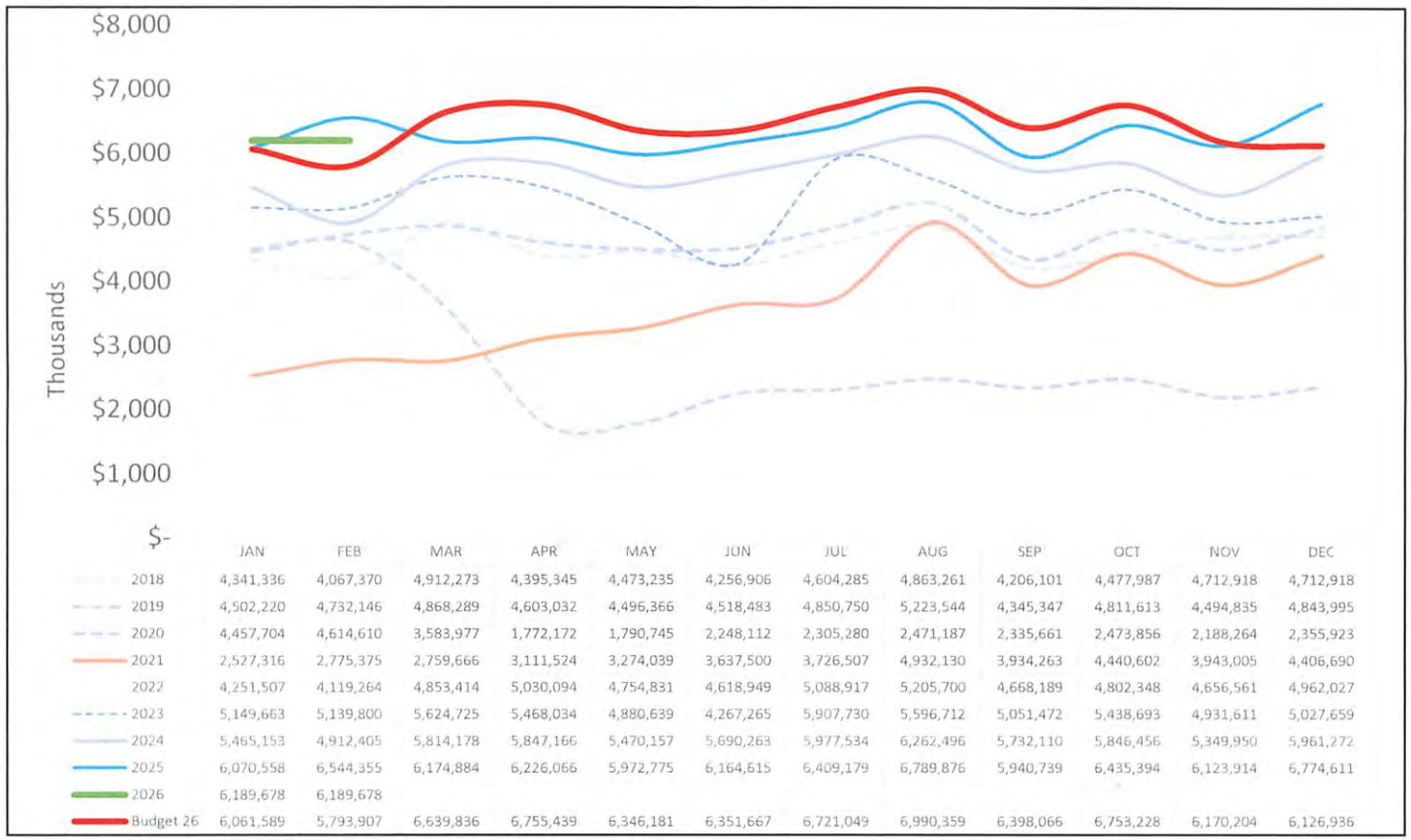
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual
2018	104,011	102,852	126,052	122,342	126,345	125,618	137,983	139,520	113,139	132,723	119,639	116,482	1,466,706
2019	106,622	106,760	131,398	133,722	129,868	129,585	143,957	144,967	120,058	136,558	117,662	117,812	1,518,969
2020	114,119	113,232	62,622	4,147	13,968	29,752	31,092	29,022	28,257	35,274	29,089	29,455	520,029
2021	25,665	30,538	49,504	66,433	79,125	88,614	114,106	115,469	98,456	114,335	99,723	93,971	975,939
2022	74,020	82,020	107,454	113,430	109,543	113,139	131,337	132,892	110,178	118,321	102,991	93,607	1,288,932
2023	93,882	97,311	108,087	110,378	111,996	111,736	131,035	139,302	113,844	135,785	114,293	108,990	1,376,639
2024	100,258	108,129	122,407	119,477	123,993	126,907	143,652	149,279	127,013	139,688	118,826	127,341	1,507,130
2025	108,922	111,997	123,488	132,964	127,066	134,902	158,852	162,126	130,051	150,836	123,530	129,343	1,594,077
2026	109,370	123,015											
Budget 26	101,565	108,874	127,997	130,018	130,869	133,236	153,780	159,631	132,953	149,753	127,361	124,963	

Monthly Jet A FBO only (gallons)



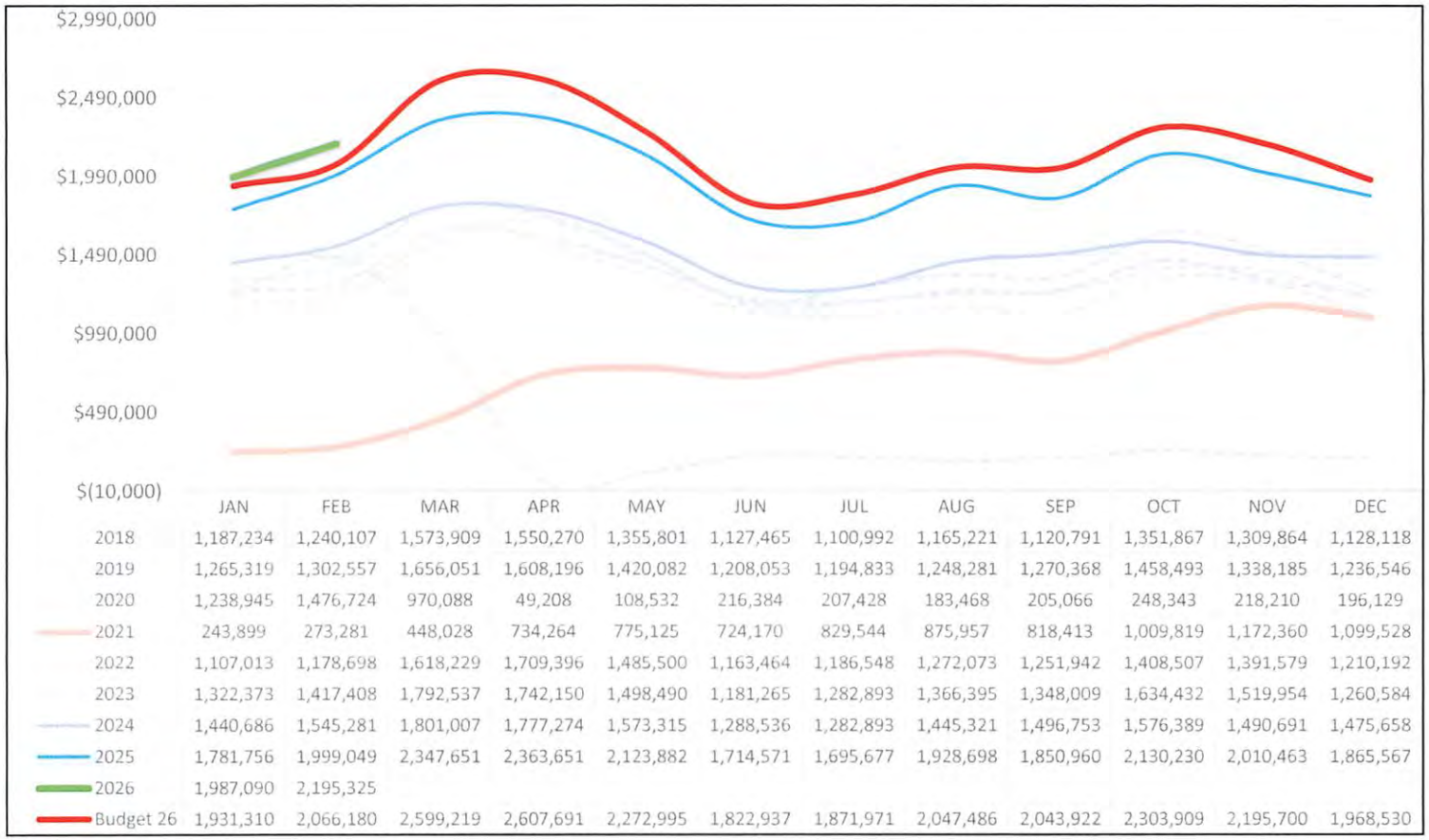
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual
2018	82,592	71,125	72,099	72,863	118,650	89,409	122,091	153,689	103,321	110,506	86,915	75,434	996,302
2019	83,336	98,665	87,742	72,253	92,728	105,222	125,728	180,994	88,182	108,828	77,083	96,319	1,158,694
2020	72,189	87,512	69,687	46,970	51,077	74,327	67,735	85,275	74,544	89,867	80,361	77,368	1,217,080
2021	66,418	74,760	83,068	85,089	89,502	116,254	119,897	153,167	118,495	137,138	129,076	101,518	876,912
2022	101,518	81,452	106,673	92,246	89,933	120,788	134,622	129,189	111,081	118,321	86,245	87,713	1,274,382
2023	77,542	83,838	111,179	87,510	123,625	100,510	134,510	161,565	112,720	107,592	86,800	92,030	1,259,781
2024	77,587	68,356	70,733	119,675	119,234	144,352	124,174	152,887	117,983	95,625	82,516	100,032	1,279,421
2025	104,712	98,130	98,068	86,374	90,366	146,503	124,656	169,203	120,315	96,739	97,457	92,218	1,266,446
2026	95,607	95,607											1,324,744
Budget 26	94,153	85,969	106,184	110,175	122,524	134,540	144,716	163,237	125,759	118,309	91,491	102,943	

Operating Revenue (including FBO)



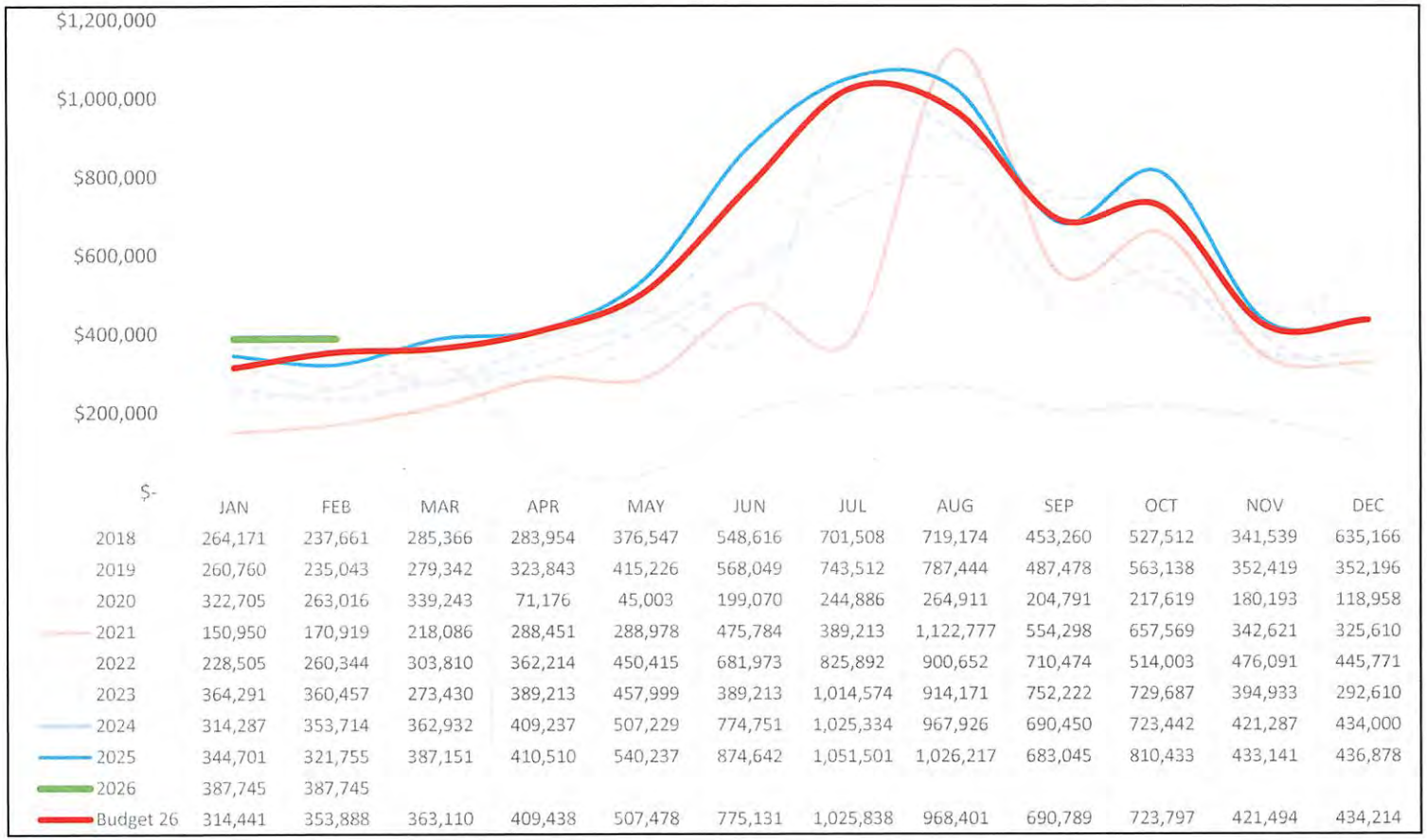
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2018	4,341,336	4,067,370	4,912,273	4,395,345	4,473,235	4,256,906	4,604,285	4,863,261	4,206,101	4,477,987	4,712,918	4,712,918
2019	4,502,220	4,732,146	4,868,289	4,603,032	4,496,366	4,518,483	4,850,750	5,223,544	4,345,347	4,811,613	4,494,835	4,843,995
2020	4,457,704	4,614,610	3,583,977	1,772,172	1,790,745	2,248,112	2,305,280	2,471,187	2,335,661	2,473,856	2,188,264	2,355,923
2021	2,527,316	2,775,375	2,759,666	3,111,524	3,274,039	3,637,500	3,726,507	4,932,130	3,934,263	4,440,602	3,943,005	4,406,690
2022	4,251,507	4,119,264	4,853,414	5,030,094	4,754,831	4,618,949	5,088,917	5,205,700	4,668,189	4,802,348	4,656,561	4,962,027
2023	5,149,663	5,139,800	5,624,725	5,468,034	4,880,639	4,267,265	5,907,730	5,596,712	5,051,472	5,438,693	4,931,611	5,027,659
2024	5,465,153	4,912,405	5,814,178	5,847,166	5,470,157	5,690,263	5,977,534	6,262,496	5,732,110	5,846,456	5,349,950	5,961,272
2025	6,070,558	6,544,355	6,174,884	6,226,066	5,972,775	6,164,615	6,409,179	6,789,876	5,940,739	6,435,394	6,123,914	6,774,611
2026	6,189,678	6,189,678										
Budget 26	6,061,589	5,793,907	6,639,836	6,755,439	6,346,181	6,351,667	6,721,049	6,990,359	6,398,066	6,753,228	6,170,204	6,126,936

Parking Revenues



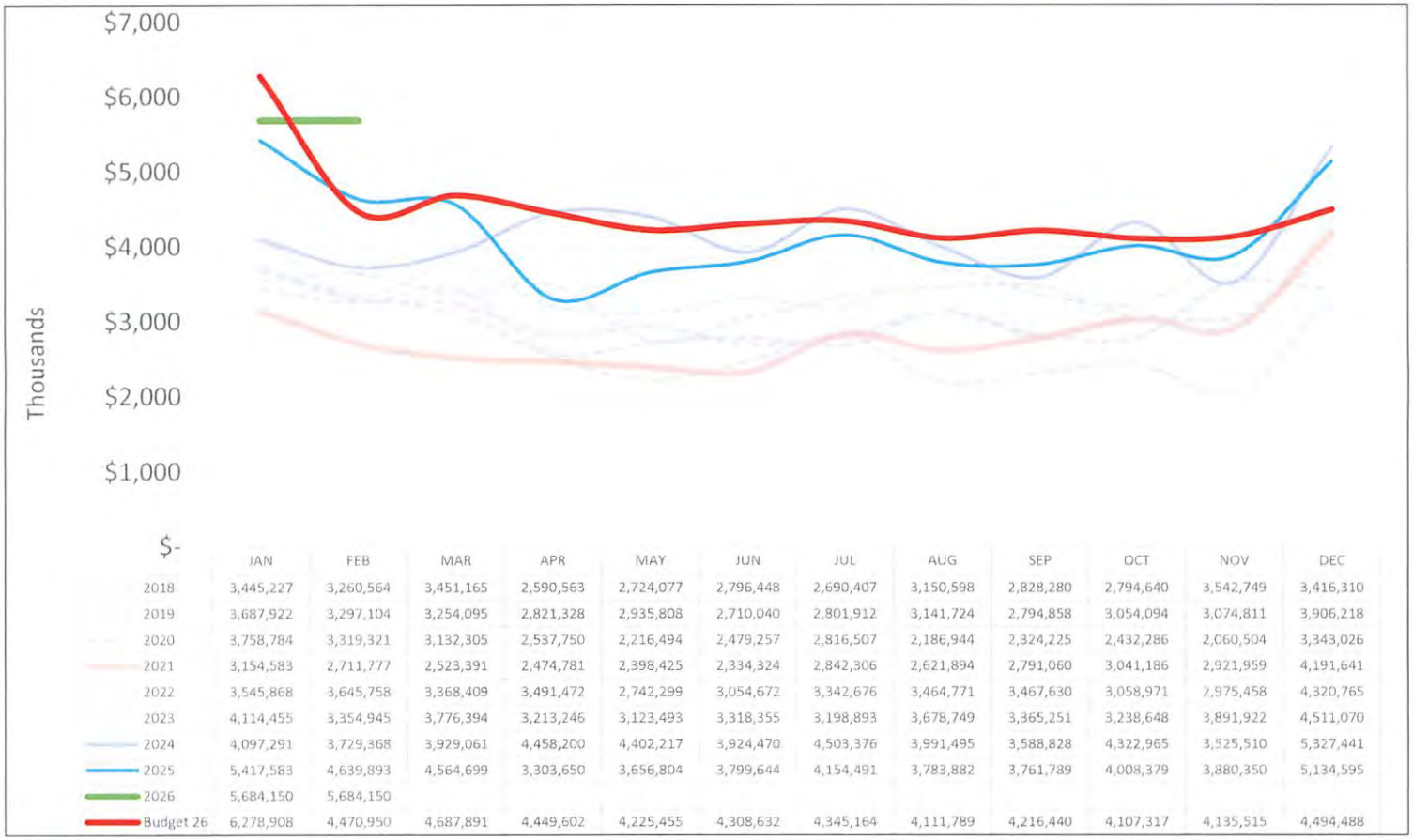
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2018	1,187,234	1,240,107	1,573,909	1,550,270	1,355,801	1,127,465	1,100,992	1,165,221	1,120,791	1,351,867	1,309,864	1,128,118
2019	1,265,319	1,302,557	1,656,051	1,608,196	1,420,082	1,208,053	1,194,833	1,248,281	1,270,368	1,458,493	1,338,185	1,236,546
2020	1,238,945	1,476,724	970,088	49,208	108,532	216,384	207,428	183,468	205,066	248,343	218,210	196,129
2021	243,899	273,281	448,028	734,264	775,125	724,170	829,544	875,957	818,413	1,009,819	1,172,360	1,099,528
2022	1,107,013	1,178,698	1,618,229	1,709,396	1,485,500	1,163,464	1,186,548	1,272,073	1,251,942	1,408,507	1,391,579	1,210,192
2023	1,322,373	1,417,408	1,792,537	1,742,150	1,498,490	1,181,265	1,282,893	1,366,395	1,348,009	1,634,432	1,519,954	1,260,584
2024	1,440,686	1,545,281	1,801,007	1,777,274	1,573,315	1,288,536	1,282,893	1,445,321	1,496,753	1,576,389	1,490,691	1,475,658
2025	1,781,756	1,999,049	2,347,651	2,363,651	2,123,882	1,714,571	1,695,677	1,928,698	1,850,960	2,130,230	2,010,463	1,865,567
2026	1,987,090	2,195,325										
Budget 26	1,931,310	2,066,180	2,599,219	2,607,691	2,272,995	1,822,937	1,871,971	2,047,486	2,043,922	2,303,909	2,195,700	1,968,530

Rental Car Revenues



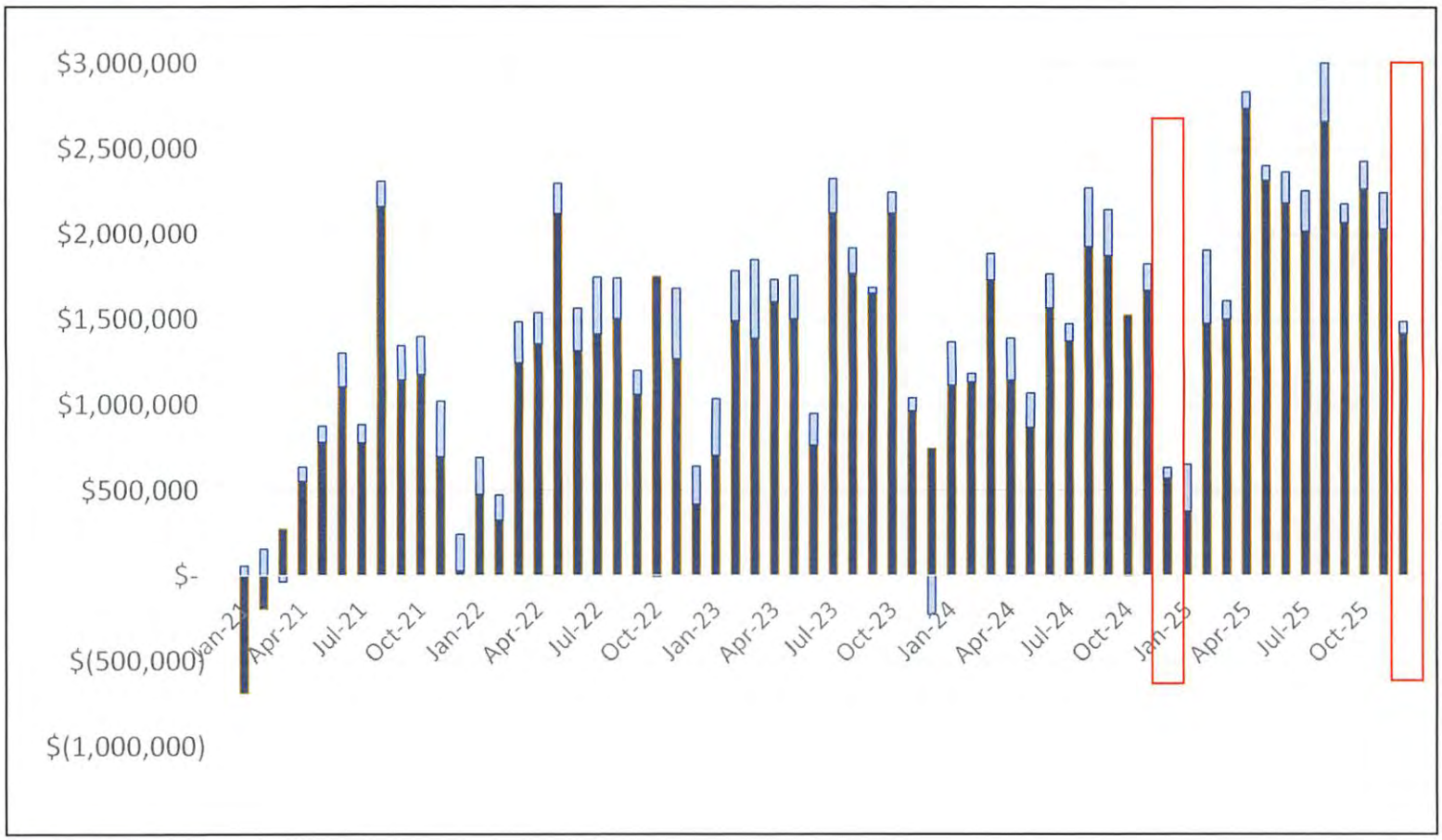
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2018	264,171	237,661	285,366	283,954	376,547	548,616	701,508	719,174	453,260	527,512	341,539	635,166
2019	260,760	235,043	279,342	323,843	415,226	568,049	743,512	787,444	487,478	563,138	352,419	352,196
2020	322,705	263,016	339,243	71,176	45,003	199,070	244,886	264,911	204,791	217,619	180,193	118,958
2021	150,950	170,919	218,086	288,451	288,978	475,784	389,213	1,122,777	554,298	657,569	342,621	325,610
2022	228,505	260,344	303,810	362,214	450,415	681,973	825,892	900,652	710,474	514,003	476,091	445,771
2023	364,291	360,457	273,430	389,213	457,999	389,213	1,014,574	914,171	752,222	729,687	394,933	292,610
2024	314,287	353,714	362,932	409,237	507,229	774,751	1,025,334	967,926	690,450	723,442	421,287	434,000
2025	344,701	321,755	387,151	410,510	540,237	874,642	1,051,501	1,026,217	683,045	810,433	433,141	436,878
2026	387,745	387,745										
Budget 26	314,441	353,888	363,110	409,438	507,478	775,131	1,025,838	968,401	690,789	723,797	421,494	434,214

Operating Expense (including FBO)

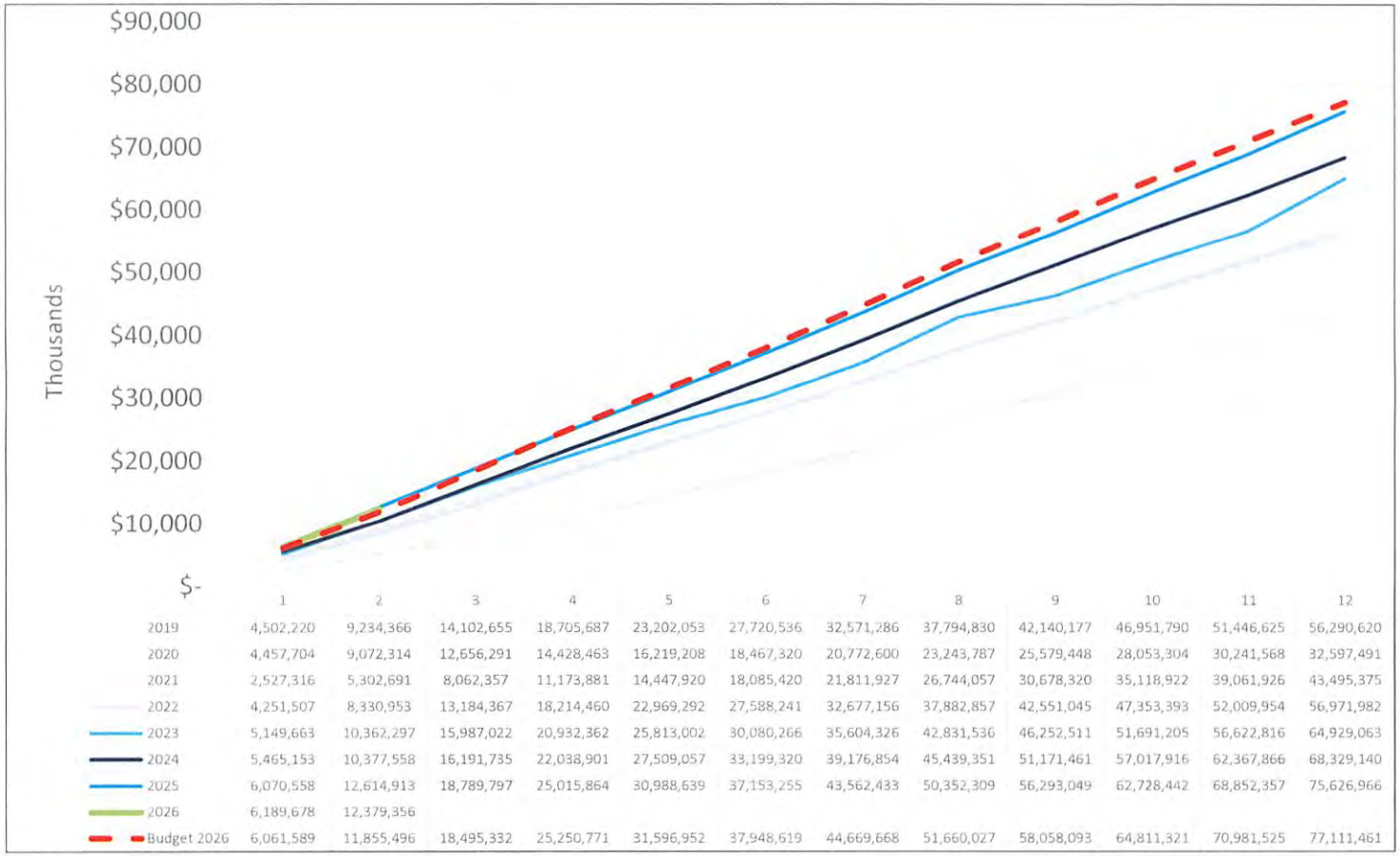


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2018	3,445,227	3,260,564	3,451,165	2,590,563	2,724,077	2,796,448	2,690,407	3,150,598	2,828,280	2,794,640	3,542,749	3,416,310
2019	3,687,922	3,297,104	3,254,095	2,821,328	2,935,808	2,710,040	2,801,912	3,141,724	2,794,858	3,054,094	3,074,811	3,906,218
2020	3,758,784	3,319,321	3,132,305	2,537,750	2,216,494	2,479,257	2,816,507	2,186,944	2,324,225	2,432,286	2,060,504	3,343,026
2021	3,154,583	2,711,777	2,523,391	2,474,781	2,398,425	2,334,324	2,842,306	2,621,894	2,791,060	3,041,186	2,921,959	4,191,641
2022	3,545,868	3,645,758	3,368,409	3,491,472	2,742,299	3,054,672	3,342,676	3,464,771	3,467,630	3,058,971	2,975,458	4,320,765
2023	4,114,455	3,354,945	3,776,394	3,213,246	3,123,493	3,318,355	3,198,893	3,678,749	3,365,251	3,238,648	3,891,922	4,511,070
2024	4,097,291	3,729,368	3,929,061	4,458,200	4,402,217	3,924,470	4,503,376	3,991,495	3,588,828	4,322,965	3,525,510	5,327,441
2025	5,417,583	4,639,893	4,564,699	3,303,650	3,656,804	3,799,644	4,154,491	3,783,882	3,761,789	4,008,379	3,880,350	5,134,595
2026	5,684,150	5,684,150										
Budget 26	6,278,908	4,470,950	4,687,891	4,449,602	4,225,455	4,308,632	4,345,164	4,111,789	4,216,440	4,107,317	4,135,515	4,494,488

Operating Net Profit, Airport and FBO

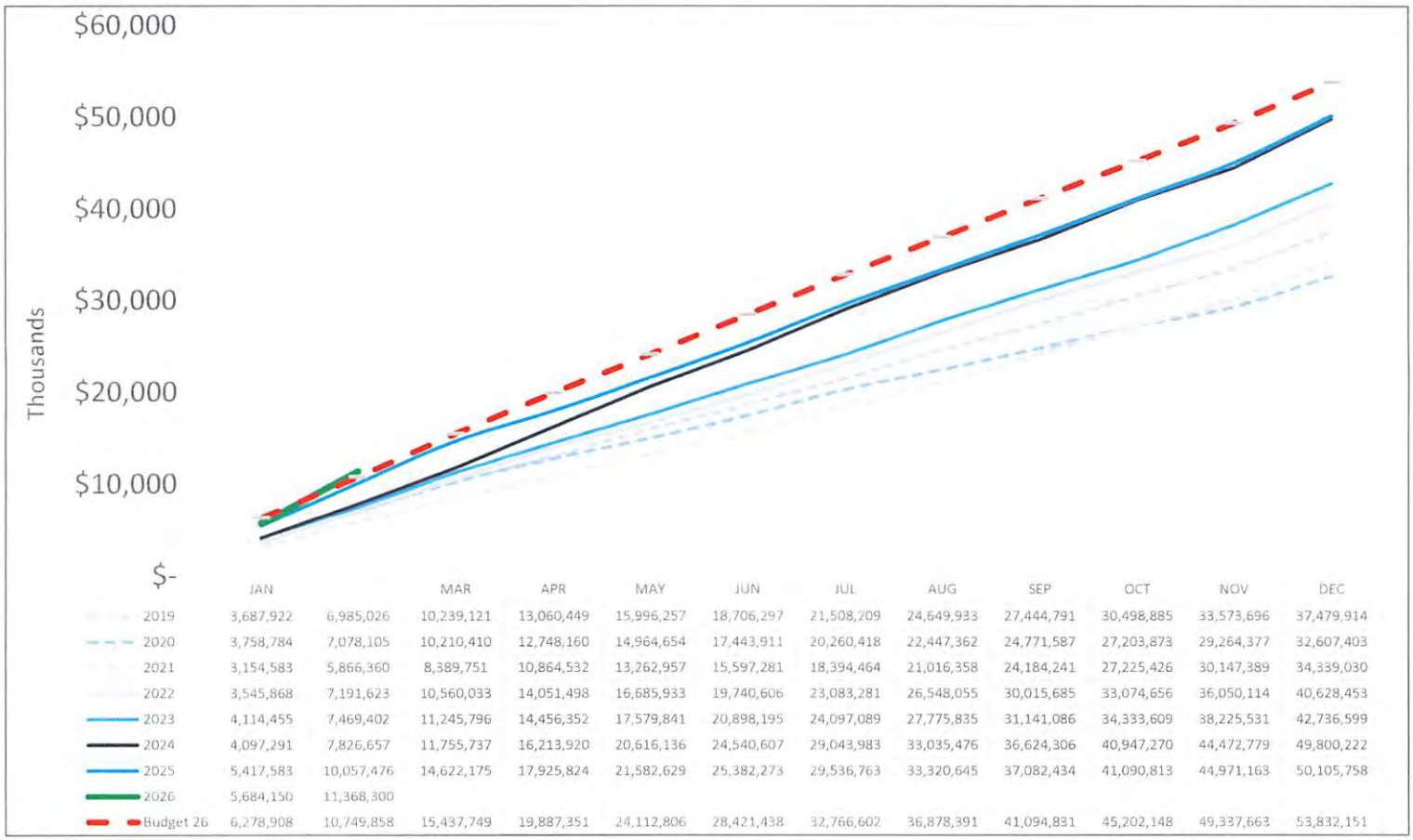


YTD Operating Revenue (excluding CARES) vs. YTD Budget (including FBO)



	1	2	3	4	5	6	7	8	9	10	11	12
2019	4,502,220	9,234,366	14,102,655	18,705,687	23,202,053	27,720,536	32,571,286	37,794,830	42,140,177	46,951,790	51,446,625	56,290,620
2020	4,457,704	9,072,314	12,656,291	14,428,463	16,219,208	18,467,320	20,772,600	23,243,787	25,579,448	28,053,304	30,241,568	32,597,491
2021	2,527,316	5,302,691	8,062,357	11,173,881	14,447,920	18,085,420	21,811,927	26,744,057	30,678,320	35,118,922	39,061,926	43,495,375
2022	4,251,507	8,330,953	13,184,367	18,214,460	22,969,292	27,588,241	32,677,156	37,882,857	42,551,045	47,353,393	52,009,954	56,971,982
2023	5,149,663	10,362,297	15,987,022	20,932,362	25,813,002	30,080,266	35,604,326	42,831,536	46,252,511	51,691,205	56,622,816	64,929,063
2024	5,465,153	10,377,558	16,191,735	22,038,901	27,509,057	33,199,320	39,176,854	45,439,351	51,171,461	57,017,916	62,367,866	68,329,140
2025	6,070,558	12,614,913	18,789,797	25,015,864	30,988,639	37,153,255	43,562,433	50,352,309	56,293,049	62,728,442	68,852,357	75,626,966
2026	6,189,678	12,379,356										
Budget 2026	6,061,589	11,855,496	18,495,332	25,250,771	31,596,952	37,948,619	44,669,668	51,660,027	58,058,093	64,811,321	70,981,525	77,111,461

YTD Operating Expense vs. YTD Budget (including FBO)



	JAN		MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2019	3,687,922	6,985,026	10,239,121	13,060,449	15,996,257	18,706,297	21,508,209	24,649,933	27,444,791	30,498,885	33,573,696	37,479,914
2020	3,758,784	7,078,105	10,210,410	12,748,160	14,964,654	17,443,911	20,260,418	22,447,362	24,771,587	27,203,873	29,264,377	32,607,403
2021	3,154,583	5,866,360	8,389,751	10,864,532	13,262,957	15,597,281	18,394,464	21,016,358	24,184,241	27,225,426	30,147,389	34,339,030
2022	3,545,868	7,191,623	10,560,033	14,051,498	16,685,933	19,740,606	23,083,281	26,548,055	30,015,685	33,074,656	36,050,114	40,628,453
2023	4,114,455	7,469,402	11,245,796	14,456,352	17,579,841	20,898,195	24,097,089	27,775,835	31,141,086	34,333,609	38,225,531	42,736,599
2024	4,097,291	7,826,657	11,755,737	16,213,920	20,616,136	24,540,607	29,043,983	33,035,476	36,624,306	40,947,270	44,472,779	49,800,222
2025	5,417,583	10,057,476	14,622,175	17,925,824	21,582,629	25,382,273	29,536,763	33,320,645	37,082,434	41,090,813	44,971,163	50,105,758
2026	5,684,150	11,368,300										
Budget 26	6,278,908	10,749,858	15,437,749	19,887,351	24,112,806	28,421,438	32,766,602	36,878,391	41,094,831	45,202,148	49,337,663	53,832,151

Line of Credit Draws

Line of Credit Activity

	Draw Date	Amount	Repayment Date	Partial Repayment Amount	Partial Repayment Date	Partial Repayment Amount	Partial Repayment Date	Current LOC Balance
LOC Draw 01	8-Mar-24	$ 984,381.73	12-Aug-24					
LOC Draw 02	8-Mar-24	761,816.97	2-Apr-24					
LOC Draw 03	20-Mar-24	959,655.24	8-Apr-24					
LOC Draw 04	9-May-24	2,152,308.12	1-Jul-24					
LOC Draw 05	9-May-24	1,285,737.86	1-Jul-24					
LOC Draw 06	14-Jun-24	2,586,897.15	2-Oct-24					
LOC Draw 07	14-Jun-24	2,337,750.23	2-Oct-24					
LOC Draw 08	22-Aug-24	4,055,372.75	16-Oct-24					
LOC Draw 09	15-Nov-24	3,159,332.20	10-Jan-25					
LOC Draw 10	23-Dec-24	1,554,653.15		293,829.45	15-Jul-25	1,260,823.70	14-Nov-25	
LOC Draw 11	16-Jan-25	1,045,137.75		197,531.03	15-Jul-25	847,606.72	14-Nov-25	
LOC Draw 11	16-Jan-25	1,667,596.47	27-Mar-25					
LOC Draw 12	27-Feb-25	875,236.80		165,419.76	15-Jul-25	709,817.04	14-Nov-25	
LOC Draw 12	27-Feb-25	1,342,431.04	18-Apr-25					
LOC Draw 13	5-Mar-25	1,104,266.22	18-Apr-25					
LOC Draw 13	5-Mar-25	1,366,011.17	18-Apr-25					
LOC Draw 14	28-Apr-25	618,447.81		116,886.64	15-Jul-25	501,561.17	14-Nov-25	
LOC Draw 14	28-Apr-25	579,232.10	2-Jun-25					
LOC Draw 15	12-May-25	391,933.11	2-Jun-25					
LOC Draw 15	12-May-25	937,919.23		177,266.73	15-Jul-25	760,652.50	14-Nov-25	
LOC Draw 16	28-May-25	896,225.85	15-Jul-25					
LOC Draw 16	28-May-25	1,099,420.41	14-Nov-25					
LOC Draw 17	23-Jun-25	326,556.42	4-Sep-25					
LOC Draw 17	23-Jun-25	1,442,159.62	14-Nov-25					
LOC Draw 18	4-Aug-25	448,729.65	30-Oct-25					
LOC Draw 18	4-Aug-25	2,761,014.98	14-Nov-25					
LOC Draw 19	22-Sep-25	502,138.65	29-Dec-25					
LOC Draw 19	22-Sep-25	1,712,359.32	14-Nov-25					
LOC Draw 19	22-Sep-25	1,547,250.22	14-Nov-25					
LOC Draw 20	9-Dec-25	788,486.03	2-Feb-26					
LOC Draw 20	9-Dec-25	2,438,083.80						2,438,083.80
LOC Draw 21	14-Jan-26	1,863,455.39						1,863,455.39
LOC Draw 21	14-Jan-26	1,642,515.80						1,642,515.80
	Outstanding							$ 5,944,054.99

Airline Schedules

Albany International Airport
Airline and Direct Market Flights
For the week of March 15, 2026

AIRLINE	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Allegiant	3	3	1		3	3	
American	13	13	12	13	13	13	13
Avelo	1				1		
Breeze	1	2	1	1	1	2	1
Delta	8	8	8	8	8	8	7
Jet Blue	3	3	3	3	3	3	3
Southwest	11	11	11	11	11	11	13
United	7	7	7	7	7	7	7
	47	47	43	43	47	47	44

DIRECT MARKET	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Atlanta	3	3	3	3	3	3	3
Baltimore	5	5	5	5	5	5	5
Charleston		1				1	
Charlotte	3	3	3	3	3	3	3
Charlotte/Concord	1				1		
Chicago-Midway	2	2	2	2	2	2	2
Chicago-O'Hare	6	6	6	6	6	6	6
Detroit	3	3	3	3	3	3	3
Fort Lauderdale	2	3	2	2	2	3	2
Ft. Myers				1			2
Miami							1
Myrtle Beach		1				1	
Nashville	1	1	1	1	1	1	1
New York LaGuardia	2	2	2	2	2	2	1
Orlando	3	3	3	3	3	3	4
Orlando/Sanford	1				1		
Philadelphia	4	4	3	4	4	4	4
Punta Gorda	1		1		1		
Raleigh Durham	1	1	1		1	1	
Sarasota Bradenton	1				1		
St. Petersberg		1				1	
Tampa	1	1	1	1	1	1	1
Washington/Dulles	4	4	4	4	4	4	4
Washington/Reagan	3	3	3	3	3	3	2
	47	47	43	43	47	47	44

- Thank You

ALB
ALBANY
INTERNATIONAL AIRPORT

ACAA 2025
Final Audited Results

ACAA 2025
Final Audited Results

CHANGE IN UNRESTRICED WORKING CAPITAL

	12/31/2025	12/31/2024	Change
Cash	$ 40,643,156	$ 36,254,409	$ 4,388,747
Accounts Receivable	6,867,441	6,198,375	669,066
Prepaid Expenses	1,426,597	709,984	716,613
Unrestricted Assets	48,937,194	43,162,768	5,774,426
Payables from Unrestricted Assets	(14,997,300)	(10,863,721)	(4,133,579)
Unrestricted Working Capital	$ 33,939,894	$ 32,299,047	$ 1,640,847

Net working capital improved by $1,640,847 in 2025

ACAA 2025
Final Audited Results

OPERATING REVENEUS

	2025	2024	Variance
Airfield Revenues	$ 7,761,335	$ 8,084,030	$ (322,695)
Fixed Based Operations	11,478,244	12,580,220	(1,101,976)
Terminal	6,620,756	7,986,439	(1,365,683)
Concessions	10,169,467	9,899,079	270,388
Ground Transportation	24,358,385	18,733,652	5,624,733
Other Revenue	5,389,138	5,155,121	234,017
Total	$ 65,777,325	$ 62,438,541	$ 3,338,784

Airfield Revenues and Terminal Revenues *decreased from 2024 due to higher revenue sharing that is an offset to revenues.*

Concessions and Ground Transportation *increased due higher enplanements and a parking rate increase that was effective January 1, 2025.*

FBO Revenues *decreased due higher number of Jet gallons sold on a contract basis thus reducing the fuel sale price to just the Authority margin and not the full retail price of fuel.*

ACAA 2025
Final Audited Results

OPERATING EXPENSES

	2025	2024	Variance
Personal Services	$ 15,327,867	$ 14,879,522	$ 448,345
Employee Benefits	6,691,432	6,151,625	539,807
Utilities	2,798,852	2,408,312	390,540
Purchased Services	11,016,147	10,834,742	181,405
Materials & Supplies	11,405,936	11,923,816	(517,880)
Administration/Office	3,495,825	3,561,083	(65,258)
Non-capital Equipment	573,405	549,030	24,375
Total	$ 51,309,464	$ 50,308,130	$ 1,001,334

Personal Services and Employee benefits *increased due to higher costs for salaries, overtime and benefits.*

Utilities *increased to an increase in both usage and cost per Kwh.*

ACAA 2025
Final Audited Results

NON-OPERATING REVENUES, EXPENSES, DEPRECIATION AND CAPITAL CONTRIBUTIONS

	2024	2024	Variance
Results before depreciation	$ 14,467,861	$ 12,130,411	$ 2,337,450
Depreciation	(20,646,395)	(20,164,229)	(482,166)
Loss before Non-Op items	(6,178,534)	(8,033,818)	1,855,284
Passenger Facility Charges	6,405,101	6,275,661	129,440
Grant Income/Expense	59,217	(177,474)	236,691
Improvement Charges	368,400	368,400	-
Interest Income	2,679,186	3,043,592	(364,406)
Insurance Recoveries	6,297	32,201	(25,904)
Interest Expense	(2,056,782)	(2,083,566)	26,784
Total	1,282,885	(575,004)	1,857,889
Capital Contributions	39,927,246	35,641,166	4,286,080
Increase in Net Position	41,210,131	35,066,162	6,143,969

ACAA 2025
Final Audited Results

- *The increase in net position as compared to the 2024 increased $6.1 million due primarily to an increase in capital contributions (FAA & State grants) of $4.3 million and a $2.3 million increase in net operating results.*
- *Par amount of bonds outstanding declined by $7.6 million. Par amount of bonds outstanding is $40.4 million.*
- *Debt service coverage ratio calculated under the master bond resolution was 2.63 (net revenues to net debt service).*
- *Capital assets, after depreciation, increased by $38.0 million.*

ACAA 2025 Final Audited Airline Year-End Settlement

- ***Net Revenues to share between the Airport and the Signatory Airlines equaled $12,752,185 - $6,376,092 credited to the Airlines and $6,376,092 to the Authority Development fund less the airline incentives of $1,186,402.***
- ***Settlement of the rates resulted in $2,993,075 in credits back to the airlines. The majority of this is due to a lower landing fee requirement due to lower than budgeted expenses and higher landed weights.***
- ***Total credit to the Airlines the revenue share and rates & charges adjustments is $9,369,167.***

AGENDA ITEM NO. 3

Communications and

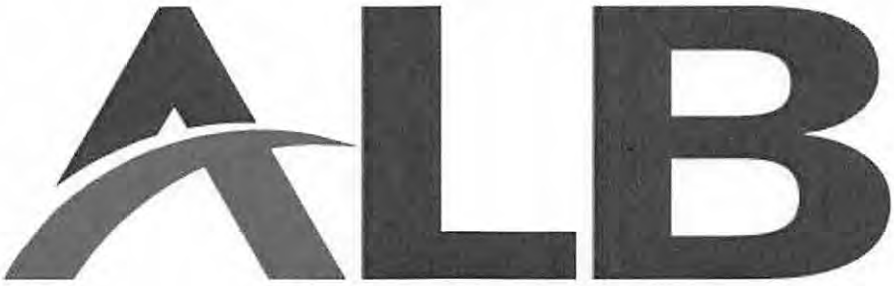
Report of Chief Executive Officer

AGENDA ITEM NO. 4

Chief Operating Officer

AGENDA ITEM NO. 5

Chief Financial Officer



Albany County Airport Authority

Monthly Financial Report

As of February 28, 2026

February 2026 Financial Performance

INTRODUCTION

The attached report includes the Airport's February 2026 statistical highlights, financial information, and operating information. This financial information is presented for the purposes of comparing budget to actual results and for indicating generally how revenues and expenses have compared to budgeted revenues and expenses through February 2026. The financial information presented herewith is prepared on the Albany County Airport Authority's budgetary basis of accounting. The information provided in this report does not include a forecast of the effects of the final settlement based upon the calculation provided for in the Airport Use and Lease Agreement, which expired on December 31, 2025 (currently in a hold-over state until April 15, 2026), or make any provision for accrual of funds owed to or from the Signatory Airlines. *This report includes preliminary operating and performance statistics and financial forecasts based upon the budgetary basis of accounting estimates that involve uncertainties that could result in actual financial results differing materially from preliminary estimates.* This report is divided into the following sections: Statistical Information, Financial Information, Airline Rates & Charges, Airport Revenues, Combined Management Expenses, Other Revenues and Expenses, Airline Incentives, Million Air FBO Operations, Line of Credit, Federal (FAA) & State Grants and Employee Counts.

STATISTICAL INFORMATION

Below are the key performance indicators for ALB through February 25:

		2026 Budget	2026 Actual	Budget Variance	2025 Actual	% Actual 2026 vs. 2025
Enplanements	Current Month	108,874	123,015	11.5%	111,997	9.8%
	Year-to-Date	210,439	232,385	9.4%	220,919	5.2%
Aircraft Seats	Current Month		149,001		143,979	3.5%
	Year-to-Date		292,114		285,275	2.4%
Load Factor	Current Month		83%		78%	6.1%
	Year-to-Date		80%		77%	2.7%
Aircraft Operations	Current Month	3,649	3,981	8.3%	3,765	5.7%
	Year-to-Date	7,239	7,779	6.9%	7,652	1.7%
Landed Weight (1,000#)	Current Month	142,869	141,067	-1.3%	130,426	8.2%
	Year-to-Date	286,599	270,404	-6.0%	260,036	4.0%
Cargo & Mail (Tons)	Current Month	1,488	1,250	-19.0%	1,256	2.0%
	Year-to-Date	2,988	2,434	-22.8%	2,687	-9.4%

FINANCIAL INFORMATION

Unrestricted working capital has improved by $428,598 since January 1, 2026. Total unrestricted cash as of February 28, 2026 is $42,259,283, an increase of $1,616,127 since the beginning of 2026.

	2/28/2026	12/31/2025	Change
Cash	$42,259,283	$40,643,156	$ 1,616,127
Accounts Receivable	4,980,526	6,867,441	(1,886,915)
Prepaid Expenses	648,049	1,426,597	(778,548)
Unrestricted Assets	47,887,858	48,937,194	(1,049,336)
Payables from Unrestricted Assets	(13,519,366)	(14,997,300)	1,477,934
Unrestricted Working Capital	$34,368,492	$33,939,894	$ 428,598

The summary of Revenues, Expenses and Net Results shows YTD 2026 results compared to the 2026 budgeted amounts and 2025 actual amounts. The summary shows the YTD net operating results for 2026 are more than the amount budgeted by $968,804. These YTD results do not reflect the adjustments for year-end settlement or reflect other year-end adjustments for 2026 which affect the revenue sharing with the airlines.

	2026 YTD Budget	2026 YTD Actual	2025 YTD Actual	Prior Year Variance
Airport revenues	$ 9,849,512	$10,223,720	$ 9,766,752	456,968
FBO revenues less cost of sales	1,146,375	1,431,890	1,577,560	(145,670)
Total operating expenses	(9,890,248)	(9,410,186)	(8,786,876)	(623,310)
Operating results	1,105,639	2,245,424	2,557,436	(312,012)
Other revenue and (expenses), net	(663,753)	(834,734)	(643,249)	(191,485)
Net results	$ 441,886	$ 1,410,690	$ 1,914,187	
Net variances: (2026 Actual to Budget)		$ 968,804		
(2026 Actual to 2025 Actual)				$ (503,497)

Under the revenue sharing formula, the net revenues or deficiency at year-end are split fifty (50) percent to the signatory airlines and fifty (50) percent to the Authority, subject to certain limitations which require the airlines to ensure the Authority's net revenues are not less than 125 percent of its annual debt service requirement.

The summary information above does not reflect the effect of allocating all budget variances in accordance with the Airport Use and Lease Agreement or the potential assessment of charges to meet debt service coverage requirements, and accordingly, does not reflect the amount of an accumulated potential year-end settlement with the signatory airlines.

AIRLINE RATES AND CHARGES

Airline Rates and Charges shown for 2026 are based on the adopted budget and are calculated using the formulas incorporated into the Airline Use and Lease Agreement. Final 2026 rates will be calculated in the final settlement and revenue sharing report. The signatory airlines will be billed or credited for their share of any final variance and the Authority will fund its share of any negative variance from its reserves.

AIRPORT REVENUES

AIRPORT REVENUES for YTD 2026 are $10,223,720 and are $374,208 more than the $9,849,512 budget to date. The main contributors to the increase are parking and rental car revenues.

FBO NET OPERATING REVENUES (revenues less cost of sales) for YTD 2026 are $1,431,890 and are $285,515 greater than the $1,146,375 YTD budget.

PUBLIC PARKING REVENUES for YTD 2026 total $4,177,018 compared to $3,780,805 in YTD 2025, a 10.5% increase and are $179,528 higher than budgeted for 2026. Parking revenue per passenger increased from $17.11 in YTD 2025 to $17.97 in YTD 2026.

RENTAL CAR REVENUES for YTD 2026 total $725,003 compared to $666,333 in YTD 2025 and are $56,674 higher than budgeted for 2026. Rental car revenue per passenger was $3.12 in YTD 2026 compared to $3.12 in YTD 2025.

FOOD AND BEVERAGE REVENUES for YTD 2026 total $235,856 compared to $229,548 in YTD 2025 and are $27,316 higher than budgeted for 2026. Revenue per passenger was $1.02 in YTD 2026, which is a decrease from $1.04 in YTD 2025.

RETAIL REVENUES for YTD 2026 total $159,092 compared to $156,288 in YTD 2025 and are $7,715 higher than budgeted. Revenue per passenger was $0.68 in YTD 2026 compared to $0.71 in YTD 2025.

		2026 Budget	2026 Actual	Budget Variance	2025 Actual	% Actual 2026 vs. 2025
Parking	Current Month	$ 2,066,180	$ 2,189,928	5.7%	$ 1,999,049	9.5%
	Year-to-Date	$ 3,997,490	$ 4,177,018	4.3%	$ 3,780,805	10.5%
	YTD Rev/Enp	*$ 19.00*	*$ 17.97*	*-5.7%*	*$ 17.11*	*5.0%*
Rental Cars	Current Month	$ 353,888	$ 337,258	-4.9%	$ 321,755	4.8%
	Year-to-Date	$ 668,329	$ 725,003	7.8%	$ 688,333	5.3%
	YTD Rev/Enp	*$ 3.18*	*$ 3.12*	*-1.8%*	*$ 3.12*	*0.1%*
Food and Beverage	Current Month	$ 107,196	$ 131,256	18.3%	$ 121,382	8.1%
	Year-to-Date	$ 208,640	$ 235,956	11.6%	$ 229,548	2.8%
	YTD Rev/Enp	*$ 0.99*	*$ 1.02*	*2.4%*	*$ 1.04*	*-2.3%*
Retail	Current Month	$ 78,490	$ 89,965	12.8%	$ 81,835	9.9%
	Year-to-Date	$ 151,377	$ 159,092	4.8%	$ 156,288	1.8%
	YTD Rev/Enp	*$ 0.72*	*$ 0.68*	*-5.1%*	*$ 0.71*	*-3.2%*

COMBINED MANAGEMENT OPERATING EXPENSES

The airports three operating centers have combined operating expense results (including FBO cost of sales) is as follows:

	2026 YTD Budget	2026 YTD Actual	Budget Variance	2025 YTD Actual	Prior Year Variance
AvPorts	$ 7,332,710	$ 7,010,841	$ (321,869)	$ 6,789,396	$ 221,445
Million Air	2,171,129	2,109,365	(61,764)	2,143,987	(34,622)
Authority	1,246,019	1,250,109	4,090	1,124,093	126,016
Total	$10,749,858	$10,370,315	$ (379,543)	$10,057,476	$ 312,839
Variance			-3.5%		3.1%

OTHER REVENUES AND EXPENSES

Other revenues and expenses when netted together for YTD 2026 are $170,981 less than budgeted mainly due to less YTD PFCs collections.

AIRLINE INCENTIVES

Airline incentives paid to new entrant carriers or for new route services for YTD through February was $143,026 compared to $49,213 for YTD 2025.

MILLION AIR FBO OPERATIONS

The commercial and retail YTD revenues and cost of sales results are as follows:

	2026 YTD Budget	2026 YTD Actual	Budget Variance	2025 YTD Actual	Prior Year Variance
Revenues	$ 2,005,985	$ 2,392,019	$ 386,034	$ 2,848,160	$ (456,141)
Cost of Sales	(859,610)	(960,129)	(100,519)	(1,270,600)	310,471
Net results before O & M Expenses	$ 1,146,375	$ 1,431,890	$ 285,515	$ 1,577,560	$ (145,670)
			24.9%		-9.2%

2026 YTD Net Results before YTD Operating and Maintenance expenses were $285,515 more than budgeted and $145,670 less than YTD 2025.

		2026 Budget	2026 Actual	Budget Variance	2025 Actual	% Actual 2026 vs. 2025
Jet A	Current Month	85,969	114,213	24.7%	98,130	16.4%
	Year-to-Date	180,122	209,820	14.2%	202,842	3.4%
AvGas	Current Month	4,429	4,091	-8.3%	2,461	66.2%
	Year-to-Date	7,030	7,950	11.6%	6,461	23.0%
Deicing Gallons Sprayed	Current Month	10,706	15,269	29.9%	6,734	126.7%
	Year-to-Date	31,736	37,061	14.4%	28,052	32.1%
Deicing Gallons Consortium	Current Month	12,502	27,552	54.6%	24,902	10.6%
	Year-to-Date	32,755	55,728	41.2%	44,257	25.9%

Operating expenses, not including the cost of retail sales, for YTD 2026 were $162,283 less than budgeted. A statement of FBO Results is included.

LINE OF CREDIT

On February 28, 2024 the Authority closed on a $30 million line of credit with M&T Bank to provide cash to help fund Authority payments on the terminal connector project until the reimbursements from the NYS DOT and FAA are received. Below is the activity on the line of credit:

	Draw Date	Amount	Repayment Date	Partial Repayment Amount	Partial Repayment Date	Partial Repayment Amount	Partial Repayment Date	Current LOC Balance
LOC Draw 01	8-Mar-24	$ 984,381.73	12-Aug-24					
LOC Draw 02	8-Mar-24	761,816.97	2-Apr-24					
LOC Draw 03	20-Mar-24	959,655.24	8-Apr-24					
LOC Draw 04	9-May-24	2,152,308.12	1-Jul-24					
LOC Draw 05	9-May-24	1,285,737.86	1-Jul-24					
LOC Draw 06	14-Jun-24	2,586,897.15	2-Oct-24					
LOC Draw 07	14-Jun-24	2,337,750.23	2-Oct-24					
LOC Draw 08	22-Aug-24	4,055,372.75	16-Oct-24					
LOC Draw 09	15-Nov-24	3,159,332.20	10-Jan-25					
LOC Draw 10	23-Dec-24	1,554,653.15		293,829.45	15-Jul-25	1,260,823.70	14-Nov-25	
LOC Draw 11	16-Jan-25	1,045,137.75		197,531.03	15-Jul-25	847,606.72	14-Nov-25	
LOC Draw 11	16-Jan-25	1,667,596.47	27-Mar-25					
LOC Draw 12	27-Feb-25	875,236.80		165,419.76	15-Jul-25	709,817.04	14-Nov-25	
LOC Draw 12	27-Feb-25	1,342,431.04	18-Apr-25					
LOC Draw 13	5-Mar-25	1,104,266.22	18-Apr-25					
LOC Draw 13	5-Mar-25	1,366,011.17	18-Apr-25					
LOC Draw 14	28-Apr-25	618,447.81		116,886.64	15-Jul-25	501,561.17	14-Nov-25	
LOC Draw 14	28-Apr-25	579,232.10	2-Jun-25					
LOC Draw 15	12-May-25	391,933.11	2-Jun-25					
LOC Draw 15	12-May-25	937,919.23		177,266.73	15-Jul-25	760,652.50	14-Nov-25	
LOC Draw 16	28-May-25	896,225.85	15-Jul-25					
LOC Draw 16	28-May-25	1,099,420.41	14-Nov-25					
LOC Draw 17	23-Jun-25	326,556.42	4-Sep-25					
LOC Draw 17	23-Jun-25	1,442,159.62	14-Nov-25					
LOC Draw 18	4-Aug-25	448,729.65	30-Oct-25					
LOC Draw 18	4-Aug-25	2,761,014.98	14-Nov-25					
LOC Draw 19	22-Sep-25	502,138.65	29-Dec-25					
LOC Draw 19	22-Sep-25	1,712,359.32	14-Nov-25					
LOC Draw 19	22-Sep-25	1,547,250.22	14-Nov-25					
LOC Draw 20	9-Dec-25	788,486.03	2-Feb-26					
LOC Draw 20	9-Dec-25	2,438,083.80						2,438,083.80
LOC Draw 21	14-Jan-26	1,863,455.39						1,863,455.39
LOC Draw 21	14-Jan-26	1,642,515.80						1,642,515.80
	Outstanding							$5,944,054.99

The line of credit renewed on February 28, 2025 with a two year term expiring on February 28, 2027.

FEDERAL (FAA) & NYS DOT GRANTS

The Authority accepts various FAA and NYS DOT grants to fund capital improvements at the Airport. Below is the status of the current grants as of February 28, 2026:

FAA Grants:	FAA Grant #	Grant Amount	Balance
Acquire Snow Removal Equipment	147-2021	$ 1,537,635	$ 582,999
American Rescue Plan Act (ARPA)	148-2022	$12,113,224	$ -
Rehabilitate Rwy 10/28 & Taxiway C	150-2022	$ 7,144,824	$ -
Replace ATCT HVAC & Roof	151-2023	$ 2,000,000	$ 228,206
Reconstruct Terminal A & 2 PBBs	152-2025	$10,600,000	$ 1,336,944
Rehabilitate Rwy 1/19 & Perimeter Road	153-2025	$ 9,326,858	$ 1,374,758
Reconstruct 60,000 of Existing Terminal	154-2026	$21,915,184	$21,915,184
Reconstruct General Aviation Apron	155-2026	$12,936,210	$12,675,905

New York State DOT Grants:	State Grant #	Grant Amount	Balance
Rehabilitate Rwy 10/28 & Taxiway C	1A00.30	$ 394,777	$ 394,777
Replace ATCT HVAC & Roof	1A00.31	$ 52,632	$ 52,632
Rehabilitate Rwy 1/19 & Perimeter Road	1A00.32	$ 518,159	$ 518,159
Reconstruct Terminal A & 2 PBBs	1A00.33	$ 278,948	$ 278,948
Reconstruct 60,000 of Existing Terminal	TBD	$ 1,217,510	$ 1,217,510
Rehabilitate Elevators	1A00.94	$ 1,612,560	$ 1,080,009
Terminal Expansion Connector	1A00.95	$60,000,000	$15,866,246

EMPLOYEE COUNTS

	2025 Budget	Dec-25	2026 Budget	Jan-26	Feb-26	Variance Budget vs. Feb-26
AvPorts:						
Airfield	29.5	22.5	31.5	19.5	21.5	10.0
Terminal	41.0	33.0	46.0	31.0	37.0	9.0
Loading Bridges	3.0	3.0	3.0	3.0	3.0	-
Parking	33.0	29.0	40.5	28.5	28.5	11.5
Curbside Security	3.0	4.0	3.0	4.0	4.0	(1.0)
ARFF	26.0	25.0	26.0	25.0	25.0	1.0
Operations	22.0	17.0	22.0	17.0	17.0	5.0
Vehicles & Equipment	12.0	9.0	12.0	9.0	8.0	4.0
Administration	9.5	7.5	8.7	7.5	7.5	1.2
Total AvPorts Positions	179.0	150.0	192.7	144.5	151.5	40.7
Million Air:						
Commercial	11.0	11.0	14.0	14.0	14.0	-
General Aviation	22.0	22.0	23.0	21.0	21.0	2.0
Administration	5.0	4.0	5.0	5.0	5.0	-
Total Million Air Positions	38.0	37.0	42.0	40.0	40.0	2.0
Authority Positions	22.0	20.0	20.0	20.0	20.0	-
Total Positions	239.0	207.0	254.7	204.5	211.5	42.7

Albany International Airport
Airline and Direct Market Flights
For the week of April 12, 2026

AIRLINE	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Allegiant	4	4	1		3	3	1
American	14	14	15	15	15	15	14
Avelo	1				1		
Breeze	1	2	1	1	1	2	1
Delta	8	9	9	9	9	9	7
Jet Blue	5	5	3	3	3	3	3
Southwest	12	11	11	11	11	11	12
United	8	8	8	8	8	8	8
	53	53	48	47	51	51	46

DIRECT MARKET	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Atlanta	3	3	3	3	3	3	3
Baltimore	5	5	5	5	5	5	5
Charleston		1				1	
Charlotte	3	3	3	3	3	3	3
Charlotte/Concord	1				1		
Chicago-Midway	2	2	2	2	2	2	1
Chicago-O'Hare	7	7	8	8	8	8	8
Denver	1						
Detroit	3	4	4	4	4	4	3
Fort Lauderdale	3	4	2	2	2	3	2
Ft. Myers				1			1
Miami							1
Myrtle Beach		1				1	
Nashville	1	1	1	1	1	1	1
New York LaGuardia	2	2	2	2	2	2	1
Orlando	4	4	3	3	3	3	4
Orlando/Sanford	1				1		
Philadelphia	4	4	4	4	4	4	4
Punta Gorda	1	1	1		1		
Raleigh Durham	1	1	1		1	1	
Sarasota Bradenton	1				1		
St. Petersberg	1	1				1	
Tampa	1	1	1	1	1	1	2
Washington/Dulles	4	4	4	4	4	4	4
Washington/Reagan	4	4	4	4	4	4	3
	53	53	48	47	51	51	46

Albany County Airport Authority
Statements of Net Position

	February 28, 2026	February 28, 2025
ASSETS		
CURRENT ASSETS		
Unrestricted Assets		
Cash and Cash Equivalents	$ 10,188,791	$ 7,154,569
Development Fund	32,070,492	28,116,589
Accounts Receivable	1,995,207	3,218,491
Leases	2,985,319	2,483,902
Prepaid Expenses	648,049	728,737
Total Unrestricted Assets	47,887,858	41,702,288
Restricted Assets		
Operating and Renewal Reserves	9,930,830	9,466,348
CFC Funds	509,533	490,784
Capital Funds	16,586,711	15,741,964
PFC Funds	4,924,461	8,280,600
Revenue Bond Funds	8,646,499	8,981,409
FAA Restricted Funds	230,904	222,407
Concession Improvement Funds	791,557	762,430
Total Restricted Assets	41,620,495	43,945,942
Total Current Assets	89,508,353	85,648,230
NON-CURRENT ASSETS		
Capital Assets	337,856,111	300,775,616
Lease Receivable	9,766,831	13,832,941
Prepaid Expenses	147,926	163,361
Total Non-Current Assets	347,770,868	314,771,918
Total Assets	437,279,221	400,420,148
DEFERRED OUTFLOWS OF RESOURCES		
Refunding	205,262	386,207
OPEB Expenses	324,737	622,429
Pension Expenses	731,279	930,867
Total Deferred Outflows of Resources	1,261,278	1,939,503
TOTAL ASSETS AND DEFERRED OUTFLOWS	438,540,499	402,359,651
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Payable from Unrestriced Assets	13,519,366	9,489,763
Payable from Restricted Assets	22,807,352	18,504,472
Total Current Liabilities	36,326,718	27,994,235
NON-CURRENT LIABILITIES		
Bonds and other debt obligations	33,835,564	42,768,796
Net OPEB Liability	5,614,586	5,852,189
Net Pension Liability - proportionate share	763,618	718,037
Total Non-Current Liabilities	40,213,768	49,339,022
Total Liabilities	76,540,486	77,333,257
DEFERRED INFLOWS OF RESOURCES		
Concession Improvement Funds	1,219,421	1,078,413
OPEB Expenses	603,874	725,677
Pension Expenses	53,781	379,064
Leases	11,860,890	15,194,017
Total Deferred Inflows of Resources	13,737,966	17,377,171
NET POSITION		
Invested in Capital Assets, net of Related Debt	296,075,218	255,880,433
Restricted	26,238,483	27,268,002
Unrestricted	25,948,346	24,500,788
Net Position	348,262,047	307,649,223
TOTAL LIABILITES, DEFERRED INFLOWS AND NET POSITION	$ 438,540,499	$ 402,359,651

Albany County Airport Authority
2026 Summary of Revenues, Expenses and Net Results
For the two months ended February 28, 2026

	2026 Adopted FY Budget	February 2026 Budget YTD	February 2026 Actual YTD	Variance YTD	Variance %	February 2025 YTD Unaudited	2026 Actual/ Prior Year Variance %
AIRPORT OPERATING REVENUES							
Airline	$ 14,191,203	$ 3,470,117	$ 3,543,796	$ 73,679	2.1%	$ 3,550,756	-0.2%
Non-Airline	43,420,569	6,379,395	6,679,924	300,529	4.7%	6,215,996	7.5%
Total Revenues	57,611,772	9,849,512	10,223,720	374,208	3.8%	9,766,752	4.7%
AIRPORT OPERATING EXPENSES							
Personal Services	15,047,390	2,459,812	2,363,265	(96,547)	-3.9%	2,252,608	4.9%
Employee Benefits	7,316,856	1,298,931	1,203,115	(95,816)	-7.4%	1,115,363	7.9%
Utilities & Communications	2,865,614	692,169	767,955	75,786	10.9%	572,383	34.2%
Purchased Services	9,084,020	2,307,879	2,239,430	(68,449)	-3.0%	2,290,878	-2.2%
Material & Supplies	6,631,003	1,251,119	1,321,022	69,903	5.6%	1,237,182	6.8%
Office	1,168,560	366,547	150,888	(215,659)	-58.8%	167,544	-9.9%
Administration	1,181,471	198,272	172,862	(25,409)	-12.8%	204,616	-15.5%
Non-Capital Equipment	18,000	4,000	42,413	38,413	0.0%	72,915	-41.8%
Total Expenses	43,312,914	8,578,729	8,260,950	(317,778)	-3.7%	7,913,489	4.4%
AIRPORT OPERATING RESULTS	14,298,858	1,270,783	1,962,770	691,986	54.5%	1,853,263	5.9%
FBO OPERATING RESULTS	1,836,297	(165,144)	282,654	447,798	-271.2%	704,173	-59.9%
TOTAL OPERATING RESULTS	16,135,155	1,105,639	2,245,424	1,139,784	103.1%	2,557,436	-12.2%
OTHER REVENUES (EXPENSES)							
Interest Earnings	2,241,000	373,500	325,295	(48,205)	-12.9%	358,996	-9.4%
Passenger Facility Charges	3,648,084	608,014	454,065	(153,949)	-25.3%	606,912	-25.2%
ACAA Debt Service	(9,940,000)	(1,656,667)	(1,656,667)	-	0.0%	(1,652,710)	0.2%
Insurance Recoveries	-	-	15,525	15,525	0.0%	-	100.0%
Line of Credit Interest	(200,000)	(50,000)	(34,352)	15,648	-31.3%	(17,847)	0.0%
Improvement Charges	368,400	61,400	61,400	-	0.0%	61,400	0.0%
Total Other Revenues(Expenses)	(3,882,516)	(663,753)	(834,734)	(170,981)	25.8%	(643,249)	29.8%
INCOME/(LOSS) BEFORE CAPITAL CONTRIBUTIONS	12,252,639	441,886	1,410,690	968,803	219.2%	1,914,187	-26.3%
AIRLINE INCENTIVES	(400,000)	(66,667)	(143,026)	(76,359)	114.5%	(49,213)	190.6%
CAPITAL CONTRIBUTIONS	-	-	-	-	0.0%	-	0.0%
INCREASE (DECREASE) IN NET POSITION	$ 11,852,639	$ 375,220	$ 1,267,664	892,445	237.8%	1,864,974	-32.0%
NET POSITION, BEGINNING OF PERIOD			346,994,383			305,784,249	
NET POSITION, END OF PERIOD			$ 348,262,047			$ 307,649,223	
RECONCIATION TO AIRLINE FUNDS REMAINING:							
NET RESULTS BEFORE CAPITAL CONTRIBUTION	12,252,639	441,886	1,410,690	968,803	219.2%	1,914,187	-26.3%
Less: Capital Improvements	(6,000,000)	(1,000,000)	(1,000,000)	-	0.0%	(4,044,255)	-75.3%
Less: Reserve Requirements	66,020	11,003	11,003	-	0.0%	(650,670)	-101.7%
NET RESULTS	6,318,659	(547,110)	421,694	968,803	-177.1%	(2,780,738)	-115.2%
Revenue Sharing:							
Transfer to/from Airlines (50%)	3,159,330	(273,555)	210,847	484,402	-177.1%	(1,390,369)	-115.2%
Authority Share (50%)	3,159,330	(273,555)	210,847	484,402	-177.1%	(1,390,369)	-115.2%
Less: Airline Incentives	(400,000)	(66,667)	(143,026)	(76,359)	114.5%	(49,213)	190.6%
Net Authority Share	$ 2,759,330	$ (340,222)	$ 67,821	$ 408,042	-119.9%	$ (1,439,582)	-104.7%

Albany County Airport Authority
Operating Revenues
For the two months ended February 28, 2026

	2026 Adopted FY Budget	February 2026 Budget YTD	February 2026 Actual YTD	February 2026 Variance YTD	February 2026 Variance %	February 2025 YTD Unaudited	2026 Actual/ Prior Year Variance %
AIRLINE REVENUES							
COMMERCIAL							
Landing Fees-Signatory	$ 7,550,919	$ 1,255,753	$ 1,286,775	$ 31,022	2.5%	$ 1,233,425	4.3%
Airline Apron Fees	1,138,138	189,690	199,773	10,083	5.3%	167,306	19.4%
Glycol Disposal Fee	317,500	190,000	206,807	16,807	8.8%	230,442	-10.3%
CARGO							
Landing Fees-Signatory	854,000	128,178	116,710	(11,468)	-8.9%	118,534	-1.5%
TERMINAL							
Loading Bridges	745,324	124,220	108,693	(15,527)	-12.5%	138,881	-21.7%
Space Rental	3,585,322	1,582,276	1,606,087	23,811	1.5%	1,643,649	-2.3%
Non-Signatory Per Turn Fee	0	0	18,951	18,951	0.0%	18,518	2.3%
TOTAL AIRLINE REVENUES	14,191,203	3,470,117	3,543,796	73,679	2.1%	3,550,756	-0.2%
NON-AIRLINE REVENUES							
AIRFIELD							
Tenant Maintenance	43,708	7,285	0	(7,285)	-100.0%	12,822	-100.0%
Total Airfield	43,708	7,285	0	(7,285)	-100.0%	12,822	-100.0%
TERMINAL							
Utility Reimbursement	44,155	6,775	7,805	1,030	15.2%	5,693	37.1%
Tenant Maintenance	24,000	4,000	0	(4,000)	-100.0%	0	0.0%
Space Rent - Non Airline	196,915	32,819	39,604	6,785	20.7%	41,748	-5.1%
Space Rent - Fixed Non Airline	565,554	94,259	101,156	6,897	7.3%	94,259	7.3%
Food & Beverage	1,596,810	208,640	235,956	27,316	13.1%	229,548	2.8%
Retail	1,059,270	151,376	159,092	7,715	5.1%	156,288	1.8%
ATM	14,480	2,413	2,410	(3)	-0.1%	2,396	0.6%
Operating Permits	395,253	65,597	90,958	25,361	38.7%	59,590	52.6%
Vending Machines	19,800	3,300	3,043	(257)	-7.8%	3,232	-5.9%
Baggage Cart Rentals	15,000	2,500	(4,806)	(7,306)	-292.2%	2,106	-328.2%
Total Terminal	3,931,237	571,680	635,217	63,537	11.1%	594,860	6.8%
GROUND TRANSPORTATION							
Parking	25,731,850	3,997,490	4,177,018	179,528	4.5%	3,780,805	10.5%
Rental Cars	6,988,020	668,329	725,003	56,674	8.5%	666,456	8.8%
Access Fees	0	0	0	0	0.0%	44,070	-100.0%
TNCs	408,000	68,000	68,362	362	0.5%	64,391	6.2%
Garage Space Rent	93,294	15,549	15,549	0	0.0%	14,950	4.0%
Garage Kiosk Rent	21,600	3,600	3,600	0	0.0%	3,600	0.0%
Total Ground Transportation	33,242,764	4,752,968	4,989,532	236,564	5.0%	4,574,272	9.1%
OTHER AIRPORT							
Telephone System - Tenants	45,916	7,653	7,486	(167)	-2.2%	7,715	-3.0%
Building Rental	105,752	12,706	12,706	0	0.0%	12,830	-1.0%
Control Tower Rental	824,812	137,098	137,098	0	0.0%	131,774	4.0%
Air Cargo Facility	1,315,376	219,229	217,466	(1,764)	-0.8%	219,229	-0.8%
State Executive Hangar	1,247,083	207,847	207,847	0	0.0%	207,847	0.0%
T Hangars	195,960	32,660	28,465	(4,195)	-12.8%	26,333	8.1%
Tie Downs	1,680	280	769	489	174.6%	280	174.2%
Industrial Park	627,302	102,492	115,308	12,816	12.5%	92,226	25.0%
Land Rental	391,994	64,137	64,137	0	0.0%	68,428	-6.3%
Hangar Rental	1,013,693	166,361	166,211	(150)	-0.1%	159,253	4.4%
Antenna Space Rental	86,006	14,315	14,315	0	0.0%	14,088	1.6%
Internet and Cable Access	2,660	610	610	0	0.0%	610	0.0%
Fingerprinting	45,600	7,600	6,475	(1,125)	-14.8%	7,755	-16.5%
Tenant Maintenance	998	167	0	(167)	-100.0%	0	0.0%
Ebay/Scrap/Equipment Sales	5,000	833	166	(667)	-80.1%	13,516	-98.8%
Utility Reimbursement	176,030	41,474	62,334	20,861	50.3%	48,221	29.3%
Reimbursement of Property Taxes	45,000	20,000	11,598	(8,402)	-42.0%	19,372	-40.1%
Other	72,000	12,000	2,184	(9,816)	-81.8%	4,563	-52.1%
Total Other Airport	6,202,860	1,047,462	1,055,174	7,712	0.7%	1,034,042	2.0%
TOTAL NON AIRLINE REVENUES	43,420,569	6,379,395	6,679,924	300,529	4.7%	6,215,996	7.5%
TOTAL REVENUES	$ 57,611,772	$ 9,849,512	$ 10,223,719	$ 374,208	3.8%	$ 9,766,753	4.7%

Albany County Airport Authority
FBO Results
For the two months ended February 28, 2026

	2026 Adopted FY Budget	February 2026 Budget YTD	Actual YTD	Variance YTD	Variance %	February 2025 YTD Unaudited	2026 Actual/ Prior Year Variance %
REVENUES							
Retail Fuel							
Jet A Fuel Sales	$ 6,167,000	$ 723,713	$ 703,554	$ (20,159)	-2.8%	$ 928,485	-24.2%
AvGas Fuel Sales	462,400	39,887	41,696	1,809	4.5%	35,764	16.6%
Commercial AvGas Fuel Sales	18,000	3,000	1,878	(1,122)	-37.4%	2,874	-34.7%
Auto & Diesel Fuel Sales	290,000	77,805	96,864	19,059	24.5%	82,753	17.1%
Retail Fuel Sales	6,937,400	844,405	843,992	(413)	0.0%	1,049,877	-19.6%
Into Plane Fees	875,000	126,078	117,225	(8,853)	-7.0%	123,995	-5.5%
Fuel Farm Fees	1,230,000	189,859	170,064	(19,795)	-10.4%	185,436	-8.3%
General Aviation Landing Fees	482,500	52,500	69,942	17,442	33.2%	63,053	10.9%
Aircraft Parking Fees	650,000	65,000	106,473	41,473	63.8%	67,043	58.8%
Deicing Services	1,603,790	603,865	940,550	336,685	55.8%	1,208,907	-22.2%
FBO Properties	441,344	107,277	121,489	14,213	13.2%	134,921	-10.0%
FBO Services	135,500	17,000	22,284	5,284	31.1%	14,929	49.3%
TOTAL REVENUES	12,355,534	2,005,985	2,392,019	386,034	19.2%	2,848,160	-16.0%
COST OF SALES							
Fuel Costs - Jet A	2,107,000	265,168	181,118	(84,051)	-31.7%	437,817	-58.6%
Fuel Discounts - Jet A	150,000	15,565	15,467	(98)	-0.6%	33,085	-53.3%
Fuel Costs - SAF	0	0	0	0	0.0%	0	0.0%
Fuel Costs - AvGas	330,400	26,757	28,532	1,775	6.6%	25,278	12.9%
Fuel Discounts - AvGas	12,000	1,190	1,382	192	16.1%	759	82.1%
Fuel Costs - Commercial AvGas	13,000	2,167	1,516	(650)	-30.0%	2,334	-35.0%
Fuel Costs - Auto & Diesel	228,000	64,000	77,925	13,925	21.8%	67,491	15.5%
Total Fuel Costs	2,840,400	374,847	305,940	(68,907)	-18.4%	566,763	-46.0%
Deicing Costs - Type I & IV	1,180,590	474,099	647,577	173,478	36.6%	696,980	-7.1%
Customs Garbage, Oil & Other	64,000	10,664	6,612	(4,052)	-38.0%	6,857	-3.6%
Total Cost of Sales	4,084,990	859,610	960,129	100,519	11.7%	1,270,600	-24.4%
Net Operating	8,270,544	1,146,375	1,431,890	285,515	24.9%	1,577,560	-9.2%
OPERATING EXPENSES BY CATEGORY							
Personal Services							
Salaries	2,585,398	422,326	399,109	(23,217)	-5.5%	334,091	19.5%
Overtime	232,878	38,697	56,696	17,998	46.5%	24,836	128.3%
Total Personal Services	2,818,276	461,024	455,805	(5,218)	-1.1%	358,927	27.0%
Employee Benefits	860,516	170,103	161,282	(8,821)	-5.2%	114,081	41.4%
Utilities & Communications	116,800	23,717	34,346	10,629	44.8%	26,701	28.6%
Purchased Services	812,592	268,767	223,750	(45,017)	-16.7%	157,193	42.3%
Materials & Supplies							
Buildings	221,500	128,549	9,271	(119,278)	-92.8%	13,990	-33.7%
Grounds	37,500	6,000	4,400	(1,600)	-26.7%	2,500	76.0%
Vehicles	991,744	161,630	219,054	57,424	35.5%	134,112	63.3%
Total Materials & Supplies	1,250,744	296,179	232,725	(63,454)	-21.4%	150,602	54.5%
Admistrative Expenses	425,319	91,729	41,328	(50,402)	-54.9%	56,644	-27.0%
Non-Capital Equipment	150,000	0	0	0	0.0%	9,238	-100.0%
TOTAL EXPENSES	6,434,247	1,311,519	1,149,236	(162,283)	-12.4%	873,387	31.6%
FBO Net Direct Cost	$ 1,836,297	$ (165,144)	$ 282,654	$ 447,798	-271.2%	$ 704,173	-59.9%

AGENDA ITEM NO. 6

Project Development

AGENDA ITEM NO. 7

Counsel

AGENDA ITEM NO. 8

Concessions/Ambassador Program

ALB ALBANY INTERNATIONAL AIRPORT

April 13, 2026

Concessions & Ambassador Program Report

Minority Representation in the Concessions Workforce

Date 2026	HMSHost	Paradies	Chick fil A (OHM)	Dunkin	Uncommon Grounds	Minority/Total %
January	21/55=38%	10/19=53%	23/30=77%	3/7=43%	14/25=56%	71/136=52%
February	27/53=51%	11/22=50%	23/30=77%	4/6=67%	14/21=67%	79/132=60%
March	24/62=38%	11/22=50%	23/30=77%	4/6=67%	12/21=57%	83/141=59%
April						
May						
June						
July						
August						
September						
October						
November						
December						

ALB ALBANY INTERNATIONAL AIRPORT

Concession Revenue

Date	HMSHost	OHM	Paradies	Uncommon	Total	$/Enp
2026		Chick fil A		Grounds		
January	545,399	194,850	345,633	151,806	1,237,688	$11.32/enp
February	797,984	Closed	449,825	189,106	1,434,915	$11.67/enp
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total						

Enplanements
January 2026 – 109,370
February 2026 – 123,015

Ambassador Program

2026 Totals

Tours **YTD**

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
-	-	-										

Canines

3091	**4014**	**5885**										**12,990**

Ambassador Hours

649	**707**	**786**										**2,142**

Guests Served

5789	**4839**	**3627**										**14,255**

Ambassador Shifts

229	**245**	**285**										**759**

AGENDA ITEM NO. 9

Public Affairs

AGENDA ITEM NO. 10

Authorization of Contracts/Leases/Contract Negotiations/Contract Amendments

AGENDA ITEM NO. 10.1

Amendment No. 1 to Service Contract: Contract #SC-23-1142 Custodial Services at Various Facilities with Janitronics, Inc.

AGENDA ITEM NO: 10.1
MEETING DATE: April 13, 2026

ALBANY COUNTY AIRPORT AUTHORITY
REQUEST FOR AUTHORIZATION

ACAA Approved
04/13/2026

DEPARTMENT: *Finance*

Contact Person: Margaret Herrmann, Acting Chief Financial Officer

PURPOSE OF REQUEST:

Amendment No. 1 to Service Contract: Contract #SC-23-1142 Custodial Services at Various Facilities with Janitronics, Inc.

CONTRACT AMOUNT:

Contract Amount (Estimated): $270,511.44/year, one (1) year with fourt (4) 1-year options (ACAA Approved 03/28/2023)
*Amendment No. 1: $42,871.68/year ($3,572.62 per monthly)**
Total: $313,383.12 (Subject to annual adjustment in prevailing wage rates.)

**Pending approval at this meeting.*

BUDGET INFORMATION:

Anticipated in Current Budget: Yes √ No ___ NA ___

FISCAL IMPACT - FUNDING (Dollars or Percentages)

Federal _____ State _____ Airport *100%* NA _____
Funding Source: *Operating Budget*

JUSTIFICATION:

Request is made to issue Amendment No. 1 for Custodial Services at Various Facilities under Contract No. - SC-23-1142 with Janitronics, Inc. This Amendment No. 1 will add daily cleaning of the Finance and Engineering offices located in Building # 117.

CHIEF EXECUTIVE OFFICER'S RECOMMENDATION:

Recommend approval.

FINAL AGREEMENT SUBJECT TO APPROVAL BY COUNSEL: YES √ NA ___

PROCUREMENT DEPARTMENT APPROVAL:

Procurement complies with Authority Procurement Guidelines and Acting Chief Financial Officer has approved. **Yes √ NA _____**

AGENDA ITEM NO: 10.1
MEETING DATE: April 13, 2026

BACK-UP MATERIAL:

Scope of Work & Proposal from Janitronics, Inc.

Custodial Service for Building # 117

Scope of Work:

Offices and Common Areas:

The following tasks must be completed daily, or as permitted/requested by tenant:

-Sweep, Vacuum, Carpet Spot Cleaning & Extraction, and Shampoo as needed or requested.

- High dusting, clean and disinfect hard surfaces and high touch areas such as light switches, door handles, and other frequently touched areas as requested by tenant.

- Spot clean glass and windows.

- Empty all trash receptacles. Maintain cleanliness, odor control, and appearance of trash receptacles.

Kitchen and Rest Rooms:

The following tasks must be completed daily, or as requested by tenant:

- Sweep, mop, vacuum, spot clean all floors.

- High dusting, clean and disinfect hard surfaces and high touch areas such as light switches, door handles, and other frequently touched areas as requested by tenant. Clean and disinfect vertical and horizontal surfaces in kitchen and rest rooms.

- Spot clean glass and windows.

- Empty all trash receptacles. Maintain cleanliness, odor control, and appearance of trash receptacles.

- Check and fill all supplies as needed or requested by tenant.



FINANCIAL SUMMARY
ALBANY COUNTY AIPORT AUTHORITY

SERVICE PROGRAM OPTIONS

We are submitting the following for your consideration.

Service	Monthly*	Yearly*
Administration Building Cleaning - Finance & Engineering Depts.	$3,572.64	$42,871.68

The above pricing includes:

- Direct Labor
- Supervision
- Employee Fringe Benefits
- Payroll Taxes and Insurance
- General Liability Coverage ($1,000,000)
- Property Damage ($1,000,000)
- Umbrella Coverage ($3,000,000)
- All Cleaning Equipment, Supplies, and Materials
- General & Administrative Expenses

*Plus, Sales Tax (if applicable)

*The prices submitted by Janitronics are subject to change due to regulatory, statutory wage, or benefit law requirements imposed by any government entity. Such increases will be effective based on the amount by which Janitronics' costs must be raised to comply with such change.

*The proposed pricing is based on the quantities presented in Albany County Airport's drawings, information supplied by Albany County Airport, and the statement of work. If the information is subsequently changed or is found not to reflect the serviceable areas or service requirements accurately, Janitronics reserves the right to adjust the price.

AGENDA ITEM NO. 10.2

Award Professional Services Contract No. S-1265 Design Services for the Terminal Apron Rehabilitation (Phase1) with McFarland Johnson.

AGENDA ITEM NO: 10.2
MEETING DATE: April 13, 2026

ALBANY COUNTY AIRPORT AUTHORITY
REQUEST FOR AUTHORIZATION

ACAA Approved
04/13/2026

DEPARTMENT: *Planning & Engineering*

Contact Person: *John LaClair, P.E., Chief Engineer*

PURPOSE OF REQUEST:

Award Professional Services Contract No. S-1265 Design Services for the Terminal Apron Rehabilitation (Phase1) with McFarland Johnson.

CONTRACT AMOUNT:

Base Amount: $957,425.00

BUDGET INFORMATION:

Anticipated in Current ALB Capital Plan: Yes √ **No** ___ **NA**
Funding Account No.: *N/A*

AWARD CONDITIONS MET:

Apprenticeship N/A *DBE N/A* *MWBE N/A*

Service Disable Veteran Owned Business (SDVOB) N/A

FISCAL IMPACT - FUNDING (Dollars or Percentages)

Federal *90%* **State** *5%* **Airport** *5%* **NA** _____
Term of Funding: *2026-2028*
Grant No.: *<pending>* **State PIN:** *<pending>*

JUSTIFICATION:

Authorization is requested to award Professional Services Contract S-1265 Design Services for the Terminal Apron Rehabilitation (Phase 1) with McFarland Johnson. The RFQ evaluation committee met and discussed each proposal. Each committee member completed the evaluation score sheet with the criteria outlined in the RFQ document. The firm receiving the highest score and recommendation for award is the design firm of McFarland Johnson of Saratoga, N.Y.

The contract award on 02/09/2026 by the ACAA Board was contingent upon the negotiated fee which was subject to FAA grant guidelines and FAA funding.

CHIEF EXECUTIVE OFFICER'S RECOMMENDATION:

Recommend approval.

AGENDA ITEM NO: 10.2
MEETING DATE: April 13, 2026

FINAL AGREEMENT SUBJECT TO APPROVAL BY COUNSEL: YES ✓ NA_____

PROCUREMENT DEPARTMENT APPROVAL:

Procurement complies with Authority Procurement Guidelines and Acting Chief Financial Officer has approved. YES ✓ NO_____.

BACK-UP MATERIAL:

Scope and fee from McFarland Johnson.

EXHIBIT A

SCOPE OF SERVICES

For
ALBANY INTERNATIONAL AIRPORT
ALBANY COUNTY, NY

TERMINAL APRON REHABILITATION DESIGN – PHASE 1
CONTRACT NO. S-1265

PROJECT DESCRIPTION

This project consists of the pavement rehabilitation for the northwest portion of the Terminal Apron at the Albany International Airport in Albany County, NY. This portion of the apron lies generally north of the Terminal Building. The pavement extents of the apron will remain at its current size approximately 893,900 sf (99,322 sy) within the project area. There is approximately 396,900 sf (44,100 sy) of concrete pavement adjacent to the terminal building for aircraft parking and Passenger Boarding Bridge (PBB) operations at the gates with approximately 497,000 sf (55,222 sy) of asphalt pavement beyond the concrete. See attached sketch, Terminal Apron Rehabilitation, Figure 1, for the project limits. The overall PCI of the Terminal Apron was 65 with most of the apron area 58 as of 2022, the most recent Pavement Management Plan. As part of this project an analysis of the existing pavement sections will be completed. Areas of the apron pavement that are insufficient will be strengthened to accommodate current and future aircraft, ground vehicle equipment, and PBB's. The aircraft fleet mix used for design will be provided by the Albany County Airport Authority (SPONSOR) from historical usage on the Terminal Apron and the recently completed Master Plan Update, to reflect current and future users of the facility.

The drainage within the limits of work consists of a series of catch basins and trench drains that collect into a closed drainage system. During the de-icing season the system drains to a pump station that connects to the glycol treatment lagoon. Outside of the de-icing season the system drains through an oil-water separator into Shaker Creek. Grading patterns and slopes of the existing Terminal Apron will be analyzed to ensure positive drainage away from buildings and towards inlets. Known drainage issues exist north of TW C and at the south end of the baggage makeup doors. It is anticipated that the trench drain north of Concourse A will be relocated farther away from the building to allow for additional operational area for the airlines. The drainage structures and collection pipes within the project limits will be scoped with a camera and analyzed for condition and adequacy. Degraded or inadequate structures and pipes not being relocated will be scheduled for replacement. No analysis of the de-icing valves, pump station, or oil-water separator will be conducted. Outlet pipes beyond the project limits will not be analyzed.

The apron layout within the project area, including the Vehicle Service Road (VSR), aircraft parking gates, lead-in lines, taxilanes, and taxiways, will be analyzed for conformance with the latest FAA

standards and recommendations. Potential improvements to operational efficiency will be reviewed with the airport and the FAA as needed.

Detailed phasing, including coordination with the airport, airlines, FBO, and FAA, to minimize disruption to airline and airport operations during construction will be conducted.

A Categorical Exclusion (CATEX) for the above-described project has been submitted to and approved by the Federal Aviation Administration (FAA).

The project will be completed by the SPONSOR, with grant assistance from the FAA Airport Improvement Program (AIP), and New York State Department of Transportation (NYSDOT) at funding levels of 90% FAA, 5% NYSDOT and 5% SPONSOR.

SCOPE OF WORK

McFarland-Johnson, Inc. (CONSULTANT) shall provide the following professional services under this contract as related to the above-described project including the preparation of a topographic survey, subsurface investigation, conceptual, preliminary, and final design, specifications, assistance in bidding, and opinion of probable construction cost.

1. ADMINISTRATION/PROJECT MANAGEMENT

The following items of work shall be accomplished by the CONSULTANT on behalf of the SPONSOR under the category of Administration/Project Management:

A. A Conference with the SPONSOR to review their programming and project requirements and to become knowledgeable of the data that is already available for the project.

B. Project Development. The preparation of data for use by the FAA in the funding of the project. The CONSULTANT will prepare a draft scope of work incorporating the necessary provisions to complete all project components in a timely manner. The Scope of Work will be distributed to the SPONSOR and FAA for review and comment. A fee summary will be prepared based upon the approved final scope of work.

C. Procurement of special services such as topographical survey and mapping, subsurface investigations, and pavement analysis necessary for completion of the work to be done under this contract. This includes the preparation of the necessary subcontract documents, and negotiations.

D. The CONSULTANT will perform project management duties such as project planning, invoice preparation, schedule coordination and coordination of the design team.

E. Prepare an FAA grant application for the design and construction phases of the Project for the SPONSOR to review, sign, and submit to the FAA. A draft of this grant application will be prepared during design, and a final will be submitted after bidding. The grant application will include the following information:

- Application for Federal Assistance (OMB Standard Form 424)
- Application for Development and Equipment Projects (Parts II-VI) (FAA Form 5100-100)
- Sponsor Certification of Drug Free Workplace (FAA Form 5100-130)
- Sponsor Certification of Project Plans and Specs (FAA Form 5100-132)
- Sponsor Certification of Selection of Consultants (FAA Form 5100-134)
- Sponsor Certification of Disclosure/Conflicts (FAA Form 5100-135)
- Project Approval Information, Part IV- Program Narrative
- Project Funding Summary
- Consultant Scope of Work
- Consultant Fee
- Sponsor Grant Assurances

F. Prepare Invoice Summaries for the SPONSOR'S use in requesting reimbursement of funding for the applicable FAA and NYSDOT grants. Twelve (12) reimbursement requests are anticipated. The Invoice Summaries shall include the cost of administrative expenses and engineering services.

2. CONCEPTUAL DESIGN (30%)

A. Attend a pre-design meeting with the SPONSOR's representatives, the tenants, and other appropriate agencies such as the FAA and NYSDOT.

B. Complete an investigation to gather the necessary data for design of project. The investigation will consist of a review of the existing data such as survey information, geotechnical data, as-built construction drawings, aircraft schedules and fleet mixes, utility plans, and field visit photographs, as it is readily available.

C. Obtain a topographic survey to cover the location of the proposed project in accordance with FAA AC 150/5300-18B - General Guidance and Specifications for Submission of Aeronautical Surveys to NGS: Field Data Collection and Geographic Information System (GIS) Standards. Ground Penetrating Radar (GPR) will be used within 20' of the terminal building, in areas where geotechnical boring will be conducted, and in areas of known historical utilities, to help locate and mark underground utilities prior to field survey. It is assumed this work will be conducted during daylight hours, but pullbacks will be required to accommodate aircraft

traffic. This work will be subcontracted to a qualified survey subconsultant (Darrah Land Surveying, PLLC). Subtasks to complete this task are as follows:

- CONSULTANT will review existing survey data and determine supplemental ground survey information required and the limits of the ground field survey.
- CONSULTANT will coordinate the work of the Surveyor with the Airport, including coordination of scheduling. This task is anticipated to include ten (10) days in the field to monitor the survey.
- CONSULTANT will review the deliverables of the Surveyor for completeness to the requirements of the RFP. This task includes review of Surveyors subconsultant invoices for accuracy and completeness for inclusion in CONSULTANT's invoices to SPONSOR.
- The field work will include survey documentation of project features including edge of pavement, drainage features rims, inverts, pipe material, diameter, lighting, signage and grading within the project limits.
- CONSULTANT will update the airport base mapping with information provided by the Surveyor and prepare existing condition (base) drawings to use in the design of the project.

D. Subsurface soils investigation will be performed to accurately identify and evaluate the existing soils strata within the project area. The CONSULTANT shall review existing soil data, existing site topography, area climatic records, and FAA AC 150/5320-6G – Airport Pavement Design and Evaluation to develop a soils investigation program for the purpose of preparing an airfield pavement design. Field investigation/sampling, pavement coring, laboratory testing of soil samples, and the preparation of a soils report will be subcontracted to a qualified geotechnical subconsultant (John Turner Consulting). It is assumed this work will be conducted during daylight hours, but pullbacks will be required to accommodate aircraft traffic. Subtasks to complete this task are as follows:

- CONSULTANT will review existing soils data, existing and proposed site topography, existing pavement section, climatic records and FAA AC 150/5320-6G. Using this information, CONSULTANT will develop a subsurface soils investigation, laboratory testing, and geotechnical evaluation program for pavement and embankment designs.
- CONSULTANT will coordinate the work of the geotechnical firm to monitor the field sampling. This task is anticipated to include five (5) days in the field to monitor the field sampling.
- Laboratory testing will include the evaluation of collected subgrade soil samples for gradation, moisture contents, classification, development of modified proctor unit weights, as well as the development of laboratory California Bearing Ratios (CBRs) to evaluate soil bearing capabilities at various moisture contents. Laboratory evaluation of pavements cores will

include determination of the depth of the various pavement layers, noting cohesion of the layers to the surrounding layers. Photographs will be taken of all collected pavement cores.

- CONSULTANT will review the deliverables of the Geotechnical Firm for completeness to the requirements of the RFP, including review of subconsultant invoices for inclusion in CONSULTANT's invoices to SPONSOR.

E. Pavement assessments will be conducted on both concrete and asphalt areas. Visual inspections combined with non-destructive testing (falling deflectometer) will be used in all areas. This work will be subcontracted to a qualified pavement testing subconsultant (Applied Pavement Technology, Inc.). It is assumed this work will be conducted during daylight hours, but pullbacks will be required to accommodate aircraft traffic. Subtasks to complete this task are as follows:

- CONSULTANT will coordinate the work of the subconsultant with the Airport, including coordination of scheduling. This task is anticipated to include ten (10) days in the field to monitor pavement assessments.
- CONSULTANT will review the deliverables of the subconsultant for completeness to the requirements of the RFP. This task includes review of subconsultant invoices for accuracy and completeness for inclusion in CONSULTANT's invoices to SPONSOR.
- The fieldwork will include assessment of the pavement's relative strength and subbase condition within the project limits. For concrete pavement mid-slab strength as well as joint load and joint load transfer will be tested.
- A visual inspection of each concrete slab will be conducted and a summary of distresses created by slab. Recommendations for replacement or repair will be made on a slab-by-slab basis.
- Using existing pavement thicknesses, soil information from the Geotechnical Field Investigations, and the Fleet Mix provided by the SPONSOR, the existing pavement sections will be evaluated for adequacy using the FAA approved software FAARFIELD 2.0 and in accordance with FAA AC 150/5320-6G - Airport Pavement Design and Evaluation.
- Pavement sections for new asphalt and concrete as well as an asphalt overlay will be developed.
- A pavement evaluation and design report will summarize the findings and recommendations.

F. CONSULTANT will perform a visual inspection of drainage systems servicing the project area of the Terminal Apron. The inspection will include a condition inspection of each drainage structure to note any areas of failure, or damage. All pipes at each structure will be classified by size, invert, and material to develop an inventory of drainage pipe servicing the project area. This inspection will

include a visual assessment as to whether the pipe and/or structure are plugged with debris. The inspections will include a closed-circuit television (CCTV) camera pipe inspection that identifies and locates any blockages or failures in the pipe. This work will be subcontracted through the survey subconsultant (Darrah Land Surveying, PLLC). It is assumed this work will be conducted during daylight hours, but pullbacks will be required to accommodate aircraft traffic.

- The CCTV camera inspection will produce an AutoCAD file that maps the existing pipe network and is integrated into the project survey.
- It is assumed that the existing trench drain in the northeast corner (that was replaced in 2017) will be in good condition, sufficient to handle the anticipated fleet mix, and not need relocation or replacement.
- It is assumed that the existing trench drain north of Concourse A (that was not replaced in 2017) will be relocated farther north and upsized. It is further assumed that there is a closed pipe network beneath the trench drain that will be relocated with it.
- It is assumed that the pipe network will be in good condition; however, that many of the drainage structure top-slabs, frames, and grates will need replacement.
- It is assumed that the existing trench drain(s) will be in good condition and sufficient to handle the anticipated fleet mix.
- No modifications to the glycol valve, pump station, or oil-water separator are considered in this scope.

G. A preliminary Construction Safety Phasing Plan (CSPP) will be prepared in accordance with FAA AC 150/5370-2G, Operational Safety on Airports During Construction and current FAA Orders, as applicable. This plan will include the type and locations of barricades, the proper clearances, the appropriate temporary marking and lighting during construction, and a series of notes to be provided to the contractor relative to coordination and safety. This plan will consider access to work areas by construction equipment and trucks. Access routes will be developed in an attempt to minimize impacts on airport operations and damage to existing pavements. The CONSULTANT will facilitate a progress review meeting with the SPONSOR, airport tenants, users, and operations staff to review the CSPP. The following assumptions are included for the CSPP

- 9 gates will be affected by construction A1 through A6 and B5, B7, B9, and B11.
- Only one gate can be taken out of service at a time.
- Gates A3 and C1 can be used temporarily as "common gates" by multiple airlines.

H. The CONSULTANT will attend up to three (3) meetings with various stakeholders (SPONSOR, AvPorts, FBO, Airlines, and FAA) to discuss the CSPP. The meetings will be organized and coordinated by the SPONSOR. The Consultant will provide an agenda and meeting minutes.

I. The CSPP will be revised based on comments from the various stakeholders and submitted to the FAA's Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) on-line portal on or before December 1, 2026.

J. Develop an aircraft movement and parking analysis to assist in the development of efficient aircraft parking layout(s). The CONSULTANT will utilize AviPLAN™ software to model aircraft parking locations, turning movements, required offsets, and potential jet blast. In association with the aircraft movement and parking, the VSR and Ground Service Equipment (GSE) parking areas will be laid out to maximize efficiency. It is assumed that three (3) parking layout alternatives will be developed and presented to the SPONSOR for review and comment.

K. It is assumed that the area of soil disturbance will be greater than 1-acre which will require a Stormwater Pollution Prevention Plan (SWPPP) and New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-025-001). Subtasks include the following:

- The CONSULTANT will evaluate the existing stormwater hydrology using record plans, survey data, and a visual site inspection.
- The CONSULTANT will develop proposed grading to address any surface ponding on the apron and direct runoff to catch basins. If additional basins are required, they will be added to the existing pipe network.
- The CONSULTANT will prepare a stormwater design and SWPPP that addresses stormwater collection and 'water quality' requirements pursuant to the NYSDEC Phase II regulations: and a Notice of Intent (NOI) for coverage under the NYSDEC SPDES GP-0-025-001. It is assumed that the project will be considered "reconstruction" with no increase in impervious area and that on site treatment can be achieved using manufactured BMP's located within drainage structures to meet the NYSDEC design manual and current SWPPP general permit regulations. Since the project is "reconstruction" an analysis for the use of green infrastructure will not be required. It is assumed that no deviation from the regulations will be required.

L. The CONSULTATNT will develop conceptual design plans to include the following plans in addition to the probable construction cost for each major element of the project.

- Cover Sheet
- Horizontal and Vertical Control Plan
- Boring Plans
- Boring Logs
- Existing Conditions/Demolition Plans
- Pavement Typical Sections and Rehabilitation Details
- Pavement Geometry Plans
- Erosion and Sedimentation Control Plans

3. PRELIMINARY DESIGN (90%)

A. The CONSULTATNT will continue the development of pavement rehabilitation plans, sections, and profiles including drainage structure and grading improvements.

B. The CONSULTATNT will prepare preliminary plans and details based upon criteria contained in FAA AC 150/5300-13B - Airport Design. The information to be included will be:

- Cover Sheet
- General Notes and Quantities Table
- Horizontal and Vertical Control Plan
- Boring Plans
- Boring Logs
- Existing Conditions/Demolition Plans
- Existing Catchment Areas Plan
- Construction Phasing and Safety Plans and Notes
- Pavement Typical Sections and Rehabilitation Details
- Pavement Geometry Plans
- Drainage Details
- Grading and Drainage Plans
- Drainage Profiles
- Post Construction Catchment Areas Plan
- Marking Details
- Marking Plans
- Erosion and Sedimentation Control Details
- Erosion and Sedimentation Control Plans

C. The CONSULTATNT will prepare a preliminary set of specifications for use in bidding and construction of the project. The FAA standard specifications will be used when possible and will be supplemented with State specifications if needed. When special specifications are required, they will be prepared in the

same format as the FAA specifications and will be assigned an identifier that distinguishes them from the FAA specifications.

D. The CONSULTATNT will prepare preliminary quantity take-offs from the various design documents, by type of material and FAA or other specification identifier. Separately, a unit cost will be developed for each material to be used on the project. The unit costs will be compiled from other recent projects at the airport, other airports in the area, and other reliable sources. An Engineer's Opinion of Probable Construction Costs will be generated and compared with the available budget for the project. Should any discrepancy occur, the budget will be modified in consultation with the SPONSOR's representative, the FAA, and the NYSDOT; or the project modified to result in a project within the available budget. It is assumed that no more than two (2) project modifications will be made to accommodate budget constraints.

E. The CONSULTANT will prepare a draft Engineer's Report in accordance with the New York Airports District Office (NYADO) requirements.

F. The CONSULTANT will prepare an on-airport aeronautical study of temporary construction equipment for the FAA to review. The study will be submitted to the FAA's Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) online portal. A graphic depicting construction equipment location with ground elevation and equipment height will be developed and the corresponding data will be entered into the OE/AAA portal.

G. The CONSULTANT will finalize the SWPPP and stormwater design and submit the NOI to the NYSDEC online portal for coverage under the NYSDEC SPDES GP-0-025-001.

- It is assumed that The Albany International Airport does not require MS4 approval from the Town of Colonie and that no MS4 approval beyond that of the SPONSOR will be required for the SWPPP and the NOI.

H. The CONSULTANT will facilitate a progress review meeting with the SPONSOR to review progress, design alternatives, and operational impacts associated with each design element.

I. The CONSULTANT will perform an in-house review of the plans for Quality Assurance and Quality Control. The review will be undertaken for conformance to specified criteria, constructability, and clarity of delivery.

J. Submit preliminary design plans, specifications, and Engineer's Opinion of Probable Cost to the SPONSOR for review.

K. Submit preliminary design plans, specifications, and Engineer's Opinion of Probable Cost to the FAA for their formal review in accordance with Memorandum for Implementation at FAA Review of Construction Plans and Specifications dated December 8, 2014. Based on the Review Matrix in Appendix 1 of this Memorandum, a General Review of the contract documents will be completed by the FAA.

4. FINAL DESIGN (100%)

A. Update the plans and specifications to reflect the comments and revisions developed as a result of the preliminary design review.

B. A bid package will be developed to reflect the specific requirements of the FAA, NYSDOT, and the SPONSOR. This will include a Project Description, bid tabulation forms, technical specifications, and drawings.

C. Facilitate progress review meetings with the SPONSOR to review progress, design alternatives, and operational impacts associated with each design element. It is anticipated that one (1) progress meeting will be held during the final design phase. Incorporate comments received from the SPONSOR into the final contract plans and specifications.

D. Submit a final Design Report prepared in accordance with the New York Airports District Office Sponsor's Guide including a detailed Engineer's Opinion of Probable Construction Costs to the SPONSOR, the FAA, and others as required.

E. Perform in-house review of the final contract plans and specifications. for Quality Assurance and Quality Control. The review will be undertaken for conformance to specified criteria, constructability and clarity of delivery.

F. Prepare an "Issued for Bid" packages to include drawings and specifications used for bidding the project, and distribute these items to the SPONSOR, the FAA, and the NYSDOT. The "Issued for Bid" drawings will be stamped and signed by an engineer registered to practice in the State of New York.

5. BIDDING AND AWARD ASSISTANCE

A. Attend a project pre-bid meeting to discuss specific project requirements with prospective bidders and answer any questions.

B. Provide responses to questions received from potential bidders through the SPONSOR, and issue formal response to the SPONSOR as required. It is anticipated that three addenda will be required.

C. Review bid results as provided to the CONSULTANT from the SPONSOR. Provide the SPONSOR with a certified bid tabulation along with a recommendation to award.

DESIGN ASSUMPTIONS:

- The total estimated construction budget is $25,000,000 - $30,000,000.
- Bidding for Construction is anticipated to occur in the Winter/Spring of 2027.
  - Only one bidding period is anticipated in this scope. If sufficient funds are not available and an additional bidding package is required, it can be provided as an additional service.
- Front-end contract documents will be provided by the Airport.
- No modifications to airfield lighting or signage will be required.
- No relocation of non-airport-owned utilities (water, natural gas, communications, electrical) will be required.
- No "Modification of Standards" to FAA design or construction criteria will be required.
- NEPA and SEQR have been completed for this project.
- It is anticipated that a formal Safety Management System (SMS) review will not be required for this project.
- NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-020-001) will be required; however, the project will be considered "reconstruction" and the SPONSOR will not need Town of Colonie MS4 approval.

PROPOSED SCHEDULE OF DESIGN (PHASE 1 CONSTRUCTION ONLY):

The CONSULTANT agrees to complete the Design and Bidding of Phase 1 Construction documents Agreement in a manner satisfactory to the SPONSOR within 18 months after receiving an executed copy of this contract from the SPONSOR accompanied by a resolution from its governing body authorizing said execution or within such extended periods as agreed to by the SPONSOR.

Task	Completion
Notice to Proceed	04/15/2026
Conceptual Design (30%)	08/15/2026
CSPP Submission to OE/AAA	12/01/2026
Preliminary Design (90%)	01/15/2027
Final Design (100%)	04/15/2027
Bid Documents	05/15/2027
Bidding	06/01/27 – 06/30/27

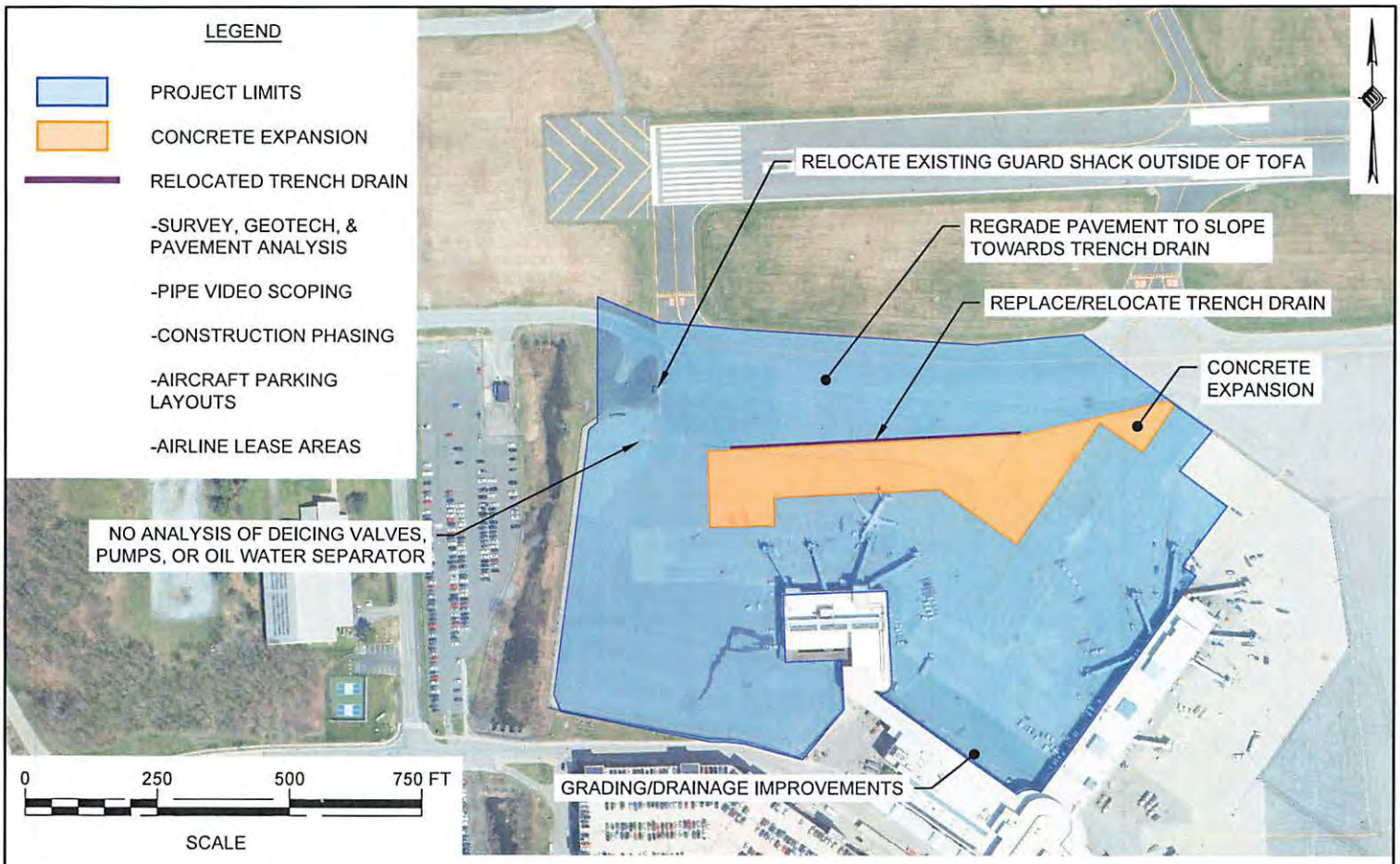
NOTE: This contract provides services for design, bidding, and award. It does not include any effort for construction administration or observation. A separate contract will be executed for the construction administration and observation efforts to include sub-contracting for

material testing during construction. The latter contract will be developed based upon the Construction Project Awarded.

FIGURE 1

TERMINAL APRON REHABILITATION – PHASE 1

PROEJCT SKETCH



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

McFARLAND JOHNSON
90 EAST AVENUE
SARATOGA SPRINGS, NEW YORK 12866

ALBANY INTERNATIONAL AIRPORT
ALBANY, NEW YORK

TERMINAL APRON PAVEMENT REHAB
PROJECT SKETCH

SCALE:	1"=250'
DRAWN:	DEL
CHECKED:	TCB
DESIGN:	TCB
PROJECT:	18745.09
DATE:	3/3/26

EX-A
1 OF 1

K:\ALBANY CO\T-18745.09 TERMINAL APRON DESIGN\DRAW\DRAWINGS\FIGURES\18745.09-PROJECT SUMMARY FIGURE.DWG

GEOTECHANICAL SCOPE OF WORK

TO BE SUB-CONTRACTED

(JTC)

JOHN TURNER CONSULTING

STEPHEN C. LANNE, PE
413-222-1675
SLANNE@CONSULTJTC.COM

March 25, 2026

Turner Bradford, PE
McFarland Johnson
90 East Avenue
Saratoga Springs, NY 12866
P: 518-580-9380
E: tbradford@mjinc.com

Proposal for

GEOTECHNICAL INVESTIGATION
ALBANY INTERNATIONAL AIRPORT
TERMINAL APRON PAVEMENT REHAB
ALBANY, NEW YORK

JTC Proposal #026-0057

Dear Mr. Bradford:

John Turner Consulting, Inc. (JTC) is pleased to submit this revised proposal to perform a geotechnical investigation for the above-referenced project. The purpose of the geotechnical investigation is to obtain information on the subsurface conditions at the site and to provide geotechnical engineering recommendations to support the design and construction of the project.

SITE DESCRIPTION

The following table summarizes our understanding of the existing site:

ITEM	DESCRIPTION
Existing Improvements	Public airport apron
Current Ground Cover	Bituminous concrete pavement
Topography	Relatively level
Regional Geology [1]	Artificial Fill Stratified sands mapped in area

1. Likely native soils based on local, publicly available surficial geology map

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- *Environmental Consulting*
- *Geotechnical Engineering*
- *Materials Testing*
- *Special Inspections*
- *Building Sciences*
- *Pavement Consulting*
- *Sustainability and Energy Services*

8 locations throughout New England:

- *Newington, CT*
- *Woburn, MA*
- *Sutton, MA*
- *Bangor, ME*
- *Lisbon, ME*
- *Portsmouth, NH (corporate office)*
- *Hartland, VT*
- *Williston, VT*

PROJECT DESCRIPTION

The following table summarizes our understanding of the project:

ITEM	DESCRIPTION
Structure	Pavement apron reconstruction
Size	Approximately 675,000 square feet (sf)
Cut/Fill	Negligible
Pavements	Reconstruction of existing bituminous concrete and Portland cement concrete pavement apron
Stormwater Management Areas	Unknown

PROPOSED SCOPE OF WORK

Field Exploration Services

JTC will perform a subsurface exploration program consisting of 4 days of soil-boring drilling. The following summarizes the proposed field exploration services:

ITEM	LOCATION	INCLUDED	NUMBER	DEPTH [1] (FEET)	EQUIPMENT
Soil Borings (SPT) [2]	Structures	☐			☐ Truck ☐ ATV ☐ GeoProbe
	Apron	☒	21	10	☒ Truck ☐ ATV ☐ GeoProbe
	Retaining Wall	☐			☐ Truck ☐ ATV ☐ GeoProbe
	Infiltration Area	☐			☐ Truck ☐ ATV ☐ GeoProbe
	Undisturbed Tube Sampling	☐			
	Bedrock Coring [3]	☐			Minimum 5-ft coring attempt billed at unit price per foot
	Groundwater Monitoring Well [4]	☐			☐ 2-inch PVC Well ☐ Well casing/locking cap
Pavement Coring	Apron	☒	12		9 Bituminous concrete will be augered 12 Portland cement concrete

1. Estimated depth below existing grade. May terminate shallower if refusal or dense soils are encountered. Number and depth of explorations may be modified based on subsurface conditions.
2. Standard penetration tests (SPTs) and soil samples obtained by split spoon sampler continuously to a maximum depth of 10ft.
3. JTC will contact you if shallow refusal is encountered. Requests for possible bedrock coring must be made prior to mobilization so that proper materials and equipment are available at the time of drilling.
4. For accurate groundwater level measurements, monitoring wells are recommended. Requests for possible groundwater monitoring well installation must be made prior to mobilization so that proper materials and equipment are available at the time of drilling.

- JTC will oversee the field investigation so adjustments can be made at the time of exploration. The depth and number of explorations may be modified in the field based on observed soil conditions. If additional exploration is warranted, we will contact you and receive your authorization prior to proceeding.
- We understand that a McFarland Johnson representative will be on site to escort us and assist in navigating airport procedures.
- Each exploration will be backfilled with high-early strength grout. Any leftover spoils or drilling fluids will be spread out adjacent to the explorations.

Field Support Services

The following summarizes the proposed support services included to execute the field investigation program:

ITEM	INCLUDED	NOTES
Digsafe Markout	☐	Assumes "others" will field locate the boring locations and provide required markings for one call clearance
Digsafe Locate Request [2]	☒	
Private Utility Locating [3]	☒	
Traffic Control	☐	
Police Detail	☐	
Permits	☐	
Vacuum Excavation	☐	
Borehole Grouting	☒	
Ground Matting	☐	
Ground Surface Restoration	☐	
Site clearing (trees -shrubs)	☐	

1. JTC will field-locate the explorations using the information provided in consideration of existing site features, the proposed development, equipment access, and/or utility conflicts.
2. JTC will contact DigSafe and the local municipality to request utility markout. Digsafe only marks utilities within public rights-of-way, not on private property. We expect the location of underground features on the property will be provided to JTC by others. JTC cannot assume responsibility for damage to unmarked or incorrectly marked underground features.
3. A private utility locating service is required when underground utilities are suspected to be present on site.

Field Testing Services

The following summarizes the proposed field testing services:

ITEM	INCLUDED	NUMBER	NOTES
In-situ Infiltration testing	☐		☐ Guelph Permeameter ☐ Borehole Infiltration ☐ Double-ring infiltrometer ☐ Standpipe percolation
Field pulverized bituminous concrete pavement	☒	9	Field pulverize existing pavement using drilling augers.
Field CBR tests	☐		California Bearing Ration (CBR), 3-Point
Visual Pavement Condition Survey	☐		Observe, record, and assess existing pavement condition

Laboratory Testing

The following summarizes the proposed laboratory testing services:

DESCRIPTION	INCLUDED	NUMBER	NOTES
Washed Sieve Analysis	☒	21	Gravel subbase
Washed Sieve Analysis	☒	10	Native soils
Washed Sieve Analysis	☒	9	Pulverized bituminous concrete
Moisture Content Determination	☒	10	Native soils
Hydrometer Analysis	☒	10	Native soils
Atterberg Limits Determination [2]	☒	10	Native soils, if applicable
Theoretical Maximum Density (Modified Proctor)	☒	3	ASTM D1557 (Standard Proctor ASTM D698-if requested)
California Bearing Ratio (CBR)	☒	3	Requires Modified Proctor Test 3-pt CBR
Thermal Resistivity	☐		Includes Modified Proctor and 5 moisture conditions for complete dry out curve
Corrosivity Suite	☐		Includes pH, sulfide content, oxidation-reduction potential, chloride content, electrical resistivity, sulfate content
Shelby Tube Log [2]	☐		Includes classification, unit weight, hand-held vane/penetrometer tests
Unconfined Compression [2]	☐		Includes undisturbed and remolded sample testing
Incremental Consolidation [2]	☐		
Triaxial Unconsolidated Undrained Shear [2]	☐		
Direct Shear	☐		
	☐		

1. Additional laboratory tests can be added upon request.
2. Suggested testing if potentially compressible clays are encountered.

Geotechnical Engineering Report

The results of the exploration and testing programs will be evaluated by a Professional Geotechnical Engineer and a Geotechnical Engineering Report will be prepared. The following summarizes the contents of the Report:

ITEM	INCLUDED	NOTES
Exploration Location Plan(s) and Logs	☒	
Description of Site and Proposed Development	☒	
Summary of exploration and testing programs	☒	
Summary of subsurface conditions	☒	– Thickness of pavement – Thickness and gradation of existing base course – Primary soil strata – Groundwater levels
Pavement condition assessment	☒	– Type and frequency of existing distress – Opinion on cause(s) of distress – How existing condition relates to reconstruction recommendations
Pavement Design and Construction Recommendations	☒	– Reconstruction type; partial or full mill/overlay, full replacement, mill/blend – Blend analysis for mill/blend option using pulverized existing pavement and existing base course – Base gravel type and thickness – Pavement type and thickness – Drainage
Earthwork Recommendations	☒	– Subgrade preparation – Excavation, fill, and compaction – Handling of unsuitable soils – Re-use of existing soils and/or recycled pavements

PROPOSED SCHEDULE

Upon receiving an Authorization To Proceed (ATP), we will schedule the drilling for the earliest possible opening. JTC will submit a Geotechnical Engineering Report within 15 business days of completing the field exploration program.

PROPOSED FEE

JTC's fee for performing the proposed services is summarized at the end of this proposal. No additional services will be provided without your prior consent.

AUTHORIZATION

We understand that the work will be authorized by issuing an MJ standard Subcontractor Agreement. We will proceed with the work upon receipt of your ATP. JTC trusts that the above proposal will be sufficient to meet your needs. We look forward to talking with you soon.

Respectfully,
JOHN TURNER CONSULTING, INC.

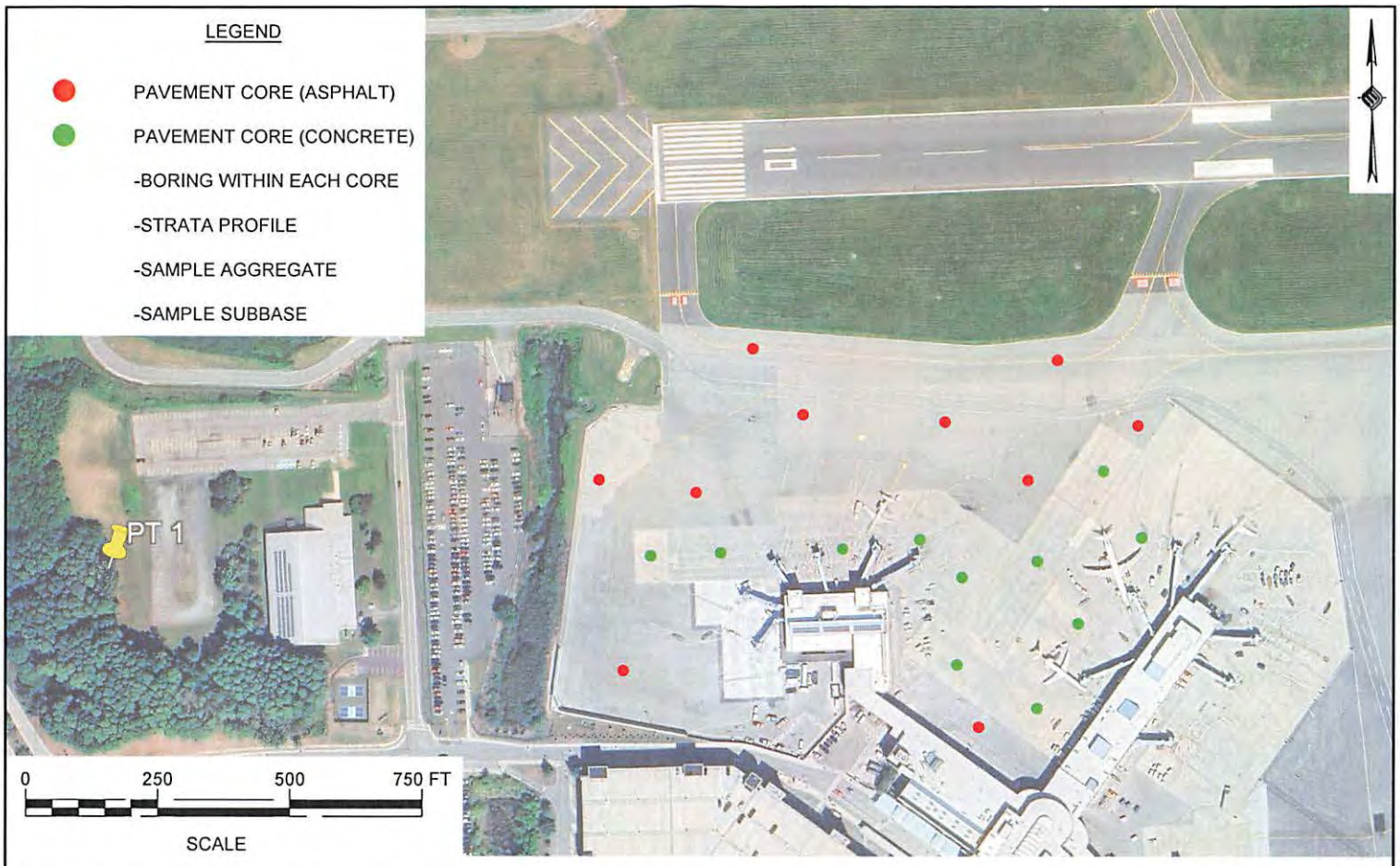


Stephen C. Lanne, PE
Vice President of Engineering
slanne@consultjtc.com
(413) 222-1675

FEE PROPOSAL

For the scope of services outlined above, JTC proposes the following fees:

Task	Number	Units	Unit Rate	Sub-Total
Project Initiation	1	EA	$1,200	$1,200
Field Investigation				
Driller Mobilization	4	EA	$1,200	$4,800
Private Utility Locator	1	EA	$1,750	$1,750
Drill Rig and Crew	4	DAY	$3,200	$12,800
Prevailing Wage Premium - if applicable	4	DAY	$1,000	
Pavement Coring (billed per inch of core)	120	INCH	$10	$1,200
Grout Capping Boreholes	21	EA	$60	$1,260
Backfill materials and jars	21	EA	$20	$420
Field Engineer	4	DAY	$1,750	$7,000
Senior Engineer/PM - oversight	2	HR	$190	$380
Laboratory Testing				
Laboratory Dispatching	4	EA	$135	$540
Washed Sieve Analysis-Base course	21	EA	$135	$2,835
Washed Sieve Analysis-Native Soils	10	EA	$135	$1,350
Washed Sieve Analysis-Pavement	9	EA	$135	$1,215
Moisture Content Determination	10	EA	$50	$500
Hydrometer Analysis	10	EA	$150	$1,500
Atterberg Limits (if required)	0	EA	$150	$0
Theoretical Maximum Density (Modified Proctor - ASTM D1557)	3	EA	$230	$690
California Bearing Ratio (CBR)	3	EA	$350	$1,050
Geotechnical Engineering Report	1	EA	$5,250	$5,250
			Total Fee	**$45,740**



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McFARLAND JOHNSON
90 EAST AVENUE
SARATOGA SPRINGS, NEW YORK 12866

ALBANY INTERNATIONAL AIRPORT
ALBANY, NEW YORK

TERMINAL APRON PAVEMENT REHAB
PROJECT SKETCH

SCALE:	1"=250'
DRAWN:	DEL
CHECKED:	TCB
DESIGN:	TCB
PROJECT:	18745.09
DATE:	3/3/26

EX-A
1 OF 1

K:\ALBANY CO\T-18745.09 TERMINAL APRON DESIGN\DRAW\DRAWINGS\FIGURES\18745.09-PROJECT GEOTECH FIGURE.DWG

SURVEY SCOPE OF WORK

TO BE SUB-CONTRACTED

(Darrah)

EXHIBIT B - SCOPE OF SERVICES

Airport Topographical Survey
Albany International Airport: Terminal Apron Rehabilitation – Phase 1

Design Survey

☒ **SECTION 1 – GENERAL REQUIREMENTS**

SURVEYOR shall perform complete survey within the following limits:

- ☒ as shown on the attached sketches (Survey and CCTV Pipe Inspection)
- ☒ as described below:

a. Site Access

- ☒ The ENGINEER shall be responsible for securing site access and notifying SURVEYOR
- ☒ Site Access to the airport needs to be scheduled with the OWNER's representative. The ENGINEER shall contact the following person(s) to schedule site access to the airport and make necessary arrangements: John LaClair, Airport Engineer.

The SURVEYOR shall notify ENGINEER of all field survey dates at least **10** days in advance of field activities.

b. Protection of Property

The SURVEYOR shall take all reasonable precautions to prevent damage to property, visible and concealed, and shall reasonably restore the site to the condition existing prior to the SURVEYOR's entry, including, but not limited to, repair of lawns and plantings.

c. Units of Measure

The units of measure for this project shall be English.

e. Survey Control

Horizontal Control shall be based upon:

- ☒ North American Datum (NAD 83)
- ☒ Primary Airport Control Station (PACS)
- ☒ Secondary Airport Control Station (SACS)
- ☐ Other

- Error of horizontal closure Not To Exceed:

- ☒ 1/5,000

☐ Other –as specified below:

Vertical Control shall be based upon:

☒ National Geodetic Vertical Datum (NGVD) 1988
☐ Other – _____

- Error of vertical closure Not To Exceed:

☒ (0.05') Miles $^{1/2}$
☐ Other –as specified below:

☒ SECTION 2 – TOPOGRAPHIC SURVEY

SURVEYOR shall perform complete topographic survey, including locating all natural and man-made features within the limits described in Section 1.

Requirements for utility locating:

☒ Ground Penetrating Radar as shown on the attached sketch.

☒ Locate utility pole and guy wires and identify operating authority and identification numbers of each

☒ Provide location and size of water and gas mains, central steam and other utilities serving or on the property

☒ Provide location, size, depth, pipe material type, and direction of flow of sanitary sewers, combination sewers, storm drains and culverts serving or on property, and location of catch basins and manholes with top of grate and invert elevations of each.

Requirements for Topographical Survey:

Spot Elevations:

☒ Spot elevations at a 50 ft grid interval on all turf areas
☒ Spot elevations at 25 ft foot intervals on all pavement areas
☒ Spot elevations at all changes in grade, high and low points
☒ Lakes, Rivers, Streams or watercourses
☐ Building floor elevations and at all corners
☒ Building floor elevations and at all doors
☐ Building floor elevations and at all changes in floor elevation
☐ Building roof elevations on all flat roofs and at all roof peaks and edges

Horizontal location and description of miscellaneous features:
☒ Edge of pavement
☒ Pavement markings
☒ Drainage features
☒ Airfield lighting and signage – identify edge lights and stake-mounted or base-mounted
☒ Underground cable or duct markers

- ☒ FAA ILS or NAVAID checkpoint markers
- ☒ Individual Trees
- ☒ Brush lines
- ☒ Tree lines
- ☐ NOAA Weather Station

CCTV Pipe Inspection:
Collect visual information on drainage structures and pipes using a mechanically driven and remotely controlled camera.

- ☒ Note all structure and pipe materials
- ☒ Note all pipe diameters (if round), or height and width (if rectangular)
- ☒ Note any areas of blockage or sediment built up

The SUBCONSULTANT shall notify the ENGINEER before video equipment is removed from the site and advise the ENGINEER as to the field description of pipe conditions encountered. The SUBCONSULTANT shall perform such additional videos or other exploration as may be authorized by the ENGINEER prior to demobilization.

Wetlands Survey:

Not Used

Temporary Construction Horizontal and Vertical control

- ☒ Establish a minimum of 3 horizontal control monument(s) within project work area

- ☒ Establish a minimum of 3 vertical benchmark(s) within project work area

Other Requirements:

☒ SECTION 3 – SUPPLEMENT SURVEY REQUIREMENTS

SURVEYOR shall perform complete supplemental survey services, as requested by the ENGINEER, as needed to provide additional topographic and planimetric data. For the purposes of this quote, the SURVEYOR shall assume up to two (2) additional field days of survey, and the associated office work as required.

☒ SECTION 4 – SAFETY PROTOCOLS

Survey for this project is to take place on an active airfield. Strict safety precautions must be adhered to for the protection of the Airport Users and Survey Crews performing the work.

- Work shall be performed to the requirements of the Federal Aviation Administration (FAA) Advisory Circular 150/5370-27 "Operational Safety on Airports During Construction", latest revision.

- Prior permission is required to access controlled areas on the Airport. McFarland Johnson will be providing escort services and daily coordination if required, prior to the start of work each day.

- Survey vehicles shall be clearly marked with the company's name, have a rotating yellow beacon or strobe and must have a three (3) foot square flag consisting of international orange and white squares not less than one (1) foot, displayed in full view above the vehicle.

- Surveyor shall not park vehicles on or within the Object Free Area (OFA) of any active airport pavements.

☒ **SECTION 5 – INSURANCE REQUIREMENTS**

SUBCONSULTANT shall procure and maintain throughout the period of service insurance throughout the period of service. See the Subconsultant Agreement Between Engineer and Subconsultant for insurance requirements.

☒ **SECTION 6 – OTHER**

☒ It is MJ's policy that payment to subconsultants will be made only after payment is received by MJ for services rendered. MJ makes reasonable efforts to pay subconsultant within 30 days of payment from the client.

☒ **SECTION 7 – DELIVERABLES**

1. Deliverable Requirements

☒ Hardcopy Drawing(s):

Drawing sheets shall be at a scale of 1" =50 ft - A graphic scale and north arrow shall be included on the plan.
The topographic mapping scale for this project is 1" = 50 ft horizontal, with a 0.5 ft contour interval.

The following information shall be shown, in addition to all planimetric features:

- Coordinate grid system
- Location of horizontal control monuments used or established
- Location / Description of benchmarks used or established
- Land Surveyor stamp – licensed in state in which work is being performed
- Other:

☒ CCTV Pipe Inspection:

- Provide video files (.mp4 format) of each pipe run.
- Provide an AutoCAD drawing (.dwg) of the pipe network as video'ed.
    - Within the drawing note changes in pipe size and material
    - Within the drawing note pipe inverts into and out of drainage structures.

☒ Miscellaneous:

- ☐ Copies of Field books
- ☒ Sketches with tie dimensions for all horizontal control points and benchmarks
- ☐ Horizontal and Vertical Control traverse closure reports

☒ Electronic Files

☒ Separate AutoCAD files containing:

- All planimetrics
- Breaklines, spot elevations, & contours
- Supporting files as listed below:

☒ The ground surface in an .xml file

CADD Layer/Level Designations shall be:

☒ Engineer supplied drawing template with CADD Layer/Level Designations
☒ As listed on MJ survey layer attached by ENGINEER

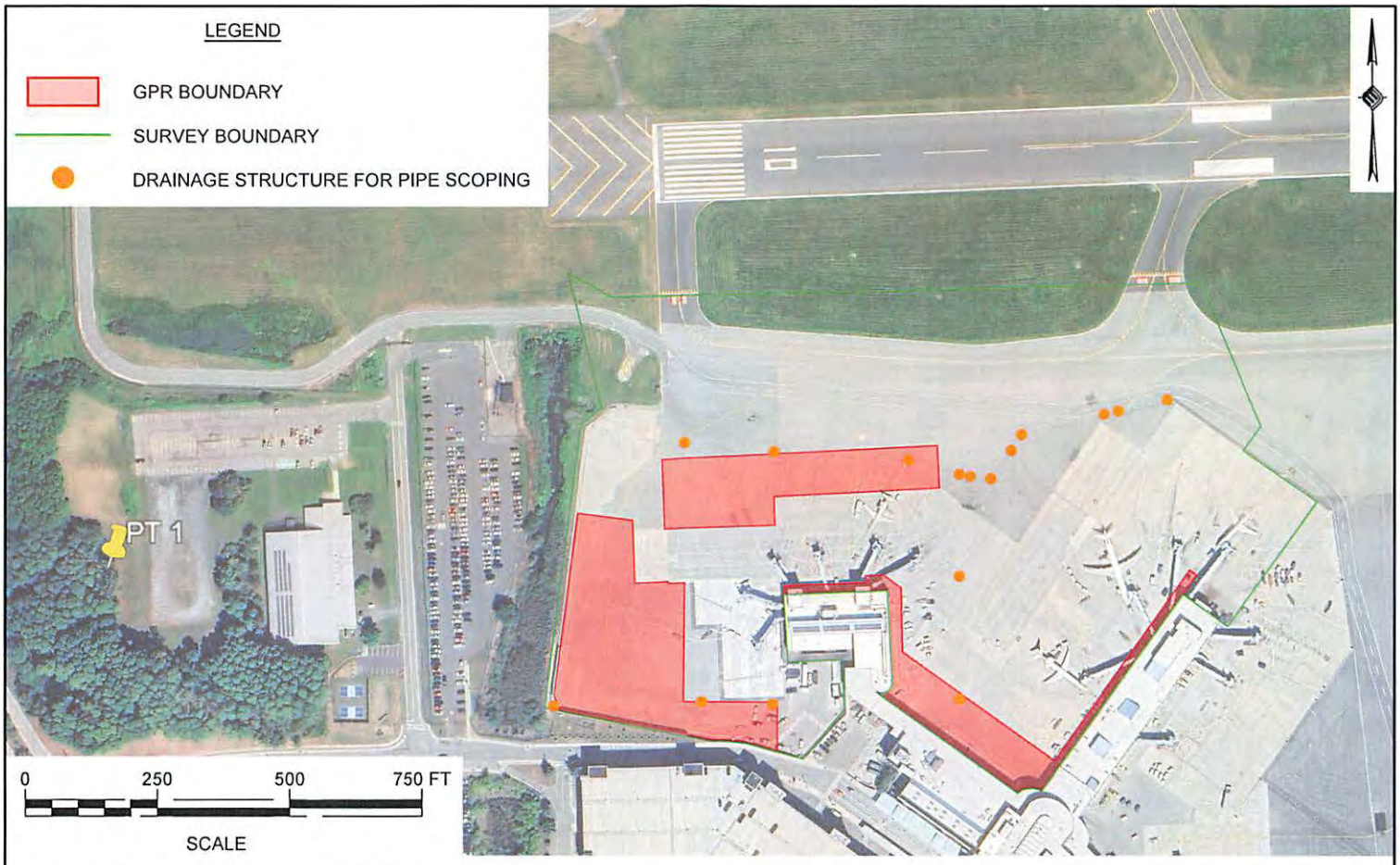
☒ Separate ASCII files of survey information in the following format:
Point #/Northing/Easting/Elevation/Point Description

☒ Surface-spot shots
☒ Surface-breakline shots

☒ SECTION 8 – PRICING

The SUBCONSULTANT shall render the following services as described below:

	Quantity	Units	Unit Price	Total
☒ Mobilization and Demobilization Including Any Necessary Equipment, Materials and Personnel	1	Lump Sum	$2,500.00	$2,500.00
☒ Ground Penetrating Radar (GPR) and CCTV Video of Pipe Network	1	Lump Sum	$37,275.00	$37,275.00
☒ Estimated days of Survey Field Work	12	Per Day	$2,200.00	26,400.00
☒ Office work complete required deliverable	1	Lump Sum	$5,700.00	$5,700.00
Maximum Total Cost				$71,875.00



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

McFARLAND JOHNSON
90 EAST AVENUE
SARATOGA SPRINGS, NEW YORK 12866

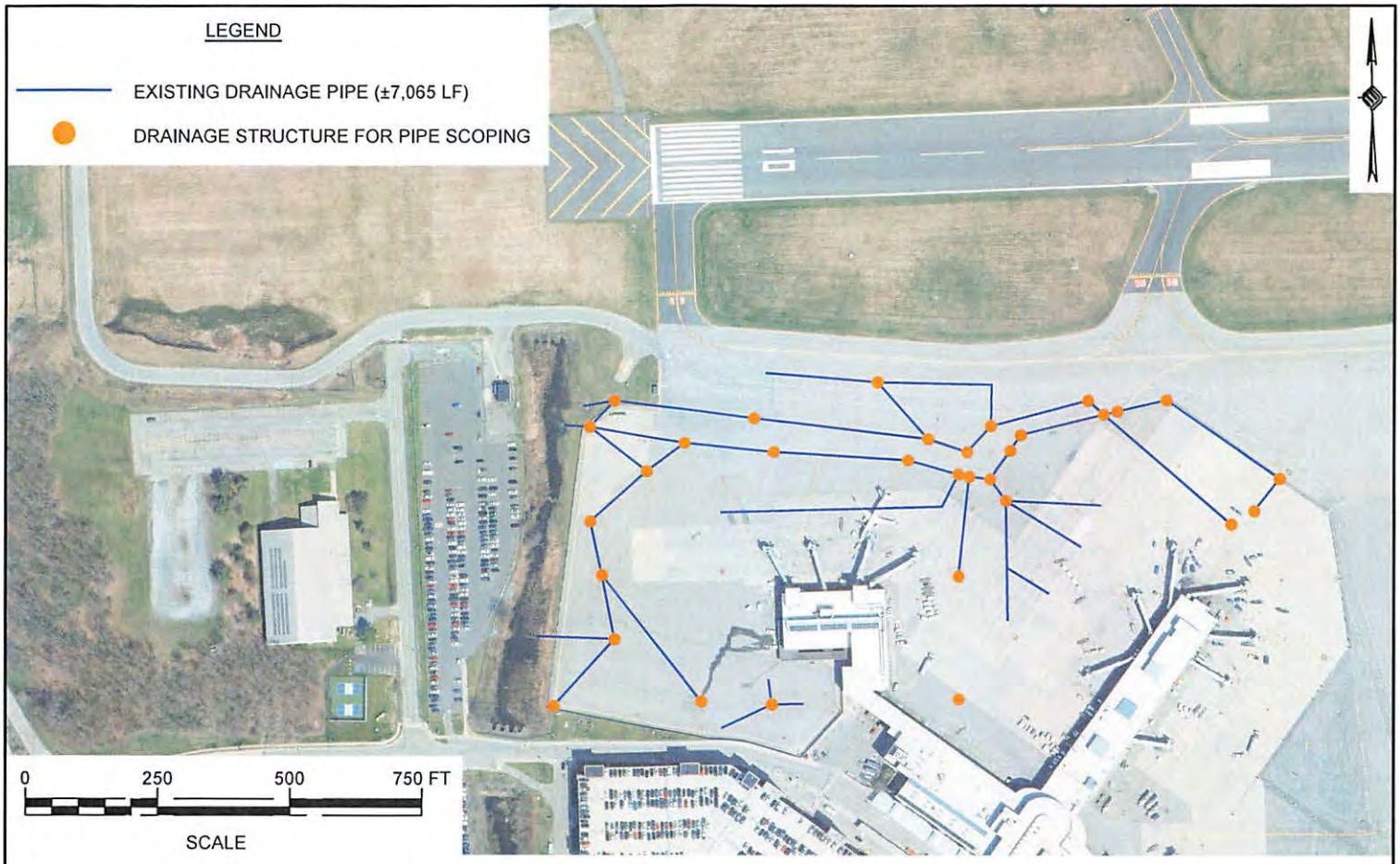
ALBANY INTERNATIONAL AIRPORT
ALBANY, NEW YORK

TERMINAL APRON PAVEMENT REHAB
PROJECT SKETCH

SCALE:	1"=250'
DRAWN:	DEL
CHECKED:	TCB
DESIGN:	TCB
PROJECT:	18745.09
DATE:	3/3/26

EX-A
1 OF 2

K:\ALBANY CO\T-18745.09 TERMINAL APRON DESIGN\DRAW\DRAWINGS\FIGURES\18745.09-PROJECT SURVEY FIGURE.DWG



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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ALBANY INTERNATIONAL AIRPORT
ALBANY, NEW YORK

TERMINAL APRON PAVEMENT REHAB
PROJECT SKETCH

SCALE:	1"=250'
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EX-A
2 OF 2

K:\ALBANY CO\T-18745.09 TERMINAL APRON DESIGN\DRAW\DRAWINGS\FIGURES\18745.09-PROJECT DRAINAGE SYSTEM SCOPING FIGURE.DWG

PAVEMENT ASSESSMENT SCOPE OF WORK

TO BE SUB-CONTRACTED

(APTech)

ALBANY INTERNATIONAL AIRPORT TERMINAL APRON PAVEMENT EVALUATION AND REHABILITATION DESIGN PROPOSED SCOPE AND FEE FOR SERVICES

Overview

McFarland-Johnson, Inc. (MJ) was recently selected by the Albany County Airport Authority to provide Professional Engineering Services for the Terminal Apron Rehabilitation Design at Albany International Airport (ALB). In support of this, MJ has requested a fee proposal from Applied Pavement Technology, Inc. (APTech) to provide pavement evaluation and design support, including nondestructive deflection testing, associated analysis, and development of design alternatives. The pavement included for this proposed project is anticipated to include up to 894,000 square feet of concrete and asphalt apron pavement. The approximate project area is shown in Figure 1.

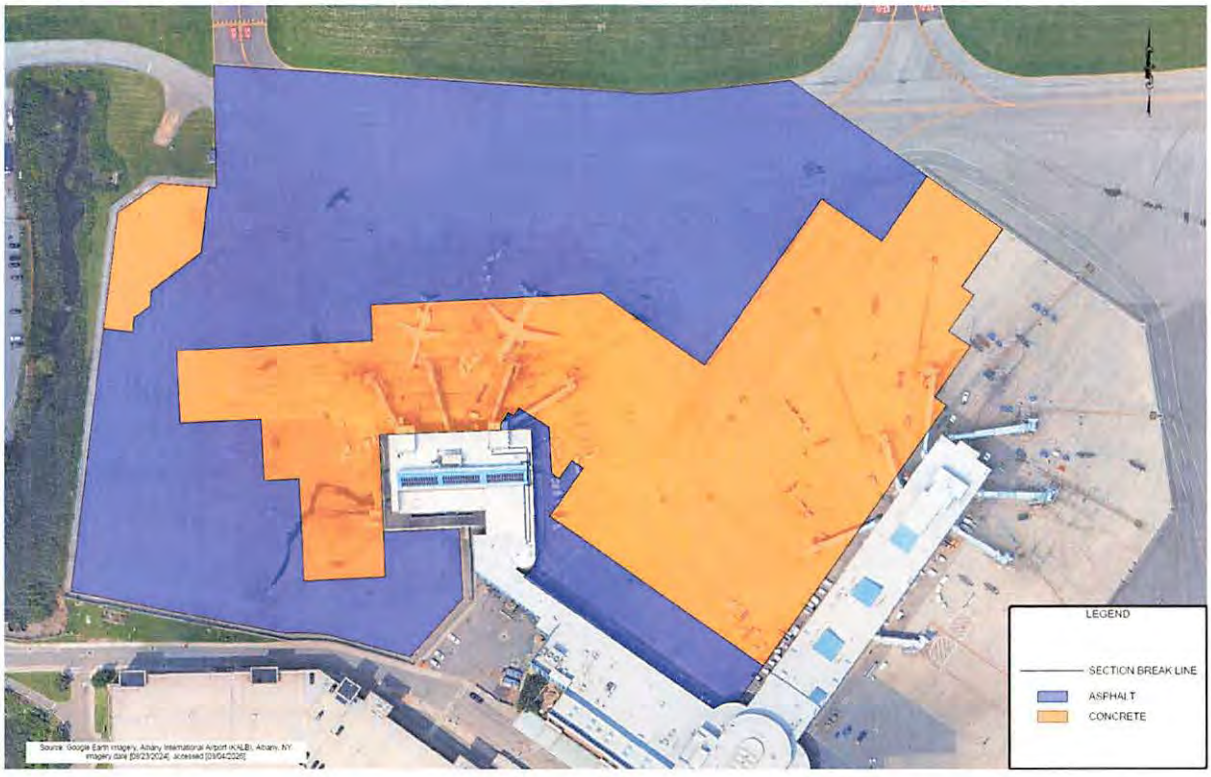


Figure 1. Approximate project extents, shown in blue (asphalt) and orange (concrete).

This document outlines APTech's Scope of Services for the proposed project, working as a subconsultant to MJ. APTech will perform the following activities, with detailed descriptions of included tasks presented on subsequent pages:

- Review pavement records and map development.
- Perform visual inspection of the concrete pavement
- Develop distress-based repair recommendations.
- Perform nondestructive deflection testing and analysis.

- Develop rehabilitation and reconstruction designs.
- Prepare a technical report.

The work on this project will be conducted in accordance with the appropriate standards, guidelines, and supporting software, including the following:

- Federal Aviation Administration (FAA) Advisory Circular (AC) 150/5320-6G, *Airport Pavement Design and Evaluation.*
- FAA AC 150/5370-11B, *Use of Nondestructive Testing in the Evaluation of Airport Pavements.*
- FAA AC 150/5380-6C, *Guidelines and Procedures for Maintenance of Airport Pavements.*
- ASTM D5340-24, *Standard Test Method for Airport Pavement Condition Index Surveys.*
- FAA FAARFIELD 2.1.1 software.
- FAA BAKFAA 3.4.3 software.

APTech's proposal assumes that MJ will provide onsite airfield escorting along with local coordination and support with the airport and team throughout the project, provide records of pavement layer thicknesses, and collaborate on the development of repair and rehabilitation recommendations.

Scope of Services

Task 1. Coordination and Progress Meetings

This task includes staff scheduling and coordination, project communications, monthly progress reporting and invoicing, and other important elements of managing a successful project.

Upon Notice to Proceed (NTP), APTech will participate in a virtual kick-off meeting with representatives from MJ and ALB. The purpose of this meeting is to review the project objectives, deliverables, and schedule. Topics will include access to the airfield pavements, escorting requirements, and daily work hours and coordination procedures.

As part of this task, APTech will also participate in virtual meetings with MJ and ALB personnel to discuss evaluation and design results. No in-person meetings are included other than those inherent to the visual inspections and deflection testing.

Task 2. Records Review and Mapping

Prior to initiating the visual inspections and deflection testing, APTech will review records provided by MJ and ALB. At a minimum, records should include pavement management data, such as section-level maps and identifiers along with available work history information. APTech will use this information to define pavement sections for this evaluation. If concrete joint layouts are available, these will also be provided electronically. APTech will reference available aerial imagery to supplement available records when developing maps, if needed.

Pavement cross sections, including the material type and thickness of each layer (surface and base/subbase layers), are critical to this pavement evaluation. APTech will review relevant records, including as-built plan drawings and previous geotechnical investigations, if available. A geotechnical investigation, to be completed by a separate firm under direct contract with MJ,

is planned as part of the project to determine existing cross sections. APTech will review results of this investigation. These documents will be provided to APTech by MJ and ALB.

Aircraft traffic data are also required to develop pavement design alternatives. Details of particular interest include aircraft types/models (which provide gear configuration and weight information), number of annual departures, and anticipated changes in traffic volumes over the next 20 years. Traffic data is anticipated to be provided by MJ and ALB. If this data is not available, APTech will download and review data available through the FAA's Traffic Flow Management System Counts (TFMSC) website to obtain recent traffic data. However, the TFMSC data are sometimes incomplete and provide only past operations. The distribution of traffic within apron areas is also not captured in the FAA's TFMSC data. At a minimum, MJ and ALB staff will be requested to review traffic data and provide input to determine accurate information, including traffic applicable to the Terminal Apron and anticipated future traffic changes, if anticipated.

Task 3. Visual Pavement Inspections

APTech will utilize its GIS-based mapping tool to identify and digitally record distress on the concrete pavements. Only concrete pavement areas are included as part of APTech's scope for this task; asphalt pavement areas are excluded from the visual inspection. The pavement inspections will be led by an experienced pavement engineer assisted by another APTech employee.

This will include a complete inspection of the Terminal Apron concrete pavements rather than a sampling approach, as used in network-level inspections. Distress types and severities will be recorded in accordance with ASTM D5340-24 and locations recorded in GIS. APTech's experience in the visual inspection procedure will facilitate the safe, accurate, and cost-effective collection of distress data to serve as a basis for identifying potential repair locations. APTech will work with MJ and ALB to minimize the impact to operations as part of the coordination efforts outlined in Task 1.

The data collected using APTech's GIS-based distress collection tool will be provided to MJ (which includes GIS files, such as SHP or GDB files, of the collected distress data); however, the actual hardware and software used to collect the data are not deliverables under this project. A distress map will be formatted for incorporation into the report, along with applicable slab-level repairs developed as part of the next task.

During the inspections, digital photographs will be taken to show typical distress types and condition of each pavement section. These photographs will be taken with a GPS-enabled camera such that the geographical coordinates are embedded in each digital image. A Google Earth (KMZ file) illustrating the photos and general location will be provided, with select photos incorporated into the report.

Assumptions for the visual pavement inspections:

- Inspections will occur during daylight hours, avoiding the need for artificial lighting.
- At least 8 hours of productive inspection time is assumed per day.
- Inspections will be completed within 2 consecutive days by 2 APTech personnel.
- Escorting will be provided by MJ or ALB. No time or expense is included for badging or other security-related items.

Task 4. Distress-Based Repair Recommendations

APTech will collaborate with MJ to identify slab-level pavement repair recommendations based on distresses recorded during inspections. APTech will provide recommendations for pavement repairs, with distress types, severities, and concentrations in mind. These will be based on a set of guidelines established for this project, drawing on the team's engineering judgement following recommended practices and aligning with guidance in 150/5380-6C. An initial repair map will be prepared identifying recommendations based on the established guidelines, which will be adjusted to take into account other relevant factors, such as repairs in adjacent slabs, location within the apron, and other design improvements (including as drainage). Results of other tasks will also be taken into consideration when providing recommendations as part of Task 6, as reconstruction may be more effective in some areas while repairs may be appropriate in other areas. A pavement distress map (from Task 3), slab-level rehabilitation recommendations, and estimated repair quantities will be included in the evaluation report.

Task 5. Falling Weight Deflectometer (FWD) Testing and Analysis

Nondestructive testing with an FWD provides a wealth of information about in-place pavement, including the uniformity of support conditions. Results from the analysis provide rehabilitation designs inputs specific to the material properties of each section, and knowledge gained about actual in-place conditions and how they might vary across the project area reduces risks of unknowns, improving the reliability of resulting designs.

APTech will perform FWD testing on the Terminal Apron using its Dynatest heavy-weight model FWD, which is capable of simulating in magnitude (up to 55,000 pounds) and duration the loads imparted to an airfield pavement by a moving aircraft tire. FWD testing and associated analysis will be completed following guidance in FAA Advisory Circular 150/5370-11B. A schematic of the FWD testing equipment is illustrated in Figure 2.

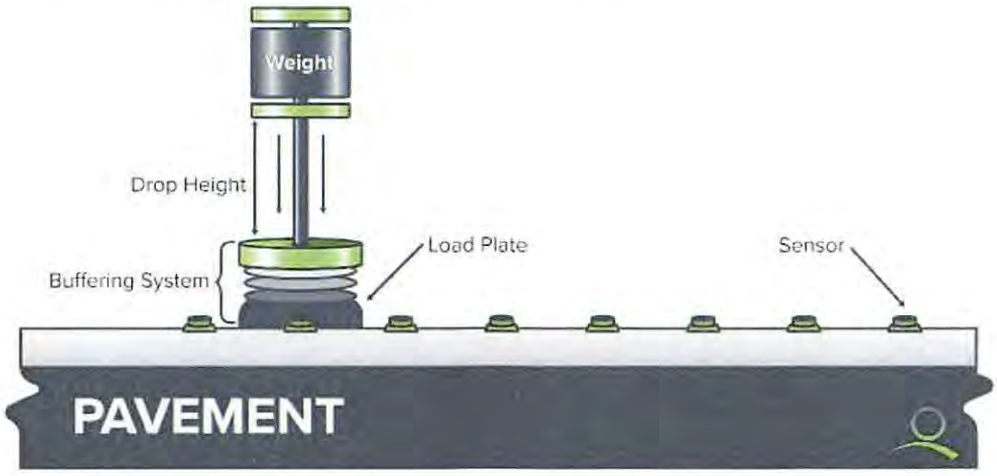


Figure 2. Schematic diagram of FWD testing equipment.

FWD equipment is configured to address local conditions. The purpose of the customized configuration is to simulate the actual loading conditions in the field. The testing weight will consist of a three-drop test sequence with the force adjusted to align with current traffic wheel loadings. A small load plate (5.9-inch radius) will be used with a 12-inch sensor spacing out to 72 inches.

Testing is included for both the asphalt and concrete pavement areas shown in Figure 1. Project-level testing is proposed with approximately one test point collected for every 5,000 square feet. The testing pattern will be adjusted to work around parked aircraft and may be concentrated along taxi routes as these represent more critical locations for design. Additional testing will be conducted at joints (at approximately 25 percent of mid-slab test locations) to assess joint load transfer. The testing layout may be adjusted to complete testing within 2 days, with priority areas identified prior to the start of testing.

Deflection testing data (in conjunction with pavement layer thickness information) will be used to backcalculate material properties of the subgrade and pavement layers using analysis methods based on the pavement cross section (i.e., rigid or flexible). Data analysis will include an assessment of the normalized deflections directly under the load plate, backcalculation of pavement layer and subgrade modulus values, and determination of transverse joint LTE for the concrete pavement. Results will be presented in both tabular and graphical format. For example, deflection profiles will be plotted for select/key areas to illustrate the maximum deflections (correlated to a standard wheel load). Areas with changes in pavement structural capacity will be evident from the deflection profiles.

Areas with low material strengths or high variances in layer properties can identify areas that may require more extensive rehabilitation. In-place properties of the pavement layers can assist with deciding what existing layers are appropriate to remain as part of rehabilitation designs. Similarly, joint load transfer efficiency (LTE) results will provide insight into future performance of existing concrete pavement. Pavement layer and subgrade inputs for use in rehabilitation designs will be determined.

Assumptions for FWD testing:

- FWD testing will take place over 2 consecutive days with at least 8 hours of access per day and minimal interruptions.
- Escorting will be provided by MJ or ALB. No time or expense is included for badging or other security-related items for the FWD operator. Vehicle permits will not be required.

Task 6. Pavement Design Alternatives and Recommendations

Pavement layer and subgrade results will be used as inputs for analysis to assess the general integrity of the pavement layers, determine asphalt overlay thickness requirements (for existing asphalt pavement areas), and develop full-depth asphalt and concrete reconstruction alternatives. Strategies including the reuse of existing layers, in general, will be considered. Results of previous tasks will also be considered when recommending what areas are appropriate for rehabilitation (mill and overlay of asphalt pavement or localized repairs and slab replacements for concrete pavement) and where reconstruction is more appropriate. Pavement designs will be developed in accordance with FAA Advisory Circular 150/5320-6G and using FAARFIELD pavement evaluation and design software.

Task 7. Report and Deliverable Preparation

The results of records review, visual inspection, FWD analysis, pavement design alternatives, and recommendations to rehabilitate the ALB Terminal Apron will be presented in a technical pavement evaluation and design report. The visual assessment results will include discussion of both typical and noteworthy distresses, distresses recorded within each slab, repair recommendations, and maps showing the distresses and slab-level repair recommendations. APTech's report will also document the FWD testing and analysis methodologies and analysis results. The report will provide pavement design inputs and recommendations for rehabilitation and reconstruction alternatives. The draft report will be provided for review. APTech will address comments and issue a final report.

Project deliverables, including the report will be delivered electronically. No software or programs are proposed to be developed or delivered for this project.

Fee Proposal

APTech's fee is based on the Scope of Services presented in this proposal and is provided in Table 1. The fee estimate assumes Notice to Proceed (NTP) by May 1, 2026 and that APTech's role in the project will be completed during the 2026 calendar year.

Table 1. APTech's proposed project costs.

Name	Title	Estimated Labor Hours							
		Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Total
Gen Long	Principal In Charge	4	2	4	4	2	4	8	28
Jim Bruinsma	Project Manager	20	8	12	24	24	16	32	136
Mir Arefin	Project Engineer	4	24	48	24	40	24	32	196
Robert Wiggins	Engineering Associate	1	16	48					65
Trent Montgomery	Technician Manager	1	24	16	16	8		4	69
Janann Feeney	Technical Editor							8	8
Total Staffing Hours		30	74	128	68	74	44	84	502

Name	Title	Estimated Labor Costs								2026
		Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Total	Base Rate
Gen Long	Principal In Charge	$373	$187	$373	$373	$187	$373	$747	$2,614	$93.36
Jim Bruinsma	Project Manager	$1,629	$652	$977	$1,955	$1,955	$1,303	$2,606	$11,076	$81.44
Mir Arefin	Project Engineer	$179	$1,074	$2,148	$1,074	$1,790	$1,074	$1,432	$8,769	$44.74
Robert Wiggins	Engineering Associate	$34	$542	$1,626					$2,202	$33.88
Trent Montgomery	Technician Manager	$48	$1,155	$770	$770	$385		$193	$3,322	$48.14
Janann Feeney	Technical Editor							$277	$277	$34.59
Total APTech Direct Labor (TADL)		$2,263	$3,609	$5,895	$4,172	$4,316	$2,750	$5,254	$28,260	
APTech Overhead (OH) 175% of TADL		$3,961	$6,317	$10,316	$7,301	$7,553	$4,813	$9,194	$49,454	
Total Burdened APTech Labor Costs (TBALC)		$6,224	$9,926	$16,210	$11,473	$11,869	$7,563	$14,448	$77,714	

Other Direct Costs	Estimated Other Direct Costs								Unit
	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Total	Rate
FWD mobilization					$6,916			$6,916	$3.80 /mile
FWD testing					$5,500			$5,500	$2,750 /day
Travel									
Mileage (to/from airport)			$36					$36	$0.725 /mile
Lodging ($117/day + 15% tax)			$810		$675			$1,485	$135 /night
Per diem			$688		$516			$1,204	$86 /day
Rental car, including fuel			$300					$300	$75 /day
Airfare			$2,000					$2,000	$1,000 /flt
Airport parking			$80					$80	$10 /day
Total Other Direct Costs (TODC)			$3,914		$13,607			$17,521	

Overall Cost Summary	Estimated Overall Cost							
	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Total
Total Burdened APTech Labor Costs (TBALC)	$6,224	$9,926	$16,210	$11,473	$11,869	$7,563	$14,448	$77,714
Total Other Direct Costs (TODC)			$3,914		$13,607			$17,521
Total Estimated Cost	$6,224	$9,926	$20,125	$11,473	$25,476	$7,563	$14,448	$95,235
Burdened Labor Fee 15% of TBALC	$934	$1,489	$2,432	$1,721	$1,780	$1,134	$2,167	$11,657
TOTAL ESTIMATED COST AND FEE	$7,157	$11,415	$22,556	$13,194	$27,256	$8,698	$16,616	$106,892

FEE SCHEDULE

McFARLAND JOHNSON

Terminal Apron Rehabilitation Design - Phase 1
Contract No S-1265

Albany County Airport Authority
Albany International Airport

March 2026

McFARLAND JOHNSON

FEE SUMMARY

	DESIGN / PLANNING SERVICES	
1. DIRECT TECHNICAL LABOR	$223,193.72	
2. ESTIMATED OVERHEAD EXPENSES AND PAYROLL BURDEN Based on Percentage of Direct Salary Cost (exclusive of Premium Pay) with the estimated Percentage being 179.00 %	$399,516.76	
3. SUBTOTAL OF ITEMS 1 & 2	$622,710.48	
4. FIXED FEE / PROFIT	$93,406.57	
5. DIRECT EXPENSES	$16,800.00	
6. SUBCONSULTANT COSTS	$224,507.00	
Darrah Land Surveying (Survey)	$71,875	
John Turner Consulting (Geotechnical)	$45,740	
Applied Pavement Technologies (Pavement)	$106,892	
7. SUBCONTRACT COSTS - (ESTIMATE)		
8. OVERTIME PREMIUM		
9. TOTAL FEE ESTIMATE	$957,424.05	
10. TOTAL FEE FOR ALL SERVICES		$957,425

NOTE: Authorized hours worked in excess of forty per week are subject to a premium time charge

McFARLAND JOHNSON

Terminal Apron Rehabilitation Design - Phase 1

Contract No S-1265

Albany County Airport Authority
Albany International Airport

March 2026

McFARLAND JOHNSON

McFARLAND-JOHNSON LABOR RATES

DIRECT TECHNICAL LABOR

CLASSIFICATION	CURRENT AVG. RATE	PROJECT AVG. RATE	2026 MAX. RATE
Vice President (VP)	$136.58	$139.86	$137.24
Division Director/Reg.Div.Director (DD)	$96.93	$99.26	$104.36
Senior Project Manager (SPM)	$85.68	$87.74	$93.10
Sr. Project Engineer (SPE)	$72.73	$74.48	$81.64
Project Engineer (PE)	$59.78	$61.21	$67.10
Senior Engineer (SE)	$48.72	$49.89	$55.40
Assistant Engineer (AE)	$40.31	$41.28	$44.20
Junior Engineer/Planner/Envrmntlst (JEP2)	$37.09	$37.98	$42.00
Junior Engineer/Planner/Envrmntlst (JEP1)	$34.18	$35.00	$36.34
Technician Supervisor (TS)	$60.32	$61.77	$61.88
Senior Technician (ST)	$45.40	$46.49	$54.08
Assistant Technician (AT)	$29.73	$30.44	$32.00
Junior Technician (JT)	$23.40	$23.96	$23.80
Resident Inspector (RI)	$60.15	$61.59	$63.26
Senior Inspector (SI)	$49.60	$50.79	$55.20
Inspector (I)	$40.04	$41.00	$40.04

Assume Notice to Proceed:	4/15/2026	
Design Project Duration (months):	18	
Assume Salary Escalation:	4.0%	

Year	Compounded Escalation Factor	% Work in year	Effective %
2026	1.000	40.0%	40.0%
2027	1.040	60.0%	62.4%
2028	1.082		
		100.0%	**102.4%**

McFARLAND JOHNSON

Terminal Apron Rehabilitation Design - Phase 1

Contract No S-1265

Albany County Airport Authority
Albany International Airport

March 2026

McFARLAND JOHNSON

DIRECT COSTS

	DESIGN / PLANNING SERVICES	CONSTRUCTION SERVICES
Travel Related Costs:		
Vehicle Cost Plus Fuel	$7,038	
Lodging and Meals	$9,220	
Per Diem		
Reproduction		
CADD Plots		
Prints		
Photocopies		
Photo Costs		
Telephone/Fax:		
Postage/Delivery	$300	
Miscellaneous	$242	
	$16,800	

$16,800

Terminal Apron Rehabilitation Design - Phase 1
Contract No S-1265

Albany County Airport Authority
Albany International Airport

McFARLAND JOHNSON

ESTIMATED HOURS

PHASE/TASK	DESCRIPTION	VP	SPE	PE	JEP1	JEP2	ST	RI	SUM
		$139.86	$74.48	$61.21	$37.98	$35.00	$46.49	$61.59	
	Administration / Projet Management								480
1.A.	Programming and Project Requirements	4	20	20			16		60
1.B.	Project Development	8	20	20					48
1.C.	Procurement of Special Services	8	24	24		40			96
1.D.	PM Duties (planning, invoicing, scheduling)	32	40	20					92
1.E.	FAA Grant Application	8	24	24			40		96
1.F.	Invoice Summaries	8	40				40		88
	Conceptual Design (30%)								1300
2.A.	Pre-Design Meeting		8	8		8			24
2.B.	Data Collection		16	16		24			56
2.C.	Topographic Survey		16	16		16		80	128
2.D.	Geotechnical Investigations		16	16		16		40	88
2.E.	Pavement Assessment		16	16		16		80	128
2.F.	Drainage Inspection		16	16	20	16		40	108
2.G.	CSPP	8	20	40	40	40			148
2.H.	CSPP Coordination Meetings	8	20	40		20			88
2.I.	CSPP Revision and Submission		16	20		16			52
2.J.	Aircraft Movement & Parking	8	16	20	40	40			124
2.K.	Conceptual SWPPP		16	20	40	40			116
2.L.	Conceptual Plans		40	80	40	80			240
	Preliminary Design (60%)								1256
3.A.	Preliminary Design		60	60	40	80			240
3.B.	Preliminary Design Plans		40	40	40	80			200
3.C.	Preliminary Spec's	8	40	80		20			148
3.D.	Preliminary Estimate	8	20	40	20	40			128
3.E.	Preliminary Engineer's Design Report	8	80	80		40			208
3.F.	OE/AAA Temporary Equipment Submission		8	8	40	16			72
3.G.	Preliminary SWPPP		20	40	20	40			120
3.H.	Review Meeting	8	8	8					24
3.I.	QA/QC	20	8	16		24			68
3.J.	SPONSOR Preliminary Submission		8	8		8			24
3.K.	FAA Preliminary Submission	8	4	4		8			24
	Final Design (100%)								628
4.A.	Final Design	8	20	40	20	80			168
4.B.	Bid Package	8	20	40	20	80			168
4.C.	SPONSOR review	8	16	16		16			56
4.D.	Final Engineer's Design Report	8	40	80		20			148
4.E.	QA/QC	8	8	8		16			40
4.F.	Issued for Bid Package	8	8	16		16			48
	Bidding and Award Assistance								136
5.A.	Pre-Bid Meeting	4	8	8		4	4		28
5.B.	RFI's Addenda		16	16	16	24			72
5.C.	Recommendation to Award	4	8	8		8	8		36
	Total Hours - Design Services	208	824	1032	396	992	108	240	3800
	Total Labor Cost - Design Services	29090.9	61371.5	63168.7	15040.1	34720	5020.92	14781.6	223194

AGENDA ITEM NO. 10.3

Amendment No. 2 to Contract No. S-22-1129 Construction Management Services with Turner Construction Company

AGENDA ITEM NO: 10.3
MEETING DATE: April 13, 2026

ALBANY COUNTY AIRPORT AUTHORITY
REQUEST FOR AUTHORIZATION

ACAA Approved
04/13/2026

DEPARTMENT: *Administration/Legal Department*

Contact Person: *John A. O'Donnell, P.E., Chief Operating Officer*

PURPOSE OF REQUEST:

Amendment No. 2 to Contract No. S-22-1129 Construction Management Services with Turner Construction Company

CONTRACT AMOUNT:

Base Amount:		*$3,500,000*
Amendment No. 1		*3,089,287*
Amendment No. 2		*(456,582)**
	Net	*$6,132,705*

**Pending approval at this meeting.*

BUDGET INFORMATION:

Anticipated in Current Budget: Yes___ No____ NA ✓____
Funding Account No.: CPN's to be determined

FISCAL IMPACT - FUNDING (Dollars or Percentages)

Federal _____ State ___ Airport ___
Funding Source: _____

JUSTIFICATION:

This contract Amendment No. 2 to Contract No. S-22-1129 decreases the allocation of funds from the Concourse A project and increases the allocation of funds to the Terminal Expansion Project, resulting in a net decrease in contract amount of $456,582.

This is accomplished by:

1) *Decreasing the amount allocated to Concourse A by $2,239,287 (from $3,089,287 to $850,000); and*
2) *Increasing the amount allocated to the Terminal Expansion, by a lesser amount, $1,782,705 (from $3,500,000 to $5,282,705).*

The reason for the reduction and reallocation is to match the actual construction management needs for each project.

AGENDA ITEM NO: 10.3
MEETING DATE: April 13, 2026

Construction Management services, the Construction Manager Shall be the Authority representative on the project, coordinate master schedules, evaluate adverse conditions, coordinate and expedite the design professionals in designing the project, review design and construction documents, prepare estimates, maintain project budget control, monitor and coordinate the construction phase, review payment applications of contractors, review and process change orders and process and coordinate close-out. The scope of services provided for the Terminal Expansion Project, attached as a back-up item, shall remain unchanged.

CHIEF EXECUTIVE OFFICER'S RECOMMENDATION:

Recommend approval.

FINAL AGREEMENT SUBJECT TO APPROVAL BY COUNSEL: YES ✓ NA____

PROCUREMENT DEPARTMENT APPROVAL:

Procurement complies with Authority Procurement Guidelines and Acting Chief Financial Officer has approved. Yes ✓ NA_____

BACK-UP MATERIAL:

Scope of Services, Schedule "A"

SCHEDULE "A" to CM

Construction Management Services

SCOPE OF SERVICES

Terminal Expansion

The Albany County Airport Authority ("AUTHORITY") was the recipient of a grant from the New York State Department of Transportation ("NYSDOT") in 2022, the terms of which are embodied in an Aviation Project Funding Agreement, executed in the Winter of 2022 (the "Grant Agreement"). Construction Manager acknowledges receipt of the Grant Agreement. The Construction Manager is not party to this agreement. In general terms, the AUTHORITY has retained the services of the Construction Manager in order to implement the construction of the project described in the Grant Agreement in a cost effective manner and in accordance with the timeframe set forth in the Grant Agreement, with a specific construction completion date of 12/31/2024. IT IS CRITICAL THAT THE PROJECT BE COMPLETED BY THE PROJECT COMPLETION DATE OF 12/31/2024. The Scope of Services to be provided by the Construction Manager is set forth below.

A. GENERAL

1. Act as an extension to the AUTHORITY'S staff in the implementation of the project Terminal Expansion ("Project"). Take direction from the Chief Executive Officer. Advise and meet with the Albany County Airport Authority, Chief Executive Officer and staff.

2. Serve as the AUTHORITY's representative in the development of Airport facilities and be primarily responsible for the coordination of work performed by and among project consultants and agencies. CONSTRUCTION MANAGER will be responsible for the management and administration of all contracts entered into by the AUTHORITY in connection with the Project.

3. Understand the functions of the AUTHORITY, Federal Aviation Administration, Architect(s), NYSDOT, Engineer(s), Trade Contractors, Consultant(s), and others with respect to each other and the Project to incorporate into the construction planning process appropriate government regulations with respect to construction means and methods, including but not limited to, FAA regulations (relative to DBE, Construction logistics, planning and security), OSHA regulations, the Grant Agreement requirements, etc., and the special operational requirements of the Air Transport Association, Airlines, and Airport operations.

4. Coordinate the production and maintenance of integrated master schedules and overall phasing plans for the development and construction of the facilities.

5. Prepare project cost estimates and budgets for proposed facilities reflecting recent cost factors projected to the anticipated construction date.

6. Coordinate the planning of improvements with the AUTHORITY, Airport tenants, and governmental agencies to minimize adverse or disruptive operational impacts.

7. If, in the opinion of the CONSTRUCTION MANAGER, it is required, coordinate the preparation of environmental investigations, studies and surveys, including, but not limited to, noise, hazardous waste, air and water quality, hydrocarbon fuel spills and others as may be needed.

8. If, in the opinion of the CONSTRUCTION MANAGER, it is required, coordinate preparation of special engineering studies to evaluate structural systems, mechanical and electrical systems, utility size, capacity, location, fuel distribution, drainage and other technical studies as may be needed.

9. Evaluate, on an on-going basis, the site and make note of any adverse conditions which may affect Project implementation, and any site restrictions or conditions which may affect the orderly flow of design and construction process, notify the AUTHORITY accordingly, and recommend corrective action(s).

10. Attend all meetings concerned with the Project, take minutes, and report the proceedings to the AUTHORITY in writing within four (4) days.

11. Engage field Consultants and experts, as may be required by the AUTHORITY.

12. It is not the intent of this Agreement that the CONSTRUCTION MANAGER is to perform any design services, either architectural or engineering, and nothing contained herein shall be deemed to impose such design duties on the CONSTRUCTION MANAGER. Any design services, be them architectural or engineering, shall be provided by the AUTHORITY's own consultants.

13. Assist the AUTHORITY with negotiation of Design Consultant fees and provide historic data to verify acceptable fees and values of ancillary services and design work.

14. Reimbursement by NYSDOT for payment: The CONSTRUCTION MANAGER shall request for payment to the AUTHORITY for reimbursement. All costs submitted shall be in conformity with accounting procedures acceptable to NYSDOT and shall be subject to approval by NYSDOT Commissioner, and to audit by the NYSDOT Commissioner and the State Comptroller. All requests for reimbursement shall be accompanied by appropriate supporting documentation including, but not limited, to the following: Inspector's Reports with associated invoices and receipts, Engineer's Diary, and the Engineer's recommendation(s) for payment to the Contractor.

    The CONSTRUCTION MANAGER shall ensure that all costs charged to the project shall be properly supported by executed payrolls or abstracts thereof, time, material and accounts payable distribution records, invoices, contracts, vouchers and/or canceled checks evidencing in proper detail the nature and propriety of the charges.

B. DESIGN PHASE

1. On behalf of the AUTHORITY, manage, administer the contracts and coordinate the services of the various Architect(s), Engineer(s) and their Consultant(s). Coordinate the services of the design firms in a manner consistent with Federal, State and local regulations. Establish an organization to achieve these objectives. Staffing shall be agreed upon by the AUTHORITY and the CONSTRUCTION MANAGER and included in Schedule "C", which is annexed hereto and made a part hereof.

2. Assist the AUTHORITY in the preparation of detailed programming of proposed facilities.

3. In the earliest design stage, advise the AUTHORITY and the Architect(s) and Engineer (s) concerning the type of architectural, structural, and mechanical systems proposed to be used based on energy conservation, labor costs, and economic and time limitations. Advise on type and use of materials. Conduct value engineering studies. Propose cost savings measures and alternatives.

4. In coordination with the Architect(s) and Engineer(s), provide a Design Phase Schedule identifying all related activities, review and approval periods of all applicable agencies and participants in the design process. Update this schedule on a minimum frequency every two (2) weeks throughout the design phase and assure timely response. Such updates shall be more frequent, as directed by the Chief Executive Officer.

5. Expedite and coordinate the progress of the Architect(s) and Engineer(s) and other consultants with respect to the overall project design schedule. Determine the cause of, and responsibility for, any delays. Recommend appropriate remedial action.

6. Prepare a monthly report to the AUTHORITY on the progress of the design work in relation to the design schedule and budget with copies to the Architect.

7. Develop a construction phasing and logistics plan which illustrates and ensures coordination of all activities throughout the site. Activities include, but are not limited to, new construction, renovation, demolition, utility work, staging, deliveries, aircraft operations, public and employee parking and pedestrian movement.

8. Develop, in conjunction with the Architect(s) and Engineer(s), procedures for dust containment and noise mitigation related to all construction activities.

9. Prepare for review by the AUTHORITY an Airlines operational impact analysis, including but not limited to road circulation, passenger movements, aircraft parking and ground support, etc., anticipated to occur during the construction phase.

10. Review continuously throughout the Design Phase the Contract Documents prepared by the Architect(s) and Engineer(s) and make recommendations concerning the following:

    a. Availability of materials.

    b. Availability of labor.

c. Avoidance of excessive and unnecessary labor costs.

d. Avoidance of Trade Contractor and Subcontractor jurisdictional disputes.

e. Construction detailing.

f. Temporary on-site facilities and requirements necessary to enable the Trade Contractor(s), CONSTRUCTION MANAGER, Architect(s) and Engineer(s), and AUTHORITY to perform their functions.

g. Location of on-site storage and nearby storing areas.

h. Testing programs.

i. Areas likely to result in Trade Contractor claims such as reviewing Contract Documents for proprietary specs, buildable details and workmanship.

j. Conformance with all applicable codes and regulations.

11. Check the Contract Documents for program coordination among the drawings, between the drawings and specifications, and between specifications and other Contract Documents, including General Requirements and direct changes to eliminate inconsistencies or provide complete plans and specifications. Monitor compliance with Historic Preservation requirements of the Project.

12. Prepare and maintain a project control budget, inclusive of all major components of work, for approval by the AUTHORITY and Airlines. The budget shall be based on quantity take-off of preliminary and final contract drawings and specifications and include all costs anticipated to be incurred by the AUTHORITY in the completion of the Project.

13. Prepare a cost analysis of the Project at the completion of the following design milestones in such form and detail as required by the AUTHORITY:

a. Pre-schematic and Schematic Phases:

Provide an estimate based upon measurement of physical characteristics: area, volume, and complexity of massing. Cost based upon experience. This submission should include, at a minimum, an allocation of budget by major "Construction Systems Groupings", design and consultant fees, other development costs, and the AUTHORITY's contingency.

b. Construction Documents Phase:

1) Upon 60% Contract Document completion provide an estimate of cost based upon a detailed take-off of labor, materials, and equipment: taking into account area, volume, and complexity of massing. Estimate to be summarized by major "Construction Systems Groupings" and Systems Classifications and include all budgeted costs and activities..

2) Upon 100% Contract Document Completion, provide estimates in the same detail, same summary, and same formats required at 60% Completion.

c. Upon completion of final cost estimate for each phase of design, the CONSTRUCTION MANAGER will schedule a meeting with the AUTHORITY, Architect(s), Engineer(s), and Consultants to reconcile this estimate. In the event of discrepancies in the cost estimate, additional meetings will be scheduled as required to resolve these discrepancies.

d. Prior to financing the improvements and in support of Airline Use and Lease Agreement and Federal and State Grant Agreements, prepare a final construction control budget and cash flow forecast to include, at a minimum:

1) Any existing obligations;

2) Anticipated prime trade contracts and sub-contracts;

3) The cost of services for construction related consultants, including but not limited to QAQC, surveying, structural inspections, etc.;

4) Provision for allowance items, where approved by the AUTHORITY;

5) Insurance and bonds; and

6) Other costs as expected to be incurred in the completion of the project(s).

15. Advise the AUTHORITY, Architect(s), Engineer(s) and all other Consultants on the most favorable method(s) of contracting for the Project taking into account the following:

a. Current bidding climate;
b. Optimum number of bid packages;
c. Dates of bidding;
d. Use of "fast-track" if pre-approved by the AUTHORITY;
e. Minority and Women Owned Business Enterprise "MWBE", Service Disabled Veteran Owned Business Enterprise "SDVOB" and Disadvantaged Business Enterprise "DBE"goals; and
f. Purchase of long lead time items to ensure delivery by the required dates.

16. Prepare a final detailed review of, and recommendations on, the completed Contract Documents.

17. Develop and coordinate with appropriate Consultants, bid packages to effectively implement the bidding method(s) agreed upon.

18. Develop a detailed schedule that might be incorporated into the Contract Documents utilizing the AUTHORITY approved scheduling method in accordance with the following specific provisions:

a. Feasibility Study for Construction

1) Review the Contract drawings and specifications and prepare listings of the various items of work by trade responsibility for each phase of the Project. Determine approximate quantities and/or units of work for each activity, if not already available. Evaluate the overall Project to determine one or more possible approaches in construction.

2) Develop a precedence diagram based on the approved scheduling approach describing activities and showing the interrelations of the activities described above. Included shall be activities for submission and approval or major shop drawings and delivery of major materials and equipment.

b. Recommendations

Prepare recommendations as to the duration of each phase of the Project and milestones and phasing that might be incorporated into the Contract Documents.

c. Pre-bid Conference

Attend the pre-bid orientation meetings for prospective bidders on the construction work to explain why and how the proposed scheduling method will be used.

19. Analyze bids received and make recommendations concerning the award of all Contracts. If any bid exceeds the line item(s) in the control budget, then the AUTHORITY, at its option, may:

a. Award to the lowest, responsible bidder;

b. Reject all bids and re-advertise for new bids; or

c. If a redesign and rebid is required, then the CONSTRUCTION MANAGER shall participate in and advise in the redesign and rebid of those components of the project. The CONSTRUCTION MANAGER shall be entitled to additional compensation for such services unless the redesign is due to the negligent action of the Construction Manager.

C. CONSTRUCTION PHASE

1. General Administration

a. Serve as the AUTHORITY's chief representative in the field and maintain liaison amongst the AUTHORITY, the Architect(s), Engineer(s), Consultant(s) and Trade Contractors.

b. Establish an organization to effect a positive means by which the Project will be controlled, coordinated, and expedited. Staffing shall be agreed upon by the AUTHORITY and CONSTRUCTION MANAGER included in Schedule "C" , which is annexed hereto and made a part hereof.

c. Monitor the work of the Trade Contractors to complete the project in accordance with the AUTHORITY's objectives of cost, time, and quality and in accordance with the Contract Documents drawings and specifications.

d. Coordinate with the appropriate parties the delivery and installation of AUTHORITY purchased furnishings and equipment.

e. Develop a project "Procedures Manual" within the scope of the Construction Contracts. The manual will address, at a minimum, coordination among the AUTHORITY, Federal Aviation Administration, NYSDOT, Airlines, design consultants, Trade Contractors, and CONSTRUCTION MANAGER, with respect to the performance of the work. After review with the AUTHORITY, implement said manual and enforce the procedures.

f. Receive, investigate, and reply to all Trade Contractors' correspondence pertaining to the Work. Take appropriate action as required.

g. Prepare, develop, maintain, and safeguard all inclusive on-site record keeping systems that meet with the AUTHORITY's approval.

h. Supply the AUTHORITY and the AUTHORITY's Representative (if requested) with a copy of all correspondence, reports, comments, transmittals, requests, and other information relating to the Contract.

2. Meetings

a. Conduct all job progress meetings and job coordination meetings as required.

b. Record, transcribe, and issue, within four working days of the date of any job meeting, minutes of said meeting.

c. Attend and record miscellaneous meetings with the AUTHORITY, Architect(s), Engineer(s) or Trade Contractors.

3. Shop Drawings and Samples

a. Distribute shop drawings among the Trade Contractors for their coordination of field conditions prior to submittal to the Architect(s) or Engineer(s) for their review and approval. Manage the timely processing of submittals. Return shop drawings, as necessary, for corrections and facilitate the revision process to avoid schedule delays.

b. Receive all samples and forward to the Architect(s) or Engineer(s) for approval.

4. Testing/Inspection

a. Coordinate, schedule, and monitor all testing and inspection programs. Issue reports that include date, persons present, results, and test/inspection criteria or standards. Obtain, where necessary, approval by the Architect(s) or Engineer(s) of test results.

b. Coordinate throughout construction all inspections and approvals by County Code Enforcement, Electrical Underwriters, and other applicable inspection agencies.

5. Quality Control

a. Establish and maintain, in coordination with the Architect(s) and Engineer(s), a quality control and quality assurance program.

b. Assure all required clarifications and revisions to Contract Documents are issued to the appropriate Trade Contractor as directed by the AUTHORITY and/or Architect(s) or Engineer(s).

c. Coordinate the inspection, by the responsible Architect(s) and/or Engineer(s), of work daily for quality and conformance to the Contract Documents. Advise Trade Contractor(s) of necessary corrective work. Inspect materials and equipment prior to installation for conformance to the specifications.

d. Prepare periodic "Exception Reports" as required by the work of the Trade Contractors. Distribute to the appropriate Trade Contractor(s) for necessary corrective work. Maintain a log of the noted exception, date issued, and date corrected. Maintain a photographic record where life safety issues/systems are involved.

e. Inspect the Project jointly with the AUTHORITY, and the Architect(s) or Engineer(s) prior to the time the AUTHORITY is to use, occupy, or operate any part or all of the Project, and prepare a list of observed variances and deficiencies in the work. Distribute the list to the appropriate Trade Contractor(s) for necessary corrective work.

6. Affirmative Action Program

Implement, with the Trade Contractor(s), the AUTHORITY's MWBE, SDVOB and DBE Programs as appropriate. Assure Trade Contractor(s) participation and administration.

7. Progressing the Work

a. Coordinate the work of all Trade Contractors and, where necessary, identify methods to recover lost time to maintain schedule.

b. Coordinate the progress of Architect(s), Engineer(s) and other Consultants and, where necessary, identify methods to recover lost time to maintain schedule.

c. Monitor the Project to identify potential delays and advise the Trade Contractor(s) to take the necessary measures to minimize any adverse impact on the schedule.

d. Determine the cause of, and responsibility for, any delays. Recommend to the AUTHORITY appropriate remedial action and implement the AUTHORITY's directives.

8. Payments to Trade Contractors

a. Progress Payments:

1) Review and recommend for the AUTHORITY's approval, the Trade Contractor's detailed payment breakdown.

2) Review each Trade Contractor's monthly invoices and recommend payment, no payment, or partial payment.

3) Coordinate the review and approval of Trade Contractor payment requests with the Architect(s), Engineer(s), and the State of New York.

b. Final Payment:

1) Establish that all contractual close-out procedures and requirements have been met.

2) Make recommendations on final payment and process close-out of contract.

9. Changes in the Work

a. Develop for approval by the AUTHORITY a change order approval process. Implement and enforce the AUTHORITY's procedure for the processing of Change Orders.

b. Consult with the Architect(s) or Engineer(s) concerning proposed design changes. The Architect(s) or Engineer(s) will be responsible to design changes for Authority approval whereby the CONSTRUCTION MANAGER shall coordinate the issuance of revised contract documents so as not to delay the project.

c. Make recommendations to the AUTHORITY for such changes in the Work as the CONSTRUCTION MANAGER may consider necessary or desirable.

d. Coordinate the processing of change orders with Architect(s), and Trade Contractor(s). Investigate alternatives and perform economic evaluation of all changes in the Work and evaluate the effect on other work. Provide to the AUTHORITY an independent cost estimate for each change order. Make recommendations to the AUTHORITY on approval of change orders.

e. Evaluate requests for extensions of time and make recommendations including assessment on overall schedule and project completion.

f. Maintain daily cost accounting records with respect to work performed on a time and materials basis.

g. Provide necessary documentation of work performed to obtain approval of payment by the Federal Aviation Administration and New York State.

10. Claims

a. Assist the AUTHORITY in the development and administration of a design and construction claims prevention program. Review contract documents, prior to bidding, for avoidance of claims.

b. Analyze and evaluate all claims for Contract time extension or cost adjustment. Make recommendations to the AUTHORITY for resolution, approval, or disapproval.

c. Assist the AUTHORITY in design and construction dispute resolutions and claims/arbitration/mediation, if required.

11. Reports

Prepare and issue in writing the following:

a. Weekly progress reports.

b. All reports required by the Federal Aviation Administration or the State of New York.

c. Affirmative Action and EEO reports.

d. Periodic reports on compliance with other governmental requirements, if any.

e. For any job related injury or property damage, prepare and obtain same day photographs, OSHA Log of Illness and Injury, the CONSTRUCTION MANAGER's daily log, and any other incident/accident reports, and immediately forward to the AUTHORITY.

f. Other reports which are from time to time required by the AUTHORITY.

12. Scheduling

The CONSTRUCTION MANAGER shall provide Construction Phase Scheduling Services in accordance with the following requirements:

a. Precedence Diagram for Construction:

Review and maintain the precedence diagram schedule as established during the design phase.

b. Review and Preparation of Schedule

1) Initial Conferences

a) Conduct conferences with Trade Contractors and the AUTHORITY's Representatives during the mobilization stage to determine sequential relationships and interdependence for each activity of the Project. Additional information to be developed in order to establish a practical work schedule includes:

(1) An analysis of the various essential components, activities, and events required for a completed Project;

(2) Activities of the Architect(s), Engineer(s) and AUTHORITY that affect the work progress such as approvals of shop drawings;

(3) Activities shall not be limited to actual construction operations but shall include preparation and submission of shop drawings and samples, procurement of materials and equipment, testing, and Architect(s), Engineer(s) and AUTHORITY activities that may affect work progress; and

(4) Such other information as may be required to prepare a complete plan and work schedule under the proposed scheduling method.

2) Sixty Day Schedule

a) Using the above information and data acquired from the Trade Contractor, develop a preliminary network schedule for the Project including activities for deliveries and submittals. This network shall show in detail the Project schedule for the first sixty (60) calendar days.

b) This coordinated schedule shall be furnished no later than fifteen days after the award of the contracts.

Upon the AUTHORITY's approval, it shall be used to monitor progress until the Total Project Schedule is developed.

3) Total Project Schedule for Construction Completion

a) Prepare for submittal and approval the updated schedule for the Project based on the Trade Contractor's, Architect's, Engineer's and AUTHORITY's schedule information provided. The durations and manpower information will be analyzed and reviewed with the Trade Contractors, if necessary, in order to develop a complete network. The network presentation shall include a time scale using the manpower information to realistically schedule activities having float.

b) The Total Project Schedule for all work shall be submitted to the AUTHORITY and copies sent to the Trade Contractors within sixty (60) days after award of Contracts.

c. Monitoring of Construction Progress

1) Schedule Meetings

Bi-weekly meetings will be held by the CONSTRUCTION MANAGER to review the overall progress of the work. At such time that bi-weekly schedule meetings are no longer needed, the CONSTRUCTION MANAGER shall advise and receive approval from the AUTHORITY to change the meeting schedule.

2) Field Information

a) To initiate the reporting from the site, the Trade Contractor's, Architect's, Engineer's and CONSTRUCTION MANAGER shall jointly prepare the input data. They shall visit the site in order to obtain the reporting information. The input data provided should contain the following information for all activities underway or completed:

If the activity is underway:

a) The starting date of the activity commenced during the period; and

b) Estimated duration remaining for the activity underway;

c) Percentage complete for activity underway; or 2) if the activity has been completed, its completion date.

d. Updating Network and Reporting Procedure

1) The original Time Scale Network shall be updated following development of the Total Project Schedule as required to show the actual status of all activities in relation to the baseline Total Project Schedule. The critical path with the least amount of float will be posted. In the event items fall behind schedule, they will be re-plotted with partial time scaled network diagrams which will be provided for three (3) month intervals as the Work progresses.

2) The following procedure shall be used to report on the construction schedule at the end of each progress updating period. The updating/progressing shall be done on a monthly basis, or as directed by the AUTHORITY.

a) Obtain field information at the job site from the Trade Contractors' Representatives.

b) Review and analyze the data before inputting into the computer. Contact the job site by telephone when additional information is required to avoid costly computer trial runs and to insure a timely report.

e. Narrative

1) Provide a comprehensive narrative upon the completion of each updating which shall include the following information:

a) Changes made to the Network Diagram and Schedule;

b) Current status of the Project including the critical path;

c) Listing of activities behind the initial time scale schedule;

d) A specific critical activity listing, including future potentially difficult areas.

2) Specific recommendations dealing with construction scheduling and sequencing shall be made for the purpose of keeping or returning the Project on schedule.

f. Report Distribution

Include in each updating, 1) the updated network schedule, and 2) a current narrative report.

Preservation of Records

In addition to the periodic distributions outlined herein, the CONSTRUCTION MANAGER shall maintain and safeguard a copy of all scheduling information outlined herein for turnover to the AUTHORITY at the completion of the Project, or earlier if requested by the AUTHORITY. The method intended for use by the CONSTRUCTION MANAGER in maintaining/ safeguarding this scheduling information must be submitted to the AUTHORITY for review and pre-approval.

13. Permits & Fees

a. Assist the AUTHORITY's Engineer(s) and Architect(s) in obtaining all permits for permanent improvements, excluding permits for temporary facilities or inspection required to be obtained by Trade Contractors.

14. Close Out

a. Punch List

1) Prepare jointly with Architect(s) or Engineer(s) a "Punch List" for each Contract. Distribute to the appropriate Trade Contractor(s) for necessary corrective action.

2) At the time of substantial completion, prepare a list of any remaining items of work to be completed or corrected. Distribute to the appropriate Trade Contractor(s) for necessary work. Establish a value for each item of work remaining to be completed or corrected. Coordinate with the Trade Contractors and the County Code Enforcement Bureau building inspections and monitor Trade Contractor progress toward correcting deficiencies so as not to delay occupancy.

3) Make final inspection of the Project with AUTHORITY and Architect(s)/Engineer(s), using Contract Documents as a basis to determine if the Contract requirements have been fulfilled. List any variances between Contract requirements and work installed. Coordinate resolution of items which may appear on independent final lists prepared by the AUTHORITY's Architect(s)/Engineer(s). Distribute to the appropriate Trade Contractor(s) for necessary corrective action.

4) Follow up on all notices of corrective work to Trade Contractor(s) to assure satisfactory and timely completion of the work.

5) Establish that the following has been received from the Trade Contractor(s) and forward expeditiously to the appropriate party:

a) All necessary guarantees.

b) As-built drawings.

c) Operating and maintenance manuals.

d) Certificates of compliance, etc.

e) All turnover items required by Contract Documents.

f) Other items required by the Trade Contract, including but not limited to, Federal and State Grant Agreement close-out requirements.

g) Maintain a log of receipts and turnovers, and transmittals.

6) Establish and document that all operating instructions have been given to the AUTHORITY's personnel consistent with Trade Contract requirements. Perform all necessary coordination.

b. Start-Up

1) With AUTHORITY's representatives and other appropriate Airport tenants and parties, direct the checkout of utilities, operations of systems and equipment for readiness.

2) Assist in their initial start-up and testing by the Trade Contractors.

3) Turn over to the AUTHORITY all keys, manuals, record drawings, and maintenance stock.

15. Warranty

a. Assure that all work is undertaken and completed in accordance with the drawings and specifications.

b. Monitor all Trade Contractors compliance with all applicable and existing warranties during installation of the work and for a period of one year from the date of substantial completion of the project.

c. Collect and deliver to the AUTHORITY any specific warranty given by others. Ensure that such warranties are equal or better than in the construction specifications.

AGENDA ITEM NO. 10.4

Amendment No. 1 to Contract S-1042 Airport Master Plan Update with CHA Consulting, Inc.

AGENDA ITEM NO: 10.4
MEETING DATE: April 13, 2026

ALBANY COUNTY AIRPORT AUTHORITY
REQUEST FOR AUTHORIZATION

ACAA Approved
04/13/2026

DEPARTMENT: *Planning*

Contact Person: *David Montiverdi, Aviation Planner & Strategic Development Manager*

PURPOSE OF REQUEST:

Amendment No. 1 to Contract S-1042 Airport Master Plan Update with CHA Consulting, Inc.

CONTRACT AMOUNT:

Base Amount	*$749,965.00*
Amendment No. 1:	*92,700.00**
	$842,665.00

**Pending approval at this meeting.*

BUDGET INFORMATION:

Anticipated in Current Capital Plan: Yes____ No___ NA √
Funding Account No:

FISCAL IMPACT - FUNDING (Dollars or Percentages)

Federal *90%* **State** *5%* **Airport** *5%*
Term of Funding: *CY2025*
Grant No.

JUSTIFICATION:

The Albany County Airport Authority seeks approval to modify Contract S-1042 with CHA Consulting, Inc. in support of the Airport Master Plan Update completed in June 2024. This modification will advance additional work necessary to update the Airport Layout Plan (ALP) Exhibit "A" to ensure compliance with current Federal Aviation Administration (FAA) standards. Exhibit "A" is the official FAA-recognized map of all airport property interests, documenting what the airport owns and controls.

The scope of work includes surveying all practical airport-owned parcels to support the Exhibit "A" update. This effort will be performed by CHA's subcontractor, L. Sipperly & Associates, LLC, and is required to accurately document airport property interests and maintain FAA compliance.

CHIEF EXECUTIVE OFFICER'S RECOMMENDATION:

Recommend approval.

FINAL AGREEMENT SUBJECT TO APPROVAL BY COUNSEL: YES √ NA_____

AGENDA ITEM NO: 10.4
MEETING DATE: April 13, 2026

PROCUREMENT DEPARTMENT APPROVAL:

Procurement complies with Authority Procurement Guidelines and Acting Chief Financial Officer has approved. **Yes** ✓ **NA**_____

BACK-UP MATERIAL:

- ***Exhibit "A" Scope of Work (CHA Consulting)***
- ***AIP Grant Pre-Application (CHA Consulting)***

Albany County Airport Authority

Albany International Airport
Exhibit 'A' Update
Scope of Work

January 19, 2026

Introduction

This project will prepare an Exhibit 'A' Airport Property Map (Exhibit 'A') for Albany International Airport (ALB) pursuant to Federal Aviation Administration (FAA) Standard Operating Procedure (SOP) 3.00 – *FAA Review of Exhibit 'A' Airport Property Inventory Maps* (SOP 3.00), and the associated Review Checklist. As indicated in FAA's ALP Conditional Approval Letter (August 6, 2024), the Albany County Airport Authority (ACAA) agrees to provide the FAA with a compliant Exhibit 'A' meeting the latest SOP requirements by December 31, 2026. In addition to meeting the requirements of SOP 3.00, the Exhibit 'A' will also contain relevant information to reflect determinations made by the FAA under Section 163 of the FAA Reauthorization Act of 2018 (Public Law 115-254) and Section 743 of the FAA Reauthorization Act of 2024 (Public Law 118-63). The 2024 Master Plan included an Airport Property Map, but not a full Exhibit 'A.'

The Exhibit 'A' will include the following key components:

1. A depiction of the parcels that comprise the airport property (regardless of how the land was acquired), including property held in fee, easement, and/or lease. Each parcel will have a unique designation show on the drawing and included in an associated table.
2. A parcel boundary description in metes and bounds, or other appropriate measure for each parcel that comprises the outer property boundary. This boundary comprises the federally-obligated airport property.
3. An identification of any federal funding source for each parcel, including if the land was conveyed as federal surplus or non-surplus land and/or if the land was acquired with the use of grant funding and/or Passenger Facility Charges (FFC)
4. A list and illustration of airport properties that were sold or otherwise disposed of by the Airport, and/or converted to non-aeronautical use.
5. A Disposal of Property Table, including the "Date of FAA Section 163 Determination" and the other subheadings provided in the FAA guidance.
6. A Non-Aeronautical Use Table, including the "Date of FAA Section 743 Determination" and the other subheadings provided in the FAA guidance.

The overall Airport property includes over 300 parcels, dating back 80 years. There are 'older' parcels with unknown acquisition details, particularly for properties that predated Albany County's ownership of the Airport and the creation of the ACAA. This project will research those properties for the missing data; however, regardless of the data's availability, ACAA considers all such parcels to be federally-obligated and fully subject to the applicable regulations and FAA Grant Assurances. This will be specifically noted on the Exhibit 'A' drawing.

Where ACAA determines that the property data is not available, it will consult with the FAA for the appropriate action needed to satisfy the requirements of SOP 3.00. Additionally, with the substantial number of parcels the drawing presentation has been a challenge. As such, the ACAA will also consult with the FAA early in process regarding the Exhibit A presentation, including the drawing scale, number of sheets, orientation, drawing background, parcel numbering, etc. Thus, in addition to having correct and comprehensive property data, the ACAA goal is also to have an efficient and effective presentation of the information.

The **Scope of Work** is provided below.

Task 1: Data Review and Collection

This task will commence with reviewing existing available property records from ACAA, including properties owned in fee, easements, leased property, and previously disposed land. In 2019, an effort was completed to compile a map for each of the property categories above. This task will commence with the data generated from that recent activity, as well as the files available from ACAA. The existing property map does not include metes and bounds of the airport boundary. As such, this task will focus on the availability of that boundary description. Each segment of a parcel of airport property will be described (as required by Item 3 of the SOP 3.00 Checklist), even where the boundary is in the interior of the airport property separating one airport parcel from another. For parcels where records cannot be located, ACAA will demonstrate to the FAA that due diligence has been exercised before requesting any exceptions.

On the current map, the property tables include information on the grantor, year, and type of interest held; however, for many of the parcels the following data is missing.

- The acreage of each parcel
- The liber/book and page of recording
- The conveyance instrument

This task will also determine the availability of this additional information. Where records cannot be located, ACAA will demonstrate to the FAA that due diligence has been exercised before requesting any exceptions.

Task 2: Title & Deed Research

Task 2 will commence with a review and search for any missing information as recorded by the Clerks of the Town of Colonie and Albany County. The team will examine the records available at these municipalities both online as available, and in person as needed at the municipal clerk and real property offices. As filed deeds/titles should be available for all tax parcels, much of the missing information should be obtained via this process.

This task will search for all missing information above; however, the metes and bounds of the property boundary are of greatest interest. Property deeds and filed surveys should provide this information which will be depicted in the Exhibit 'A' drawing.

Task 3: Supplemental Property Survey

If Task 2 does not result in a boundary description that delineates the Airport full airport boundary with Metes and Bounds (or comparable measures), a property field survey may be conducted for limited locations, in consultation with the ACAA and FAA. It is anticipated that this field survey will be limited to determining the airport property perimeter boundary, as the most critical data, where no recorded data is identified.

Task 4: Identify Federal Property Acquisition Grants

An Exhibit 'A' must indicate if the airport parcels were acquired with federal funds, the type of funding, and/or if the land was conveyed as Federal surplus land or Government Property. For ALB, as much of the original airport property was acquired by the City of Albany and/or Albany County (without the use of federal funding), many of the airport parcels do not have information on the funding source used to acquire the property. Where the funding for airport properties is unknown, this task will investigate if federal funds were utilized, include:

- Determine if ACAA records identify the use of federal funding for land acquisition
- Review the FAA's online grant database for grants at ALB that included land/property/easement acquisitions
- Request assistance from the FAA's NYADO, for identifying acquisition grants, including federal funding.

Note that regardless of whether parcels were acquired without federal funding, the ACAA understands that all properties shown on the Exhibit 'A' are federally-obligated and subject to all FAA Grant Assurances. With the potential exception of AIP-acquired noise land, the ACAA has no intention of releasing, selling, or otherwise dispose of any airport property.

Task 5: Exhibit 'A' Map Preparation

This task will update the current Exhibit 'A' Drawing for compliance with SOP 3.00, and the associated FAA checklist (attached). Each item on the checklist will be included in the drawing. Exclusion of any information will require approval of the FAA, following the coordination per Task 6.

Below is a summary of the key decisions for the presentation of the Exhibit 'A' drawing:

- Determine the Exhibit map scale, orientation, and background. For clarity purposes, a white background is recommended (not an orthophoto)
- Include general planimetric features, as listed in Checklist Item 8. Do not include ground contours, tree lines, etc. to prevent map clutter.
- Include multiple sheets: retain the small-scale overall property sheet, and large-scale sheets of each quadrant, or other location for clarity. Provide separate sheets for tables and notes.
- Determine if Metes and Bounds will be labelled on sheets, or by reference in tables.
- Determine if separate tables will be used for different property types (fee, easement, lease, released parcels, etc.)

Task 6: FAA Coordination

This task includes coordination and meetings with the project team, ACAA, and FAA as needed to complete the Exhibit 'A.' It is anticipated that virtual meetings will be held with the FAA NYADO at an

early phase in the project, during the map preparation to review finding and decisions, and after a draft Exhibit 'A' is provided for review. It is assumed that three meetings will be held.

Determinations and action items from each meeting will be documented. It is likely that some property information may be unavailable, particularly for parcels purchased over 50 years ago. These circumstances will be discussed with the FAA. A formal draft and final Exhibit 'A' document will be provided to the FAA for formal acceptance.

Task 7: Project Management

This task includes general project management, including study scoping, coordination, project invoicing, and AIP Grant Services (i.e., application, quarterly reports, closeout, etc.), if requested by ACAA.

The Fee proposal and FAA SOP 3.00 Checklist (October 1, 2013) are provided below.

Exhibit 'A' Update - Fee Proposal

Task	Activity	Project manager	Senior Planner	Airport Planner	Total
1	Data Review and Collection	8	4	4	16
2	Title & Deed Research	8	4	4	16
3	Supplemental Property Survey	Included as allowance			0
4	Identify Federal Property Acquisition Grants	8		24	32
5	Exhibit "A" Map Preparation	8	8		16
6	FAA Coordination	20	16	4	40
7	Project Management	16	8	16	40
	Total Hours	68	40	52	160
	Hourly Rate	$ 89.00	$ 53.75	$ 44.45	
	Direct Labor	$ 6,052.00	$ 2,150.00	$ 2,311.40	$ 10,513.40
	Overhead (140%)				$ 14,718.76
	Profit/Fee (15%) on Labor & OH				$ 3,784.82
	Expenses				$ 200.00
				Subtotal	$ 29,216.98
	Survey Subconsultant - L. Sipperly & Associates, LLC			Task 1	$ 12,100.00
				Task 2	$ 2,260.00
				Task 5	$ 9,650.00
				Task 6	$ 3,120.00
				Task 7	$ 6,400.00
				Subtotal	$ 33,530.00
	Task 3: Field Survey (estimated), if needed				$ 30,000.00
				Total	$ 92,746.98
	Maximum Amount				$ 92,700

Checklist	Sponsor/Consultant			FAA
Review Item	**Yes**	**No**	**N/A**	**Agree**
1. Existing Dedicated Airport Property Boundary Line identified. This can consist of a combination of fee interest, easements and/or leases. It may include lands that are not contiguous with the airport boundary. Identify source of base map data.				
Airports Specialist Comments:				
2. All the airport property parcels are shown and have a unique designation. Parcels with designations from previous Exhibit 'A's should not be changed. However, a new system of designations may be used for new and future property acquisitions. Parcel designations must be consistent with grant descriptions.				
Airports Specialist Comments:				
3. Each segment of a parcel's boundary is described in some manner. Metes and bounds, township/range/section, lot and block, plat or other appropriate property description (may be an attachment to the Exhibit 'A' plan sheet or checklist). Points of reference may also be included to further describe the parcel.				
Airports Specialist Comments:				
4. Parcels that were once airport property are shown. The date they were released from federal obligations by the FAA and the date of disposal must be included.				
Airports Specialist Comments:				
5. Parcel information includes: (often in table format)				
a. Grantor (selling owner)				
b. Type of interest acquired (fee simple, easement, etc.)				
c. Acreage				
d. Type of conveyance instrument				
e. Liber/book and page of recording				
Airports Specialist Comments:				
6. Each airport property parcel shows: (often in table format)				
a. FAA grant number, including year if acquired under a grant				
b. PFC Project Number if acquired with Passenger Facility Charge funds (recommended)				
c. Surplus Property Transfer, Government Land Transfer or other statutory federal agreements/conditions. See FAA Order 5010.4 and form 5010-1 Data Element #25 for additional information.				
d. Type of easement (clearing, avigation, utility, right of way, expiration date, easement held by others, subordination agreement, etc.)				

Checklist	Sponsor/Consultant			FAA
Review Item	Yes	No	N/A	Agree
e. Date and type of release/land use change approval (aeronautical use, interim use, concurrent use, etc.). This can also include any release from federal obligations such as a release from the National Emergency Use Provision (NEUP), mineral rights, liens, residential through-the-fence access agreements, etc.				
f. Date of property disposal				
g. Public land references, if applicable (PIN #/Assessors #, date of recording, book and page, etc.)				
h. Any known encumbrances on the property				
Airports Specialist Comments:				
7. Purpose of acquisition (current/future development, concurrent use, noise, revenue production, etc.), often in table format. Interim use can be identified with an attached reference.				
Airports Specialist Comments:				
8. The plan shows the following for both existing and future configurations based upon the approved Airport Layout Plan:				
a. Runway Protection Zones (RPZ)				
b. Runways				
c. Runway Safety Areas (RSA)				
d. Runway Object Free Areas (OFA)				
e. Taxiways				
f. Other airport design surfaces (as necessary, must maintain a legible map)				
g. Road/railroad right-of-ways				
h. Bearing and distance of airport property lines				
Airports Specialist Comments:				
9. North arrow, legend and graphic/numerical scale is shown				
Airports Specialist Comments:				
10. If the Exhibit 'A' is being submitted as part of a land acquisition project, the parcels being acquired are shown				
Airports Specialist Comments:				
11. Title block clearly labeled as Exhibit "A" Airport Property Inventory Maps and dated				
Airports Specialist Comments:				
12. Revision block/table, Sponsor approval block, Preparer's block, dated				

Checklist	Sponsor/Consultant			FAA
Review Item	Yes	No	N/A	Agree
Airports Specialist Comments:				
13. Understandable and legible legend, including all linetypes and symbols used				
Airports Specialist Comments:				
14. Parcel table is legible				
Airports Specialist Comments:				
Provide an explanation for any checklist item marked 'No'.				

AIP Grant Pre-Application

Albany County Airport Authority
Albany International Airport (ALB)

#3-36-0001-XXX-2026

Original Submission: February 2026

Revised: April 2026

Projects:

Land Acquisition

[Parcel # 19.3-1-32 (64 Wade Road)]

Exhibit A Update

Prepared For:

Federal Aviation Administration
New York Airports District Office

Prepared By:

ALB ALBANY INTERNATIONAL AIRPORT

Ms. Evelyn Martinez, Manager
FAA New York Airports District Office
One Aviation Plaza, Suite 111
Jamaica, New York 11434

Original Submission: February 3, 2026
Revised Submission: April 6, 2026

Subject: Albany International Airport
-Land Acquisition [Parcel # 19.3-1-32 (64 Wade Road)];
-Exhibit A Update;

Dear Ms. Martinez,

I am submitting the revised AIP Grant Pre-Application on behalf of the Albany County Airport Authority (ACAA) and Albany International Airport (ALB). This Pre-Application is for the acquisition of Parcel # 19.3-1-32 (64 Wade Road) and an Exhibit A Update. The purpose of this acquisition is to further protect the Runway 28 Approach Runway Protection Zone (RPZ).

As part of this project, ACAA will have completed a Phase I Environmental Assessment/FAA-approved Categorical Exclusion (CATEX) under the National Environmental Policy Act (NEPA), a Proforma ALTA/NSPS Land Title Survey, an Appraisal, and a Review Appraisal. A Purchase Agreement between ACAA and the Town of Colonie – Latham Water District will also be completed prior to submitting the Final Grant Application. The proposed acquisition will be included in the Exhibit A and airport property map.

The request for federal funding will include reimbursement for the previously described efforts, as well as a request for funding to enable proceeding with the acquisition in FY-2026 based on the previously identified purchase agreement. Note, the costs will be further identified and detailed once final costs are determined in advance of the final grant application.

The contents of this Pre-Application are as follows:

- Grant Pre-Application Checklist
- SF-424, *Application for Federal Assistance*
- FAA Form 5100-100
- Supporting Documentation
  - Project Cost Breakdown
  - Project Summary Sheet
  - Environmental Documentation
  - Project Sketch
  - Project Scope of Work

The Final Grant Application will be submitted no later than May 1, 2026 and will include the Purchase Agreement, Updated Exhibit A, and final invoices.

Thank you for your continued support with our capital improvement projects. If you require any additional information, please do not hesitate to contact Acting Chief Financial Officer, Margaret Herrmann at (518) 242-2226 or mherrmann@albanyairport.com.

Sincerely,

Sign Here

_____

Peter F. Stuto
Chief Executive Officer

Grant Pre-Application Checklist

AIRPORT NAME: Albany International Airport (ALB) **DATE:** April 6, 2026

SYSTEM FOR AWARD MANAGEMENT (SAM) CAGE CODE #: 5RMF6

SYSTEM FOR AWARD MANAGEMENT (SAM) EXPIRATION DATE: July 29, 2026

Ref.		Yes	No	N/A	Comments Attached
ITEMS REQUIRED TO COMPLETE APPLICATION REVIEW:					
1.	Standard Form 424 *(signed)*	X			
2.	Project Cost Breakdown *(attached)*	X			
3.	Project Sketch *(at the request of the ADO)*	X			
4.	Project Narrative *(attached or within Form 5100-100 Part IV)*	X			
5.	Form 5100-100 (parts II – IV) *(airport development grants)*	X			
6.	Bid Tabulations/Negotiated Amounts *(attached or previously submitted to the ADO)*	X			
7.	Exhibit A *(attached or previously submitted to the ADO)*		X		On-File*
8.	Title Certificate or Long-Term Lease Agreement *(at the request of the ADO)*		X		To Be Provided

*An Exhibit A is on-file with FAA; however, an Updated Exhibit A reflecting the land acquisition will be provided as part of the Final Grant Application.

OMB Number: 2120-0569
Expiration Date: 12/31/2026

Application for Federal Assistance SF-424

*1. Type of Submission:
- [x] Preapplication
- [ ] Application
- [ ] Changed/Corrected Application

*2. Type of Application
- [ ] New
- [ ] Continuation
- [x] Revision

* If Revision, select appropriate letter(s):
A: Increase Award

* Other (Specify)
Updated Acquisition Costs

*3. Date Received: 04/06/2026

4. Applicant Identifier: ALB

5a. Federal Entity Identifier: 36-0001

*5b. Federal Award Identifier: FY-2026

State Use Only:

6. Date Received by **State**:

7. **State** Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: Albany County Airport Authority

*b. Employer/Taxpayer Identification Number (EIN/TIN): 14-1768979

*c. UEI: DVHBGFA2SA5

d. Address:

*Street 1: 737 Albany Shaker Road
Street 2: Main Terminal Suite 300
*City: Albany
County/Parish: Albany County
*State: Province: NY
*Country: USA: United States
*Zip / Postal Code 12211-1009

e. Organizational Unit:

Department Name: Executive

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr. *First Name: Peter
Middle Name: F.
*Last Name: Stuto
Suffix:

Title: Chief Executive Officer

Organizational Affiliation: Albany County Airport Authority

*Telephone Number: 518-242-2222 Fax Number: (518) 242-2641

*Email: pstuto@albanyairport.com

Application for Federal Assistance SF-424

***9. Type of Applicant 1: Select Applicant Type:**

D: Special District Government

Type of Applicant 2: Select Applicant Type:

Pick an applicant type

Type of Applicant 3: Select Applicant Type:

Pick an applicant type

*Other (Specify)

New York State Public Authority

***10. Name of Federal Agency:**

Federal Aviation Administration

***11. Catalog of Federal Domestic Assistance Number:**

CFDA No: CFDA Title:

20.116 Airport Improvement Program (AIP)

***12. Funding Opportunity Number:**

-

*Title:

-

13. Competition Identification Number:

-

Title:

-

14. Areas Affected by Project (Cities, Counties, States, etc.):

Albany, New York

***15. Descriptive Title of Applicant's Project:**

-Land Acquisition [Parcel #19.3-1-32 (64 Wade Road)]
-Exhibit A Update

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

*a. Applicant: NY-020 *b. Program/Project: NY-020

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: 02/03/2026 *b. End Date: 06/30/2026

18. Estimated Funding ($):

*a. Federal	$ 219,150
*b. Applicant	$ 12,175
*c. State	$ 12,175
*d. Local	$ 0
*e. Other	$ 0
*f. Program Income	$ 0
*g. TOTAL	$ 243,500

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

***20. Is the Applicant Delinquent On Any Federal Debt?**

☐ Yes ☒ No

If "Yes", explain:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. *First Name: Peter

Middle Name: F.

*Last Name: Stuto

Suffix:

*Title: Chief Executive Officer

*Telephone Number: 518-242-2222 Fax Number: 518-242-2641

* Email:

*Signature of Authorized Representative: Sign Here *Date Signed: 04-06-2026

Application for Federal Assistance (Development and Equipment Projects)

PART II – PROJECT APPROVAL INFORMATION

Part II - SECTION A

The term "Sponsor" refers to the applicant name provided in box 8 of the associated SF-424 form.

Item 1.
Does Sponsor maintain an active registration in the System for Award Management (www.SAM.gov)?
☒ Yes ☐ No

Item 2.
Can Sponsor commence the work identified in the application in the fiscal year the grant is made or within six months after the grant is made, whichever is later?
☒ Yes ☐ No ☐ N/A

Item 3.
Are there any foreseeable events that would delay completion of the project? If yes, provide attachment to this form that lists the events.
☐ Yes ☒ No ☐ N/A

Item 4.
Will the project(s) covered by this request have impacts or effects on the environment that require mitigating measures? If yes, attach a summary listing of mitigating measures to this application and identify the name and date of the environmental document(s).
☐ Yes ☒ No ☐ N/A

Item 5.
Is the project covered by this request included in an approved Passenger Facility Charge (PFC) application or other Federal assistance program? If yes, please identify other funding sources by checking all applicable boxes.
☐ Yes ☒ No ☐ N/A

☐ The project is included in an *approved* PFC application.
If included in an approved PFC application,
does the application *only* address AIP matching share? ☐ Yes ☐ No

☐ The project is included in another Federal Assistance program. Its CFDA number is below.

Item 6.
Will the requested Federal assistance include Sponsor indirect costs as described in 2 CFR Appendix VII to Part 200, States and Local Government and Indian Tribe Indirect Cost Proposals?
☐ Yes ☒ No ☐ N/A

If the request for Federal assistance includes a claim for allowable indirect costs, select the applicable indirect cost rate the Sponsor proposes to apply:

☐ De Minimis rate of 10% as permitted by 2 CFR § 200.414.

☐ Negotiated Rate equal to % as approved by (the Cognizant Agency) on (Date) (2 CFR part 200, appendix VII).

Note: Refer to the instructions for limitations of application associated with claiming Sponsor indirect costs.

PART II - SECTION B

Certification Regarding Lobbying

The declarations made on this page are under the signature of the authorized representative as identified in box 21 of form SF-424, to which this form is attached. The term "Sponsor" refers to the applicant name provided in box 8 of the associated SF-424 form.

The Authorized Representative certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Sponsor, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Authorized Representative shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The Authorized Representative shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

PART II – SECTION C

The Sponsor hereby represents and certifies as follows:

1. Compatible Land Use – The Sponsor has taken the following actions to assure compatible usage of land adjacent to or in the vicinity of the airport:

ALB's Runway Protection Zones are majority Airport owned for all four runway approaches with avigation easements established to protect most FAR Part 77 surfaces. This project purchases land within the Runway 28 Approach RPZ.

2. Defaults – The Sponsor is not in default on any obligation to the United States or any agency of the United States Government relative to the development, operation, or maintenance of any airport, except as stated herewith:

The Sponsor is not in default on any obiligation to the United States or any agency of the United States Government relative to the development, operation, or maintenance of any airport.

3. Possible Disabilities – There are no facts or circumstances (including the existence of effective or proposed leases, use agreements or other legal instruments affecting use of the Airport or the existence of pending litigation or other legal proceedings) which in reasonable probability might make it impossible for the Sponsor to carry out and complete the Project or carry out the provisions of the Grant Assurances, either by limiting its legal or financial ability or otherwise, except as follows:

There are no fact or circumstances which in reasonable probability might make it impossible for the Sponsor to carry out and complete the Project or carry out the provisions of the Grant Assurances.

4. Consistency with Local Plans – The project is reasonably consistent with plans existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

The project is reasonably consistent with plans of public agencies that are authorized by the State of New York.

5. Consideration of Local Interest – It has given fair consideration to the interest of communities in or near where the project may be located.

Fair consideration has been given to the interest of communities in or near where the project is located.

6. Consultation with Users – In making a decision to undertake an airport development project under Title 49, United States Code, it has consulted with airport users that will potentially be affected by the project (§ 47105(a)(2)).

Consultation with airport users has occurred.

7. Public Hearings – In projects involving the location of an airport, an airport runway or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

N/A

8. Air and Water Quality Standards – In projects involving airport location, a major runway extension, or runway location it will provide for the Governor of the state in which the project is located to certify in writing to the Secretary that the project will be located, designed, constructed, and operated so as to comply with applicable and air and water quality standards. In any case where such standards have not been approved and where applicable air and water quality standards have been promulgated by the Administrator of the Environmental Protection Agency, certification shall be obtained from such Administrator. Notice of certification or refusal to certify shall be provided within sixty days after the project application has been received by the Secretary.

N/A

PART II – SECTION C (Continued)

9. **Exclusive Rights** – There is no grant of an exclusive right for the conduct of any aeronautical activity at any airport owned or controlled by the Sponsor except as follows:

There is no grant of an exclusive right for the conduct of any aeronautical activity at the Airport.

10. **Land** – (a) The sponsor holds the following property interest in the following areas of land, which are to be developed or used as part of or in connection with the Airport subject to the following exceptions, encumbrances, and adverse interests, all of which areas are identified on the aforementioned property map designated as Exhibit "A". [1]

Yes. A copy of the current Exhibit A is available upon request.

The Exhibit A showing the acquisition (currently under negotiation) will be updated to show transfer of ownership once negotiaitions are finalized.

The Sponsor further certifies that the above is based on a title examination by a qualified attorney or title company and that such attorney or title company has determined that the Sponsor holds the above property interests.

(b) The Sponsor will acquire within a reasonable time, but in any event prior to the start of any construction work under the Project, the following property interest in the following areas of land on which such construction work is to be performed, all of which areas are identified on the aforementioned property map designated as Exhibit "A". [1]

N/A - Property in question actively held under Airport ownership.

(c) The Sponsor will acquire within a reasonable time, and if feasible prior to the completion of all construction work under the Project, the following property interest in the following areas of land which are to be developed or used as part of or in connection with the Airport as it will be upon completion of the Project, all of which areas are identified on the aforementioned property map designated as Exhibit "A". [1]

N/A - Property in question actively held under Airport ownership.

[1] State the character of property interest in each area and list and identify for each all exceptions, encumbrances, and adverse interests of every kind and nature, including liens, easements, leases, etc. The separate areas of land need only be identified here by the area numbers shown on the property map.

PART III – BUDGET INFORMATION – CONSTRUCTION

SECTION A – GENERAL	
1. Assistance Listing Number:	20.116 (Legacy Assistance Listing Number 20.106)
2. Functional or Other Breakout:	Airport Improvement Program (AIP)

SECTION B – CALCULATION OF FEDERAL GRANT			
Cost Classification	**Latest Approved Amount (Use only for revisions)**	**Adjustment + or (-) Amount (Use only for revisions)**	**Total Amount Required**
1. Administration expense			
2. Preliminary expense			
3. Land, structures, right-of-way	57,300	93,500	150,800
4. Architectural engineering basic fees	92,700	0	92,700
5. Other Architectural engineering fees			
6. Project inspection fees			
7. Land development			
8. Relocation Expenses			
9. Relocation payments to Individuals and Businesses			
10. Demolition and removal			
11. Construction and project improvement			
12. Equipment			
13. Miscellaneous			
14. **Subtotal** (Lines 1 through 13)	$ 150,000	$ 93,500	$ 243,500
15. Estimated Income (if applicable)			
16. Net Project Amount (Line 14 minus 15)			
17. **Less:** Ineligible Exclusions (Section C, line 23 g.)			
18. **Subtotal** (Lines 16 through 17)	$ 150,000	$ 93,500	$ 243,500
19. Federal Share requested of Line 18	135,000	84,150	219,150
20. Grantee share	7,500	4,675	12,175
21. Other shares	7,500	4,675	12,175
22. **TOTAL PROJECT** (Lines 19, 20 & 21)	$ 150,000	$ 93,500	$ 243,500

SECTION C – EXCLUSIONS	
23. Classification (Description of non-participating work)	**Amount Ineligible for Participation**
a.	
b.	
c.	
d.	
e.	
f.	
g. **Total**	

SECTION D – PROPOSED METHOD OF FINANCING NON-FEDERAL SHARE	
24. Grantee Share – Fund Categories	**Amount**
a. Securities	
b. Mortgages	
c. Appropriations (by Applicant)	12,175
d. Bonds	
e. Tax Levies	
f. Non-Cash	
g. Other (Explain):	
h. **TOTAL** - Grantee share	$ 12,175
25. Other Shares	**Amount**
a. State	12,175
b. Other	
c. **TOTAL** - Other Shares	$ 12,175
26. TOTAL NON-FEDERAL FINANCING	$ 24,350

SECTION E – REMARKS
(Attach sheets if additional space is required)

Cost Breakdown attached.

Exhibit A - On-File with FAA [01-31-2019]
An updated Exhibit A will be provided as part of the Final Grant Application, which will reflect the property acquisition herein.

PART IV – PROGRAM NARRATIVE

(Suggested Format)

PROJECT: Land Acquisition [Parcel #19.3-1-32 (64 Wade Road)]; Exhibit A Update

AIRPORT: Albany International Airport (ALB)

1. Objective:

Albany County Airport Authority (ACAA) is currently in the process of acquiring Parcel #.

2. Benefits Anticipated:

Protection of the Runway 28 Approach RPZ

3. Approach: (See approved Scope of Work in Final Application)

To date, ACAA has completed a Phase I Environmental Assessment, Updated Exhibit A showing the proposed acquisition which will be updated upon acquisition to show transfer of ownership, an FAA-approved Categorical Exclusion (CATEX) under the National Environmental Policy Act (NEPA), a Proforma ALTA/NSPS Land Title Survey, an Appraisal, and a Review Appraisal. ACAA is currently in the negotiation process with the City of Albany regarding finalizing a purchase agreement.

4. Geographic Location:

737 Albany Shaker Road, Main Terminal - Suite 300
Albany, New York 12211

5. If Applicable, Provide Additional Information:

N/A

6. Sponsor's Representative: (include address & telephone number)

Peter F. Stuto, Chief Executive Officer
Albany County Airport Authority
Main Terminal Suire 300; Albany, NY 12211; (518) 242-2222

SUPPORTING DOCUMENTATION

Attachments:

- Project Cost Breakdown
- Project Summary Sheet
- Environmental Documentation
- Project Sketch
- Project Scope of Work

Albany International Airport (ALB)
Land Acquisition [Parcel #19.3-1-32 (64 Wade Road)]
Update Exhibit A

Project Cost Breakdown

Project Cost Summary				
Item	**ACIP Work Code**			**Estimated Cost**
	Purpose	Component	Type	
Exhibit A Preparation	**PL**	**PL**	**MS**	**$92,700**
Acquire 64 Wade Road				
Acquisition at FMV				$135,000
Title Report				$1,000
Appraisal	**ST**	**LA**	**SZ/AQ**	$3,500
Review Appraisal				$0
Legal/Closing/Filing				$11,300
Subtotal				**$150,800**
Total Cost				**$243,500**

*The costs herein are estimated. Final costs will be provided as part of the Final Grant Application.

Share Breakdown	
Federal	$219,150
State	$12,175
Sponsor	$12,175
Total	**$243,500**

Albany International Airport (ALB)
Land Acquisition & Exhibit A Update

Project Summary Sheet

Exhibit A

A current Exhibit A is on-file with FAA [01-31-2019];
An updated Exhibit A will be provided as part of the Final Grant Application, which will reflect the property acquisition herein.

DBE Requirements

Not Applicable, Pending Current DBE Language and Requirements

Identification of Environmental Requirements

Phase I Environmental Assessment/FAA-approved Categorical Exclusion (CATEX)
FAA Determination:

- *See Attached*

Project Sketch

- *See Attached*

Attachments:

- Environmental Documentation
- Project Sketch
- Project Scope of Work

FAA Decision

Having reviewed the above information, it is the FAA's decision that the proposed project (s) or development warrants environmental processing as indicated below.

Name of Airport, LOC ID, and location: Albany International Airport (ALB), 737 Albany Shaker Road, Albany, NY

Project Title: Runway 28 – Runway Protection Zone (RPZ) Land Acquisition

☒ No further NEPA review required. Project is categorically excluded per (cite applicable 1050.1.F CATEX that applies:) 5-6.4bb

☐..An Environmental Assessment (EA) is required.

☐..An Environmental Impact Statement (EIS) is required.

☐..The following additional documentation is necessary for FAA to perform a complete environmental evaluation of the proposed project.

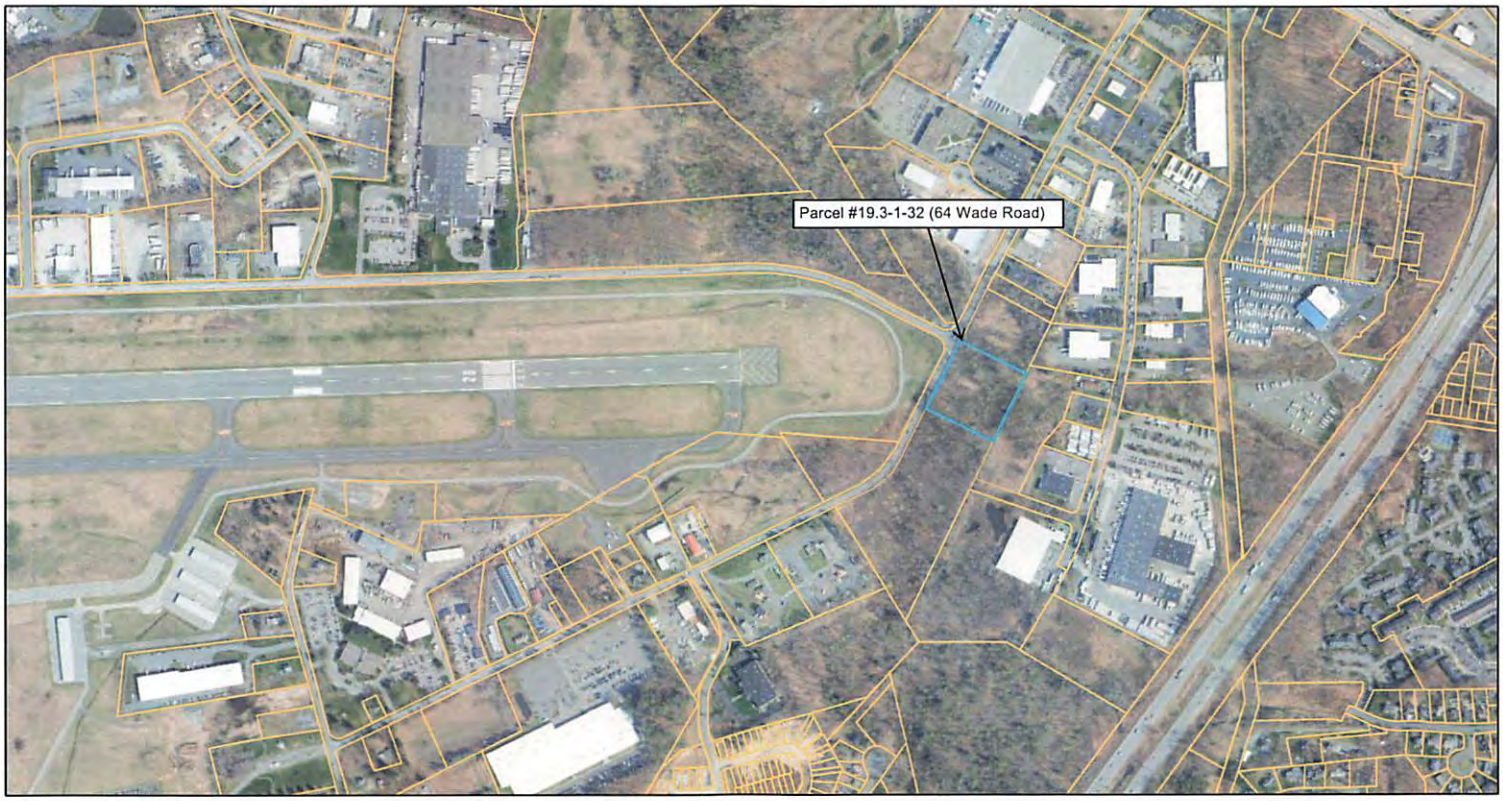
Name: Jonathan Z DeLaune Title: Environmental Protection Specialist

Responsible FAA Official

Signature: Digitally signed by JONATHAN ZACHARY DELAUNE Date: 2024.03.07 15:26:42 -05'00' Date: 3/7/2024

The full CATEX is available upon request.

Albany County Map



1/29/2026, 6:50:43 PM

1:8,178

Tax Parcels - 2025
Municipalities
2024 Orthoimagery Boundary

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations

0 0.07 0.15 0.3 mi
0 0.1 0.2 0.4 km

Vantor, NYS ITS Geospatial Services

Albany County Airport Authority

Albany International Airport
Exhibit 'A' Update

Scope of Work

January 19, 2026

Introduction

This project will prepare an Exhibit 'A' Airport Property Map (Exhibit 'A') for Albany International Airport (ALB) pursuant to Federal Aviation Administration (FAA) Standard Operating Procedure (SOP) 3.00 – *FAA Review of Exhibit 'A' Airport Property Inventory Maps* (SOP 3.00), and the associated Review Checklist. As indicated in FAA's ALP Conditional Approval Letter (August 6, 2024), the Albany County Airport Authority (ACAA) agrees to provide the FAA with a compliant Exhibit 'A' meeting the latest SOP requirements by December 31, 2026. In addition to meeting the requirements of SOP 3.00, the Exhibit 'A' will also contain relevant information to reflect determinations made by the FAA under Section 163 of the FAA Reauthorization Act of 2018 (Public Law 115-254) and Section 743 of the FAA Reauthorization Act of 2024 (Public Law 118-63). The 2024 Master Plan included an Airport Property Map, but not a full Exhibit 'A.'

The Exhibit 'A' will include the following key components:

1. A depiction of the parcels that comprise the airport property (regardless of how the land was acquired), including property held in fee, easement, and/or lease. Each parcel will have a unique designation show on the drawing and included in an associated table.
2. A parcel boundary description in metes and bounds, or other appropriate measure for each parcel that comprises the outer property boundary. This boundary comprises the federally-obligated airport property.
3. An identification of any federal funding source for each parcel, including if the land was conveyed as federal surplus or non-surplus land and/or if the land was acquired with the use of grant funding and/or Passenger Facility Charges (FFC)
4. A list and illustration of airport properties that were sold or otherwise disposed of by the Airport, and/or converted to non-aeronautical use.
5. A Disposal of Property Table, including the "Date of FAA Section 163 Determination" and the other subheadings provided in the FAA guidance.
6. A Non-Aeronautical Use Table, including the "Date of FAA Section 743 Determination" and the other subheadings provided in the FAA guidance.

The overall Airport property includes over 300 parcels, dating back 80 years. There are 'older' parcels with unknown acquisition details, particularly for properties that predated Albany County's ownership of the Airport and the creation of the ACAA. This project will research those properties for the missing data; however, regardless of the data's availability, ACAA considers all such parcels to be federally-obligated and fully subject to the applicable regulations and FAA Grant Assurances. This will be specifically noted on the Exhibit 'A' drawing.

Where ACAA determines that the property data is not available, it will consult with the FAA for the appropriate action needed to satisfy the requirements of SOP 3.00. Additionally, with the substantial number of parcels the drawing presentation has been a challenge. As such, the ACAA will also consult with the FAA early in process regarding the Exhibit A presentation, including the drawing scale, number of sheets, orientation, drawing background, parcel numbering, etc. Thus, in addition to having correct and comprehensive property data, the ACAA goal is also to have an efficient and effective presentation of the information.

The **Scope of Work** is provided below.

Task 1: Data Review and Collection

This task will commence with reviewing existing available property records from ACAA, including properties owned in fee, easements, leased property, and previously disposed land. In 2019, an effort was completed to compile a map for each of the property categories above. This task will commence with the data generated from that recent activity, as well as the files available from ACAA. The existing property map does not include metes and bounds of the airport boundary. As such, this task will focus on the availability of that boundary description. Each segment of a parcel of airport property will be described (as required by Item 3 of the SOP 3.00 Checklist), even where the boundary is in the interior of the airport property separating one airport parcel from another. For parcels where records cannot be located, ACAA will demonstrate to the FAA that due diligence has been exercised before requesting any exceptions.

On the current map, the property tables include information on the grantor, year, and type of interest held; however, for many of the parcels the following data is missing.

- The acreage of each parcel
- The liber/book and page of recording
- The conveyance instrument

This task will also determine the availability of this additional information. Where records cannot be located, ACAA will demonstrate to the FAA that due diligence has been exercised before requesting any exceptions.

Task 2: Title & Deed Research

Task 2 will commence with a review and search for any missing information as recorded by the Clerks of the Town of Colonie and Albany County. The team will examine the records available at these municipalities both online as available, and in person as needed at the municipal clerk and real property offices. As filed deeds/titles should be available for all tax parcels, much of the missing information should be obtained via this process.

This task will search for all missing information above; however, the metes and bounds of the property boundary are of greatest interest. Property deeds and filed surveys should provide this information which will be depicted in the Exhibit 'A' drawing.

Task 3: Supplemental Property Survey

If Task 2 does not result in a boundary description that delineates the Airport full airport boundary with Metes and Bounds (or comparable measures), a property field survey may be conducted for limited locations, in consultation with the ACAA and FAA. It is anticipated that this field survey will be limited to determining the airport property perimeter boundary, as the most critical data, where no recorded data is identified.

Task 4: Identify Federal Property Acquisition Grants

An Exhibit 'A' must indicate if the airport parcels were acquired with federal funds, the type of funding, and/or if the land was conveyed as Federal surplus land or Government Property. For ALB, as much of the original airport property was acquired by the City of Albany and/or Albany County (without the use of federal funding), many of the airport parcels do not have information on the funding source used to acquire the property. Where the funding for airport properties is unknown, this task will investigate if federal funds were utilized, include:

- Determine if ACAA records identify the use of federal funding for land acquisition
- Review the FAA's online grant database for grants at ALB that included land/property/easement acquisitions
- Request assistance from the FAA's NYADO, for identifying acquisition grants, including federal funding.

Note that regardless of whether parcels were acquired without federal funding, the ACAA understands that all properties shown on the Exhibit 'A' are federally-obligated and subject to all FAA Grant Assurances. With the potential exception of AIP-acquired noise land, the ACAA has no intention of releasing, selling, or otherwise dispose of any airport property.

Task 5: Exhibit 'A' Map Preparation

This task will update the current Exhibit 'A' Drawing for compliance with SOP 3.00, and the associated FAA checklist (attached). Each item on the checklist will be included in the drawing. Exclusion of any information will require approval of the FAA, following the coordination per Task 6.

Below is a summary of the key decisions for the presentation of the Exhibit 'A' drawing:

- Determine the Exhibit map scale, orientation, and background. For clarity purposes, a white background is recommended (not an orthophoto)
- Include general planimetric features, as listed in Checklist Item 8. Do not include ground contours, tree lines, etc. to prevent map clutter.
- Include multiple sheets: retain the small-scale overall property sheet, and large-scale sheets of each quadrant, or other location for clarity. Provide separate sheets for tables and notes.
- Determine if Metes and Bounds will be labelled on sheets, or by reference in tables.
- Determine if separate tables will be used for different property types (fee, easement, lease, released parcels, etc.)

Task 6: FAA Coordination

This task includes coordination and meetings with the project team, ACAA, and FAA as needed to complete the Exhibit 'A.' It is anticipated that virtual meetings will be held with the FAA NYADO at an

early phase in the project, during the map preparation to review finding and decisions, and after a draft Exhibit 'A' is provided for review. It is assumed that three meetings will be held.

Determinations and action items from each meeting will be documented. It is likely that some property information may be unavailable, particularly for parcels purchased over 50 years ago. These circumstances will be discussed with the FAA. A formal draft and final Exhibit 'A' document will be provided to the FAA for formal acceptance.

Task 7: Project Management

This task includes general project management, including study scoping, coordination, project invoicing, and AIP Grant Services (i.e., application, quarterly reports, closeout, etc.), if requested by ACAA.

The Fee proposal and FAA SOP 3.00 Checklist (October 1, 2013) are provided below.

Exhibit 'A' Update - Fee Proposal

Task	Activity	Project manager	Senior Planner	Airport Planner	Total
1	Data Review and Collection	8	4	4	16
2	Title & Deed Research	8	4	4	16
3	Supplemental Property Survey	Included as allowance			0
4	Identify Federal Property Acquisition Grants	8		24	32
5	Exhibit "A" Map Preparation	8	8		16
6	FAA Coordination	20	16	4	40
7	Project Management	16	8	16	40
	Total Hours	68	40	52	160
	Hourly Rate	$ 89.00	$ 53.75	$ 44.45	
	Direct Labor	$ 6,052.00	$ 2,150.00	$ 2,311.40	$ 10,513.40
	Overhead (140%)				$ 14,718.76
	Profit/Fee (15%) on Labor & OH				$ 3,784.82
	Expenses				$ 200.00
				Subtotal	$ 29,216.98
	Survey Subconsultant - L. Sipperly & Associates, LLC			Task 1	$ 12,100.00
				Task 2	$ 2,260.00
				Task 5	$ 9,650.00
				Task 6	$ 3,120.00
				Task 7	$ 6,400.00
				Subtotal	$ 33,530.00
	Task 3: Field Survey (estimated), if needed				$ 30,000.00
				Total	$ 92,746.98
	Maximum Amount				$ 92,700

Checklist	Sponsor/Consultant			FAA
Review Item	**Yes**	**No**	**N/A**	**Agree**
1. Existing Dedicated Airport Property Boundary Line identified. This can consist of a combination of fee interest, easements and/or leases. It may include lands that are not contiguous with the airport boundary. Identify source of base map data.				
Airports Specialist Comments:				
2. All the airport property parcels are shown and have a unique designation. Parcels with designations from previous Exhibit 'A's should not be changed. However, a new system of designations may be used for new and future property acquisitions. Parcel designations must be consistent with grant descriptions.				
Airports Specialist Comments:				
3. Each segment of a parcel's boundary is described in some manner. Metes and bounds, township/range/section, lot and block, plat or other appropriate property description (may be an attachment to the Exhibit 'A' plan sheet or checklist). Points of reference may also be included to further describe the parcel.				
Airports Specialist Comments:				
4. Parcels that were once airport property are shown. The date they were released from federal obligations by the FAA and the date of disposal must be included.				
Airports Specialist Comments:				
5. Parcel information includes: (often in table format)				
a. Grantor (selling owner)				
b. Type of interest acquired (fee simple, easement, etc.)				
c. Acreage				
d. Type of conveyance instrument				
e. Liber/book and page of recording				
Airports Specialist Comments:				
6. Each airport property parcel shows: (often in table format)				
a. FAA grant number, including year if acquired under a grant				
b. PFC Project Number if acquired with Passenger Facility Charge funds (recommended)				
c. Surplus Property Transfer, Government Land Transfer or other statutory federal agreements/conditions. See FAA Order 5010.4 and form 5010-1 Data Element #25 for additional information.				
d. Type of easement (clearing, avigation, utility, right of way, expiration date, easement held by others, subordination agreement, etc.)				

Checklist	Sponsor/Consultant			FAA
Review Item	**Yes**	**No**	**N/A**	**Agree**
e. Date and type of release/land use change approval (aeronautical use, interim use, concurrent use, etc.). This can also include any release from federal obligations such as a release from the National Emergency Use Provision (NEUP), mineral rights, liens, residential through-the-fence access agreements, etc.				
f. Date of property disposal				
g. Public land references, if applicable (PIN #/Assessors #, date of recording, book and page, etc.)				
h. Any known encumbrances on the property				
Airports Specialist Comments:				
7. Purpose of acquisition (current/future development, concurrent use, noise, revenue production, etc.), often in table format. Interim use can be identified with an attached reference.				
Airports Specialist Comments:				
8. The plan shows the following for both existing and future configurations based upon the approved Airport Layout Plan:				
a. Runway Protection Zones (RPZ)				
b. Runways				
c. Runway Safety Areas (RSA)				
d. Runway Object Free Areas (OFA)				
e. Taxiways				
f. Other airport design surfaces (as necessary, must maintain a legible map)				
g. Road/railroad right-of-ways				
h. Bearing and distance of airport property lines				
Airports Specialist Comments:				
9. North arrow, legend and graphic/numerical scale is shown				
Airports Specialist Comments:				
10. If the Exhibit 'A' is being submitted as part of a land acquisition project, the parcels being acquired are shown				
Airports Specialist Comments:				
11. Title block clearly labeled as Exhibit "A" Airport Property Inventory Maps and dated				
Airports Specialist Comments:				
12. Revision block/table, Sponsor approval block, Preparer's block, dated				

Checklist	Sponsor/Consultant			FAA
Review Item	**Yes**	**No**	**N/A**	**Agree**
Airports Specialist Comments:				
13. Understandable and legible legend, including all linetypes and symbols used				
Airports Specialist Comments:				
14. Parcel table is legible				
Airports Specialist Comments:				
Provide an explanation for any checklist item marked 'No'.				

AGENDA ITEM NO. 10.5

Authorization to purchase 3.60-acre parcel of land at 64 Wade Road

AGENDA ITEM NO: 10.5
MEETING DATE: April 13, 2026

ALBANY COUNTY AIRPORT AUTHORITY
REQUEST FOR AUTHORIZATION

ACAA Approved
04/13/2026

DEPARTMENT: *Planning*

Contact Person: *David Montiverdi, Aviation Planner & Strategic Development Manager*

PURPOSE OF REQUEST:

Authorization to purchase 3.60-acre parcel of land at 64 Wade Road

CONTRACT AMOUNT:

Base Amount: *$135,000*

BUDGET INFORMATION:

Anticipated in Current Capital Plan: Yes____ No____ NA √
Funding Account No:

FISCAL IMPACT - FUNDING (Dollars or Percentages)

Federal *90%* **State** *5%* **Airport** *5%*
Term of Funding: *CY2025*
Grant No.

JUSTIFICATION:

The Albany County Airport Authority seeks approval to acquire a vacant parcel located within the Runway 10 departure Runway Protection Zone (RPZ) and associated noise contours. Acquisition of land within these areas is consistent with FAA guidance, which recommends airport ownership and control to ensure safety and compatible land use, and may be completed through an administrative settlement where appropriate.

An FAA-compliant appraisal completed in early 2023 estimated the parcel's value at $30,000, while a more recent Town of Colonie appraisal determined a value of $145,000. Following negotiations, a purchase price of $135,000 was agreed upon as an administrative settlement, reflecting current market conditions and a reasonable resolution between the two valuations.

The acquisition will be funded initially by the Airport Authority and is eligible for full reimbursement by the FAA through Airport Improvement Program (AIP) entitlement funds carried over from CY 2025.

CHIEF EXECUTIVE OFFICER'S RECOMMENDATION:

Recommend approval.

AGENDA ITEM NO: 10.5
MEETING DATE: April 13, 2026

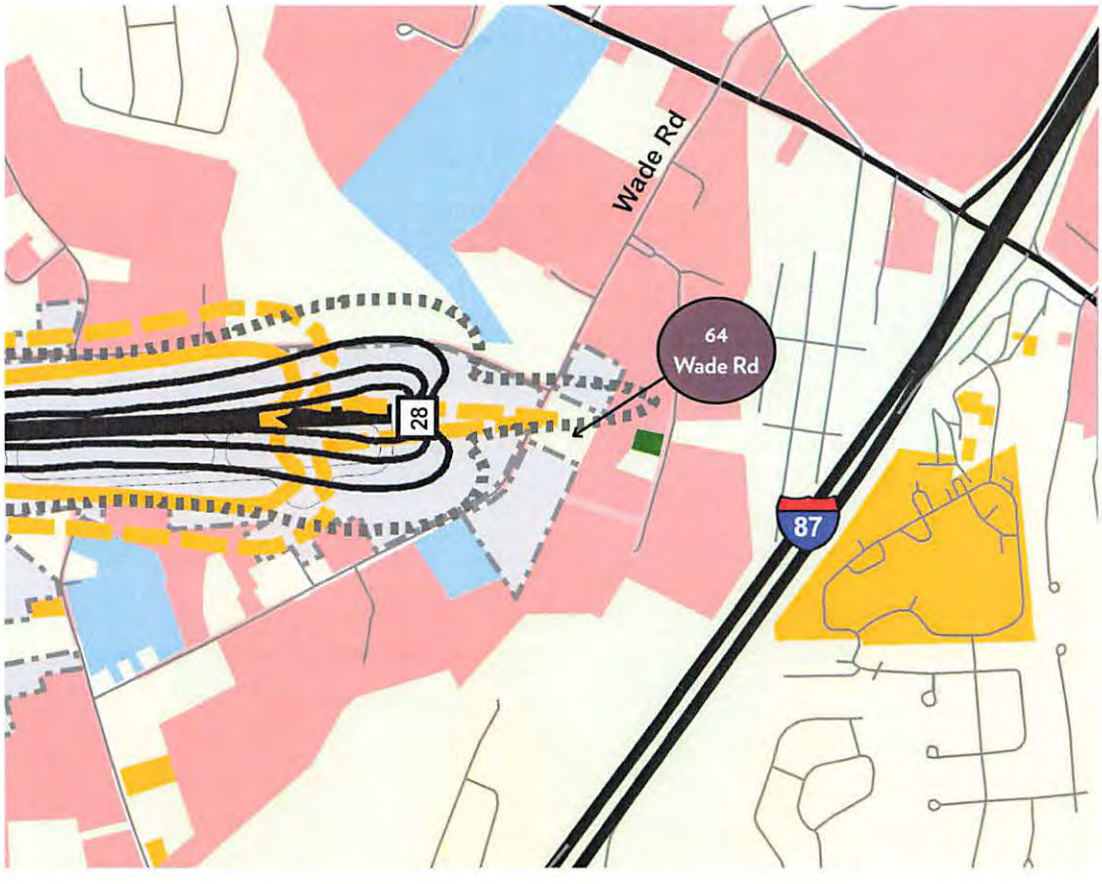
FINAL AGREEMENT SUBJECT TO APPROVAL BY COUNSEL: YES ✓ NA

PROCUREMENT DEPARTMENT APPROVAL:

Procurement complies with Authority Procurement Guidelines and Acting Chief Financial Officer has approved. Yes ✓ NA_____

BACK-UP MATERIAL:

Below is the location of the parcel of land and it's location on our Noise Exposure Map (NEM).



Attached:

- Memo of Administrative Settlement
- Airport's certified appraisal (3-1-23, Conti Appraisal & Consulting, LLC)
- Town of Colonie's certified appraisal (2-20-26, Bauer Appraisal Group, Inc)

ALB ALBANY
INTERNATIONAL AIRPORT

RE: Administrative Settlement Memorandum – 64 Wade Road
April 3, 2026

The Albany County Airport Authority (the "Authority") proposes the acquisition of property located at 64 Wade Road, Latham, NY (Tax Map Parcel ID: 19.3-1-32). The subject property consists of approximately 3.60 acres of vacant land and is located within the Departure Runway Protection Zone (RPZ) for Runway 10 and within the 65 DNL noise contour. The parcel is bordered by airport-owned property to the north and south and has street access to the west. A majority of the parcel (approximately 2.60 acres) consists of New York State wetlands, with the remaining area located within a wetlands check zone.

The Authority has a clear and ongoing need to acquire this property to ensure control of land within the RPZ, consistent with FAA guidance and long-standing FAA coordination. The FAA strongly encourages airports to acquire and control property within RPZs to protect airspace, enhance safety, and preserve operational capability. Acquisition of this parcel will ensure the continued safe and efficient operation of Runway 10/28, which serves as a critical crosswind runway at Albany International Airport. Given the runway's operational constraints and importance during adverse wind conditions, maintaining full and unobstructed use is essential.

The Authority obtained an FAA-compliant appraisal dated March 1, 2023, which valued the property at $30,000. A separate certified appraisal commissioned by the Town of Colonie, dated February 20, 2026, valued the property at $145,000. The difference in valuation is primarily attributable to differing assumptions regarding development potential. The Authority's appraisal reflects the functional limitations associated with RPZ designation, while the Town's appraisal considers the parcel as developable under local land use authority, notwithstanding FAA opposition to such development.

Following negotiations, the parties have agreed to a purchase price of **$135,000.**

ADMINISTRATIVE SETTLEMENT

The Authority is required to apply the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) in the acquisition of real property for AIP-assisted projects and may apply its principles as guidance in this transaction. FAA Advisory Circular 150/5100-17 provides that administrative settlements may be appropriate where reasonable efforts to negotiate at appraised value have been unsuccessful, provided that the airport prepares written justification demonstrating that the settlement is prudent and in the public interest.

(518) 242-2238 | dmontiverdi@albanyairport.com
www.albanyairport.com | Albany County Airport Authority
737 Albany Shaker Rd,
Albany, NY 12211

ALB ALBANY
INTERNATIONAL AIRPORT

In this case, the agreed-upon purchase price reflects current market conditions as well as the differing valuation approach applied by the Town of Colonie. While the Authority's appraisal appropriately accounted for FAA-imposed functional limitations, the property remains legally developable under local zoning, which supports a higher perceived market value. In addition, market conditions have evolved since the Authority's appraisal was completed in early 2023, when at the time broader economic uncertainty related to the COVID-19 pandemic continued to materially affect commercial real estate markets across multiple sectors.

The Authority has coordinated extensively with the FAA Airport District Office throughout this process, and acquisition of this parcel has been consistently encouraged as necessary to achieve full control of RPZ land. Failure to acquire the property would result in continued lack of control within a critical safety area and could necessitate alternative mitigation measures, such as avigation easements, which may be comparable in cost without providing the same level of operational protection.

The acquisition is also time-sensitive, as it is incorporated into an AIP-funded project associated with updates to the Airport Layout Plan Exhibit "A," which requires identification and control of all airport property in accordance with current FAA standards.

Based on these factors, the negotiated settlement is considered reasonable, prudent, and in the public interest, and supports the continued safe and efficient operation of Albany International Airport.

Best Regards,

David Montiverdi, M.B.A., C.M., A.M.F.
Aviation Planner & Strategic Development Manager
Albany County Airport Authority

APPRAISAL REPORT

VACANT LAND
64 WADE ROAD
TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
Purchase Order #151232

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TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
Purchase Order #151232

PREPARED FOR

MR. CONNOR HASKIN
CHIEF AIRPORT PLANNER
DEPARTMENT OF PLANNING & ENGINEERING
ALBANY COUNTY AIRPORT AUTHORITY
ALBANY INTERNATIONAL AIRPORT
ADMINISTRATION BUILDING, SUITE 205
ALBANY, NEW YORK 12212-1057

PREPARED BY

JACQUELINE R. CONTI, MAI
MANAGING MEMBER
NYS CERTIFIED GENERAL REAL ESTATE APPRAISER #46-661

OF

CONTI APPRAISAL & CONSULTING, LLC
Real Estate Appraisers and Consultants
614 ROUTE 9W
GLENMONT, NEW YORK 12077

AS OF

MARCH 1, 2023

March 27, 2023

Mr. Connor Haskin
Chief Airport Planner
Department of Planning & Engineering
Albany County Airport Authority
Albany International Airport
Administration Building, Suite 205
Albany, New York 12212-1057

RE: **Appraisal Report**
Vacant Land
64 Wade Road
Town of Colonie, Albany County, New York
Purchase Order #151232

Dear Mr. Haskin,

In accordance with your request, I have prepared the attached appraisal report for the purpose of providing an opinion of market value of the above referenced property.

The subject is a ±3.60 acre vacant site, located along Wade Road town of Colonie, Albany County, New York, within the Albany County Airport Authority Runway Protection Zone.[1] Per NYSDEC wetlands mapping, ±2.60 acres are encumbered by NYS and NWI {riverine and freshwater forested shrub} wetlands and the remaining ±1.00 acre is located in a wetlands check zone.[2] Shakers Creek diagonally bisects the site.

Based on the analysis contained in the following report, my opinion of market value of the subject property was as follows:

OPINION OF MARKET VALUE			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Opinion**
AS IS	FEE SIMPLE ESTATE	MARCH 1, 2023	$30,000

[1] https://www.hud.gov/sites/documents/AIRPORTDIVISION.PDF
[2] The "check zone" is an area around the mapped wetland in which the actual wetland may occur.

Extraordinary Assumptions: (1) Upon transfer to a non-exempt entity, an equitable assessment is assumed. (2) A wetland delineation map was not provided, information (including acreage) was obtained from the New York State DEC Wetlands Mapper and we reserve the right to update this report if a wetland delineation map is provided. *These assumptions are directly related to this specific assignment, as of the effective date of the assignment results which, if found to be false, could alter the appraiser's opinions or conclusions.*

COVID-19 MARKET CONDITIONS

On March 11, 2020, the World Health Organization declared the outbreak of the Novel Coronavirus ("COVID-19") a "Global Pandemic." The potential economic impacts may materially impact commercial real estate markets across all sectors. We will continue to analyze alternative sources of information and the most recent market evidence to spot changing market conditions. The current and expected economic impacts of COVID-19 are unprecedented and will require constant contact with reliable data sources including market participants, brokers, property managers, developers and investment underwriters to support credible valuations.

Our valuations are supported by the best information available as of the effective date of value. However, given the high level of uncertainty regarding future returns and investment performance across real estate markets, we recommend that the client constantly review valuation assumptions and monitor the valuation of each asset appraised. We reserve the right to revise and update our opinions of value as more market evidence becomes available.

The analyses, opinions, and conclusions were developed in conformance with our interpretation of the guidelines and recommendations set forth in the 2020-2021 Uniform Standards of Professional Appraisal Practice (USPAP) effective January 1, 2020, extended through December 31, 2023. The report has been prepared in accordance with the standards and reporting requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and Title XI Regulations. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisal file.

The following appraisal report in part, forms the basis of our opinion and is subject to the Assumptions and Limiting Conditions, which are an integral part of the stated value.

I appreciate this opportunity to be of service to you in the preparation of the following report.

Very truly yours,

CONTI APPRAISAL & CONSULTING, LLC

Jacqueline R. Conti

Digitally signed by Jacqueline R. Conti
DN: C=US, O="Conti Appraisal & Consulting, LLC", CN=Jacqueline R. Conti, E=jackie@contiappraisal.com
Reason: I am the author of this document
Location: your signing location here
Date: 2023-03-27 12:13:21
Foxit Reader Version: 10.0.1

Jacqueline R. Conti, MAI
Managing Member
NYS Certified General Real Estate Appraiser #46-661

238017 – 64 Wade Road, Town of Colonie, Albany County, NY

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CERTIFICATION

I inspected the subject property.

I prepared the analyses, conclusions and opinions concerning real estate set forth in this appraisal.

Kim M. Soyka-Holt inspected the subject property and provided significant professional assistance in the preparation of this report.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

The reported analyses, opinions, and conclusions are limited by the COVID-19 Market Conditions, the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

The statements contained in this report upon which the opinions are based are true and correct to the best of my knowledge and belief.

All limiting conditions imposed by the terms of this assignment or by the undersigned, which affect the analyses, opinions, and conclusions in this report are contained herein.

Employment in and compensation for making this appraisal are in no way contingent upon the value reported.

I have no personal bias with respect to the subject matter of this appraisal report or the parties involved.

This appraisal assignment has not been based on approval of the loan and/or reporting of a minimum or specific value conclusion.

My compensation is not contingent upon a requested minimum valuation, a specific valuation, or the approval of a loan, nor is it contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event.

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

In compliance with the Ethics Rule of USPAP, I hereby certify that I have no current or prospective interest in the subject property or parties involved, and that I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within

the three-year period immediately preceding the agreement to perform acceptance of this assignment.

As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

CONTI APPRAISAL & CONSULTING, LLC

Jacqueline R. Conti

Digitally signed by Jacqueline R. Conti
DN: C=US, O="Conti Appraisal & Consulting, LLC", CN=Jacqueline R. Conti, E=jackie@contiappraisal.com
Reason: I am the author of this document
Location: your signing location here
Date: 2023-03-27 12:13:44
Foxit Reader Version: 10.0.1

Jacqueline R. Conti, MAI
Managing Member
NYS Certified General Real Estate Appraiser #46-661

AERIAL PHOTOGRAPH



(boundaries are approximate and for illustration purposes only)

SUMMARY OF SALIENT FACTS AND CONCLUSIONS	
Effective Date of Appraisal	March 1, 2023
Location	64 Wade Road Town of Colonie, NY
SBL #	19.3-1-32
Owner of Record	Latham Water District
Property Rights Appraised	Fee Simple Estate
Purpose of the Appraisal	Provide an opinion of market value
Land Area	±3.60 Acres
Public Utilities	All municipal utilities are available

FINAL OPINION OF MARKET VALUE

OPINION OF MARKET VALUE			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Opinion**
AS IS	FEE SIMPLE ESTATE	MARCH 1, 2023	$30,000

PROPERTY SUMMARY	
Property Identification	The subject is a vacant, ±3.60 acre site located on Wade Road in the town of Colonie, identified on the Albany County tax maps as SBL#19.3-1-32.
Sales History	The reported owner of record is Latham Water District. A copy of the deed was not provided. To the best of my knowledge, there are no active listing agreements, offers, or contracts for sale concerning the subject property. No other sales have occurred within a reasonable time period immediately preceding the effective date of this appraisal. No other property history was available.
Effective Date of Appraisal	March 1, 2023.
Intended Use/ Intended User	The intended use of the report is to provide Albany Airport Authority (the client/intended user) with the information necessary in evaluating the market value for a possible purchase.
Interest Appraised	Fee Simple Estate.
Terms & Definitions	See Glossary of Terms in the addenda for terms and definitions.
Extraordinary Assumptions	(1) Upon transfer to a non-exempt entity, an equitable assessment is assumed. (2) A wetland delineation map was not provided, information was obtained from the New York State DEC Wetlands Mapper and we reserve the right to update this report if a wetland delineation map is provided. *These assumptions are directly related to this specific assignment, as of the effective date of the assignment results which, if found to be false, could alter the appraiser's opinions or conclusions.*
Hypothetical Conditions	None.

ASSESSMENT & TAXES

According to the town of Colonie Assessor, the last town wide revaluation of property values was completed in 2000 with no plans for another at this time. The subject site is owned by the Latham Water District and is therefore tax exempt, see Extraordinary Assumption.

SBL #	Assessment	Equalization Rate	Ad-Valorem Value	Annual Taxes
19.3-1-32	$72,300	55.75%	$129,686	EXEMPT

SCOPE OF WORK

The appraisers inspected the subject site and surrounding area, referred to public records regarding the subject property, analyzed various sources of economic data, and researched the immediate and surrounding areas of the subject property as well as other competing and comparable sub-markets. Research included the utilization of all pertinent public records and discussions with local officials and various real estate professionals. All comparable data was confirmed with at least one involved party of the transaction, or public records. The data was analyzed to reach the appraisers' conclusions utilizing all appropriate appraisal techniques. The appraisers reserve the right to change the report and modify the value conclusion if it is discovered that any of the subject and comparable data information relied upon is incorrect.

The appraisers inspected the subject property unaccompanied. Market participants were interviewed regarding changing market conditions and effects of the COVID-19 pandemic. Jacqueline R. Conti performed the analysis and formed the final opinion of value set forth herein with assistance from Kim M. Soyka-Holt.

The appraisal process is a systematic procedure, which leads an appraiser from identifying the problem to reconciling a solution about real property value. Although each property is unique and many different types of value can be estimated for any single property, typical appraisal assignments estimate market value and the appraisal process does not vary greatly in the framework for solving an appraisal problem.

The appraisal process is accomplished by following specific steps, which depend upon the nature of the appraisal assignment and the availability of market data. In all cases, the problem is defined; the work planned; the data acquired, classified, analyzed, and reconciled into a final value opinion.

Traditionally, three separate approaches to value are utilized to estimate a property's value. These are the Income Approach, Sales Comparison Approach, and Cost Approach. The three approaches are interrelated and each approach involves the gathering and analysis of sales, income and cost data in relation to the property being appraised. One or more approaches may be used, depending upon the applicability to a particular appraisal problem. No matter which approach is used, all of the data is market-derived and reflects the actions of buyers and sellers in the marketplace.

Cost Approach. The Cost Approach begins with an opinion of land value. The replacement cost is then projected, from which is deducted the projected observed depreciation and obsolescence. The depreciated cost opinion is then added to land value to determine the indicated value by the Cost Approach. As the subject property is vacant land, the Cost Approach is not considered appropriate for this analysis and as such the Cost Approach was not developed.

Sales Comparison Approach. This approach, also known as the Market Data Approach, is based on the principle of substitution: an informed person will not pay more for a property than the cost to acquire another property of similar desirability or utility without undue delay. The similar sales data collected is then compared with adjustments made for dissimilarities in changes in market conditions since the date of sale, location, size, physical and functional characteristics and terms of sale. Due to the property type and available recent land sales in the market and surrounding

submarkets, the Sales Comparison Approach was considered a reliable indicator of value and was developed for this analysis.

Income Capitalization Approach. The Income Capitalization Approach is reflective of the principle of anticipation, which suggests that the net income generating potential of the real estate is the present worth of anticipated future net benefits. This method begins by estimating market income less appropriate vacancy or collection loss, fixed and variable operating losses and reserves. A capitalization or discount rate then processes the resultant net income into an indicated value by the Income Capitalization Approach. The subject is vacant land and does not lend itself to analysis via the Income Approach and as such was not developed.

Conclusion. The Sales Comparison Approach was developed as the basis for determining an opinion of market value for the subject. The Cost and Income Capitalization Approaches are not considered applicable and therefore were not developed.

This appraisal report is based on the 2020-2021 Uniform Standards of Professional Appraisal Practice (USPAP) effective January 1, 2020, extended through December 31, 2023, which summarizes the appraisal analysis and the rational for the conclusions.

COMPETENCY RULE

The competency rule requires recognition of, and compliance with, laws and regulations that apply to the appraiser or to the assignment. The appraisers have accepted this appraisal assignment having the knowledge and experience necessary to complete the assignment competently. Conti Appraisal and Consulting has prepared numerous appraisals of vacant land generally similar to the subject property, along with a wide variety of other commercial properties as outlined further on the attached qualifications of the appraiser in the addenda of this report.

MARKET VALUE DEFINED

Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. Continual refinement is essential to the growth of the appraisal profession. The current acceptable definition of market value can be stated as follows:[3]

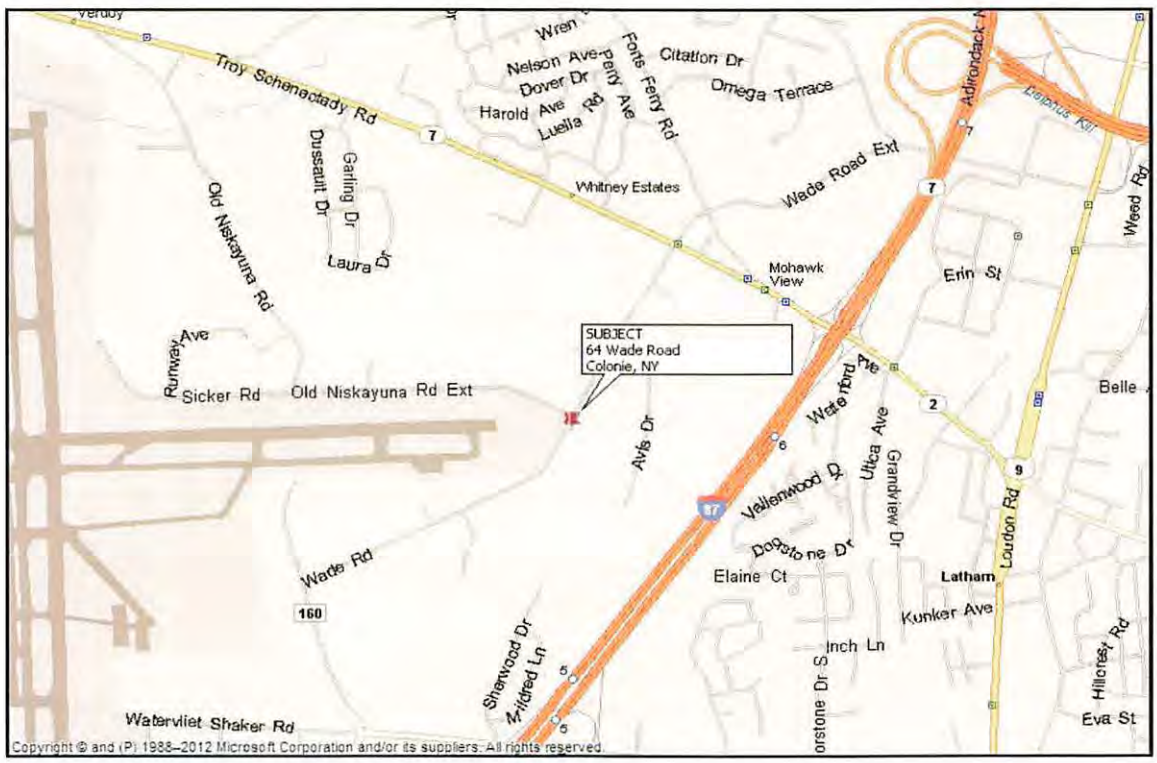
> "As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> 1. Buyer and seller are typically motivated;
>
> 2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
>
> 3. A reasonable time is allowed for exposure in the open market;
>
> 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
>
> 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

[3] As defined by the Office of the Comptroller of the Currency (OCC), The Board of Governors of the Federal Reserve System (FRS) and the Federal Deposit Insurance Corporation (FDIC) in compliance with Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 2010. Rules and Regulations, Federal Register, Vol. 75, No. 237 at 77472.

NEIGHBORHOOD DATA

A neighborhood is defined in The Dictionary of Real Estate Appraisal, by the Appraisal Institute, as follows:

"A group of complementary land uses."



SUMMARY OF NEIGHBORHOOD INFLUENCES	
Delineation	The subject neighborhood is located within the Albany International Airport region of the town of Colonie, bound to the north by Troy Schenectady Road (Route 7), to the south by Watervliet Shaker Road, to the east by I-87 and to the west by Albany International Airport, being ±1.20 miles to I-87. Traffic count along Wade Road is ≤10,001, see traffic count map following.
Surrounding Uses	Surrounding uses are influenced by the proximity of the airport and access to the interstate. The neighborhood includes a mix of low and high density office storage buildings, truck terminals and manufacturing warehouses benefitting from the airport and interstate proximity. CSEA Albany Regional Office, Community Resource Federal Credit Union, and Saratoga Spa and Bath are located to the north. Colonie Youth Center and UPS Customer Center are to the south east. Chris's Coffee Service, Town of Colonie Latham Water District and Building Department, and New York State Division of Military and Naval Affairs are located to the west, along Old Niskayuna Road.

SUMMARY OF NEIGHBORHOOD INFLUENCES, continued	
Stage of Development	The immediate neighborhood is in a stable stage of development and near 100% developed. Along Troy Schenectady Road (Route 7) is a mix of commercial, industrial, retail and residential improvements.
Supply & Demand	Supply and demand appear balanced. The subject site is located in close proximity to the new (2019) Exit 3 of I-87, connecting I-87 to Albany Shaker Road and the Albany International Airport. The $50M highway interchange project began in 2018 and was completed in November 2019.[4] In addition, Albany International Airport has multiple construction projects underway, as part of a $92M investment by the airport and New York state, including a newly constructed, 1,000 space parking garage, ticketless entry system for parking garages, and interior terminal upgrades.[5] Located within ±2.70 miles to the north east is the site of the former Starlite Theater and the new headquarters for Ayco. Ayco,[6] the largest financial planning and wealth management firm in the Capital District, constructed the $56M[7] headquarters in Colonie, one of the largest construction projects that had initially been delayed by the COVID-19 pandemic in 2020. The four-story, 149,000 SF office building was completed in September 2021, and is leased by Ayco under a long term agreement with Galesi Group.[8] It was announced on March 13, 2023[9] that Delaware Engineering DPC was awarded the contract to do a feasibility study on the former Ann Lee Nursing Home located along Albany Shaker Road, within ±3.80 miles west of the subject. Demolition has begun on the ±91,320 SF building and Albany County considers the site ideal for redevelopment.
Conclusion & Future Forecast	Future forecast is stable to increasing for property values for airport related uses in the subject neighborhood due to the proximity to area demand generators, the airport and interstate.

[4] https://www.bizjournals.com/albany/news/2019/11/06/northway-exit-3-ramp-now-open.html
[5] https: Id. albany/news/2020/03/31/albany-airport-construction-parking-garage.html
[6] https://www.ayco.com/homepage.html
[7] https://www.bizjournals.com/albany/news/2021/09/14/ayco-new-building-latham.html
[8] https://www.galesi.com/
[9] https://www.bizjournals.com/albany/news/2023/03/13/delware-engineering-ann-lee-albany-airport.html

NEIGHBORHOOD PHOTOGRAPHS



Facing north on Wade Road



Facing south on Wade Road

TRAFFIC COUNT MAP

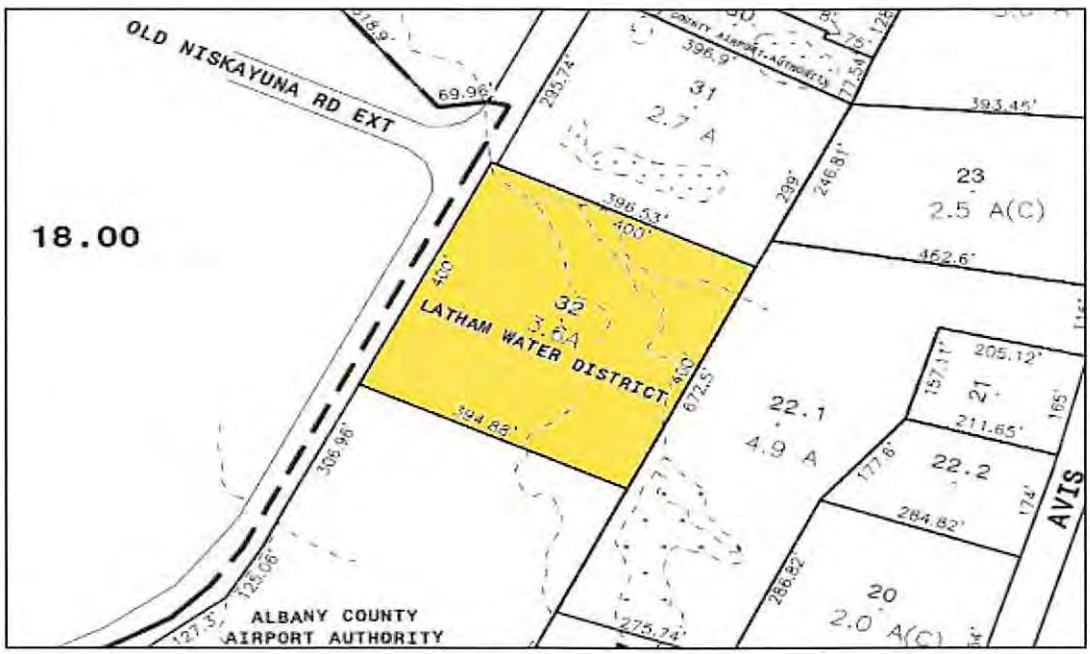


SITE DESCRIPTION	
Land Area	±3.60 acres, a legal description was not provided.
Physical Characteristics/ On site Improvements	Generally level to rolling, wooded site having ±400 feet of frontage along the east line of Wade Road. Per NYSDEC wetlands mapping, ±2.60 acres are encumbered by NYS and NWI {riverine and freshwater forested shrub} wetlands, see NYSDEC wetlands mapping following. The remaining ±1.00 acre is located in a wetlands check zone.[10] Shakers Creek diagonally bisects the site. Theresa Swenson (Ecologist, NYSDEC Region 4) reported that due to the presence of wetlands, a wetland delineation would be required to determine the development potential of the site. See tax map, aerial photograph, and site photographs taken on the date of inspection following.
Off Site Improvements	Off site improvements include street lights, guard rails, wood utility poles, and fire hydrants.
Zoning	The subject is located within the town of Colonie, in an area zoned Airport Business Area District. The Airport Business Area District (ABA) is characterized by a variety of uses including office, recreational, and commercial. Many businesses in this district are associated with the airport and transportation infrastructure such as warehousing and multi-modal distribution. Development within this district must be compatible with the airport and associated uses. In addition, the site is reportedly located within the Runway Protection Zone (RPZ). Per the U.S. Department of Transportation Federal Aviation Advisory Circular (AC No: 150/5300-13), dated March 28, 2007, the function of the RPZ is to enhance the protection of people and property on the ground. Prohibited land uses include residences and places of public assembly (churches, schools, hospitals, office buildings, shopping centers, and other uses with similar concentrations of persons typify places of public assembly). Fuel storage facilities may not be located in the RPZ. Vehicle parking facilities, although discouraged, may be permitted provided the parking facilities and any associated appurtenances, in addition to meeting all of the preceding conditions, are located outside of the central portion of the RPZ.

[10] The "check zone" is an area around the mapped wetland in which the actual wetland may occur.

SITE DESCRIPTION, cont'd	
Flood Zone	According to Map No. 36001C0182D, dated March 16, 2015, the subject is located within the Zone X (low flood risk), see map following. Note, the flood map for this location has a status of "not printed". This means that the entire area of the panel is in a single flood zone, and FEMA chose to economize and not create a printable image for this location.[11] *This is NOT a flood zone determination or warranty of the location of the flood zone. This information is not to be relied upon, but to serve only as preliminary information in advance of a qualified, professional flood zone determination.*
Easements and Encroachments	Utility easements are in place, no encroachments are identified and there are no known deed restrictions that have a negative impact on marketability.
Nuisances/Hazards	I have no knowledge of the existence of nuisances, hazards or environmental concerns. See wetlands information above.
Utilities	All municipal utilities are available to the site.
Conclusions/ Marketability	Fair: the subject site is functional in shape with a generally level topography and all municipal utilities available, however is encumbered with NYSDEC and NWI wetlands and is located within the RPZ, potentially affecting future development.

TAX MAP



[11]https://msc.fema.gov/portal/search?AddressQuery=64%20wade%20road%2C%20colonie%2C%20ny#searchresultsanchor

AERIAL PHOTOGRAPH



SITE PHOTOGRAPHS



Facing north, subject to the right



Facing south from east line of Wade Road



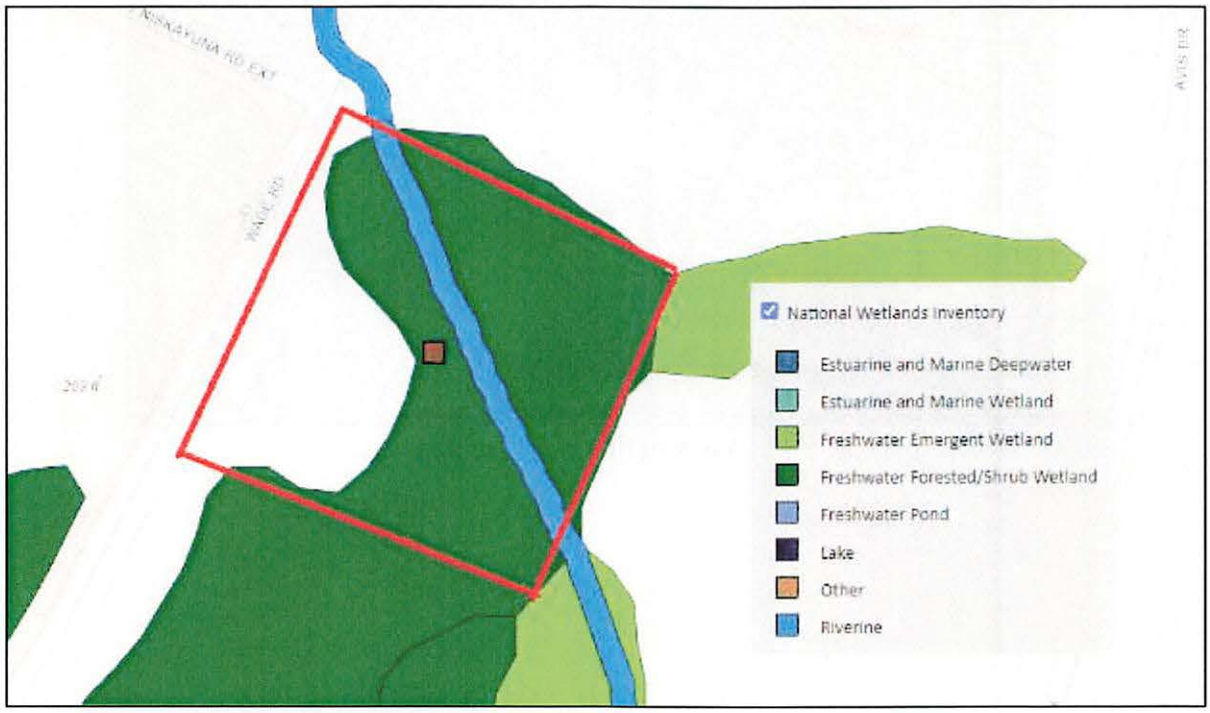
Facing east from Old Niskayuna Road Extension



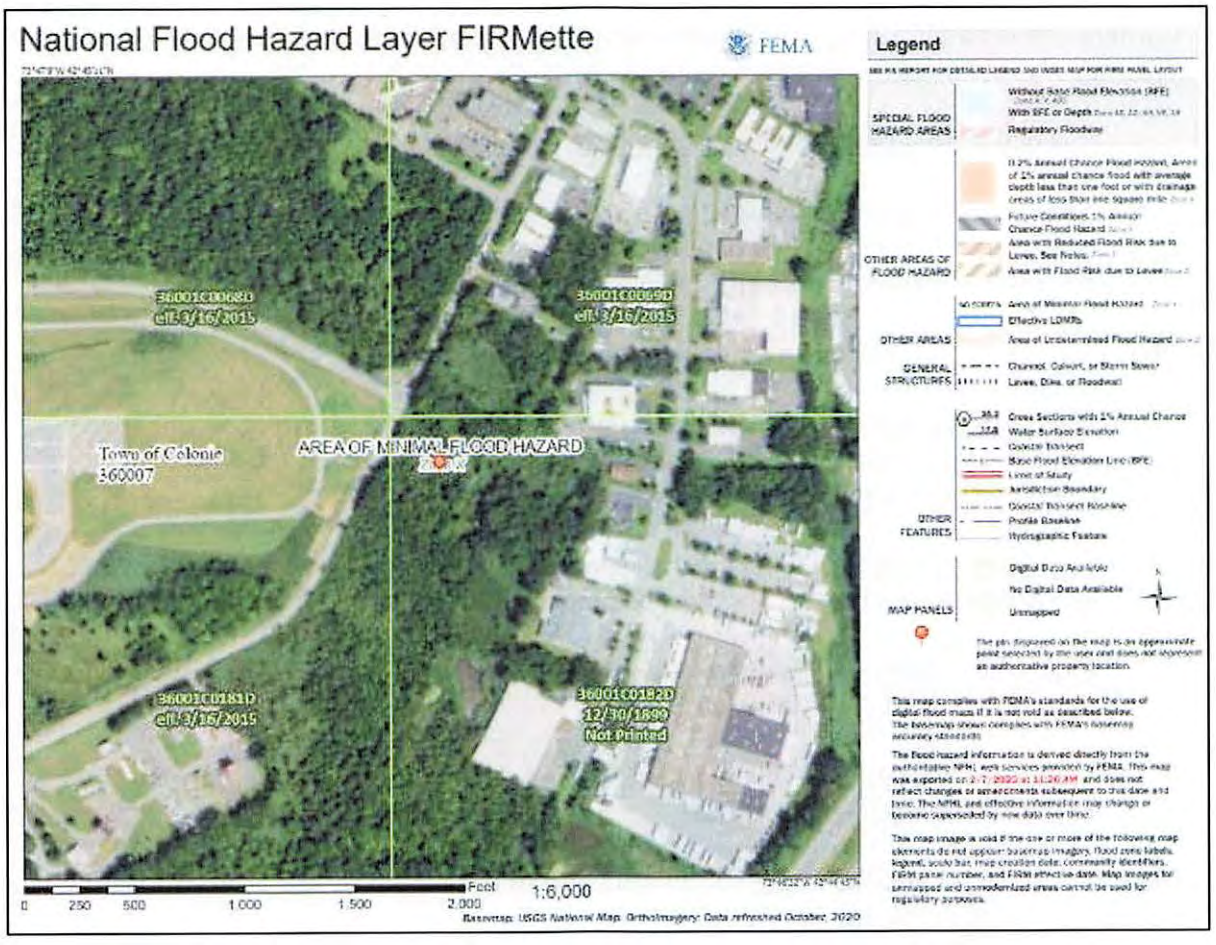
View of Shakers Creek

WETLANDS MAPPING





FLOOD MAP


National Flood Hazard Layer FIRMette
FEMA
Legend
SPECIAL FLOOD HAZARD AREAS
OTHER AREAS OF FLOOD HAZARD
OTHER AREAS
GENERAL STRUCTURES
OTHER FEATURES
MAP PANELS
Without Base Flood Elevation (BFE)
With BFE or Depth
Regulatory Floodway
Effective LOMRs
Levee, Dike, or Floodwall
Water Surface Elevation
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Profile Baseline
Hydrographic Feature
Digital Data Available
No Digital Data Available
Unmapped
360010C0068D
eff. 3/16/2015
360010C0069D
eff. 3/16/2015
Town of Celonie
360007
AREA OF MINIMAL FLOOD HAZARD
X
360010C0181D
eff. 3/16/2015
360010C0182D
12/30/1899
Not Printed
0
250
500
1,000
1,500
2,000
Feet
1:6,000
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

HIGHEST AND BEST USE

The highest and best use analysis is used to indicate if the subject site is improved with the property type which would yield the highest return and, therefore, the highest value.

It is defined by The Dictionary of Real Estate Appraisal as:

"The reasonably probable use of property that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity."

These four criteria will be briefly described as follows:

Physically Possible: This test determines if the site can be developed and what types of improvements can be physically constructed. It considers the parcel's size, shape and topography among other things.

Legally Permissible: The test of legal permissibility relates to governmental powers and deed restrictions, etc. The most common restriction is the zoning ordinance.

Financially Feasible: This test considers the site's location and the surrounding land uses as to the project's financial success.

Maximally Productive: This test looks to find the one use which would yield the highest return to the subject site.

These four tests are applied to the vacant land and to the improved site to determine the most probable or future development.

1. Physically Possible: The subject's combined site size, shape, and topography would theoretically accommodate a variety of commercial uses allowable by the town.

2. Legally Permissible: The subject is located within the town of Colonie, in an area zoned Airport Business Area District. The Airport Business Area District (ABA) is characterized by a variety of uses including office, recreational, and commercial. Many businesses in this district are associated with the airport and transportation infrastructure such as warehousing and multi-modal distribution. Development within this district must be compatible with the airport and associated uses.

   In addition, the site is reportedly located in the Runway Protection Zone (RPZ). Per the U.S. Department of Transportation Federal Aviation Advisory Circular (AC No: 150/5300-13), dated March 28, 2007, the function of the RPZ is to enhance the protection of people and property on the ground. Land used prohibited include residences and places of public assembly (churches, schools, hospitals, office buildings, shopping centers, and other uses with similar concentrations of persons

typify places of public assembly.) Fuel storage facilities may not be located in the RPZ. Vehicle parking facilities, although discouraged, may be permitted provided the parking facilities and any associated appurtenances, in addition to meeting all of the preceding conditions, are located outside of the central portion of the RPZ.

3. Financially Feasible: Considering the site's location with regard to other area commercial improvements, land use patterns, the allowable uses of the zoning ordinance in the town as well as RPZ restrictions, airport related use would potentially be feasible. Due to the limitations of the RPZ, potential development may be affected.

4. Maximally Productive: After considering the physically possible, legally permissible and financially feasible uses listed above, as well as the site's location relative to successful industrial, residential and highway service corridor, market occupancy, and limited substitute properties available for sale within the immediate area, the subject has a highest and best use, as vacant, due to the close proximity to the adjacent airport runway and being in the RPZ, airport related use, in conjunction with RPZ regulations, would yield the most productive use for the site.

After considering the foregoing, as well as, the size, topography, utilities available, proximity to other commercial uses, area amenities, primary/secondary thoroughfares and the interstate as well as to surrounding commercial and residential uses, the highest and best use of the subject site as vacant is for airport related use, as allowable per zoning, in conjunction with RPZ regulations.

LAND SALES COMPARISON APPROACH

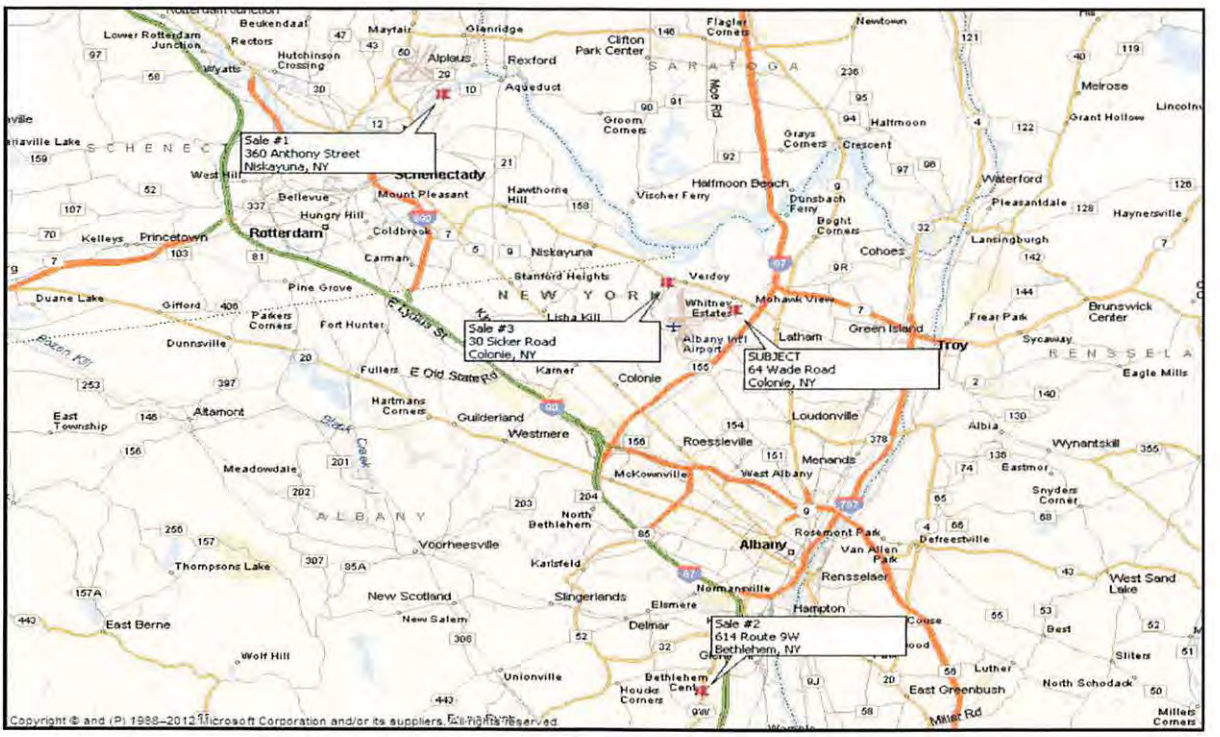
The subject is a ±3.60 acre vacant site and as discussed, is located in the Albany County Airport Authority Runway Protection Zone. Additionally, per the NYSDEC wetlands mapping, ±2.60 acres are encumbered by NYS and NWI {riverine and freshwater forested shrub} wetlands and the remaining ±1.00 acre is located in a wetlands check zone.[12] The site is also bisected diagonally by Shakers Creek.

The search area for sales data included the subject neighborhood and competing sub-market locations. The sales, at best, are offered to support a cross section of the market.

The market indicates that sales should be analyzed on a price *per acre* basis. Three recent sales are identified on the following pages which indicate a range of unit value, before adjustment, of $4,796-$9,615 per acre. Due to an overall lack of similar sales located within the RPZ, the following sales, similar to the subject, having physical characteristics that limit development, such as access, wetlands, and road frontage.

Information on the sales is identified on the following pages, followed by a sales adjustment grid and final reconciliation. A comparable land sales map is illustrated below.

Comparable Land Sales Map



[12] The "check zone" is an area around the mapped wetland in which the actual wetland may occur.

COMPARABLE LAND SALE # 1



LOCATION DATA

Address:	360 Anthony Street Town of Niskayuna	**Tax ID #:** **County:**	31.-1-1 Schenectady

PHYSICAL DATA

Zoning:	ABA	**Lot Size:**	±11.00 Acres
Shape:	Irregular	**Topography:**	Level
Drainage:	Assumed Adequate	**Road Frontage:**	See comments
Utilities:	Electric, Water		

SALE DATA

Transaction Type:	Arms' Length Sale	**Sale Date:**	November 5, 2021
Grantor(s):	Aquavista Realty, Ltd.		
Grantee(s):	Beeshram Ramdeo		
Sale Price:	$75,000	**Deed:**	2071/492
Financing:	Cash	**Cash Equiv.:**	$75,000
Verification:	Selling agent, Public records		

ANALYSIS

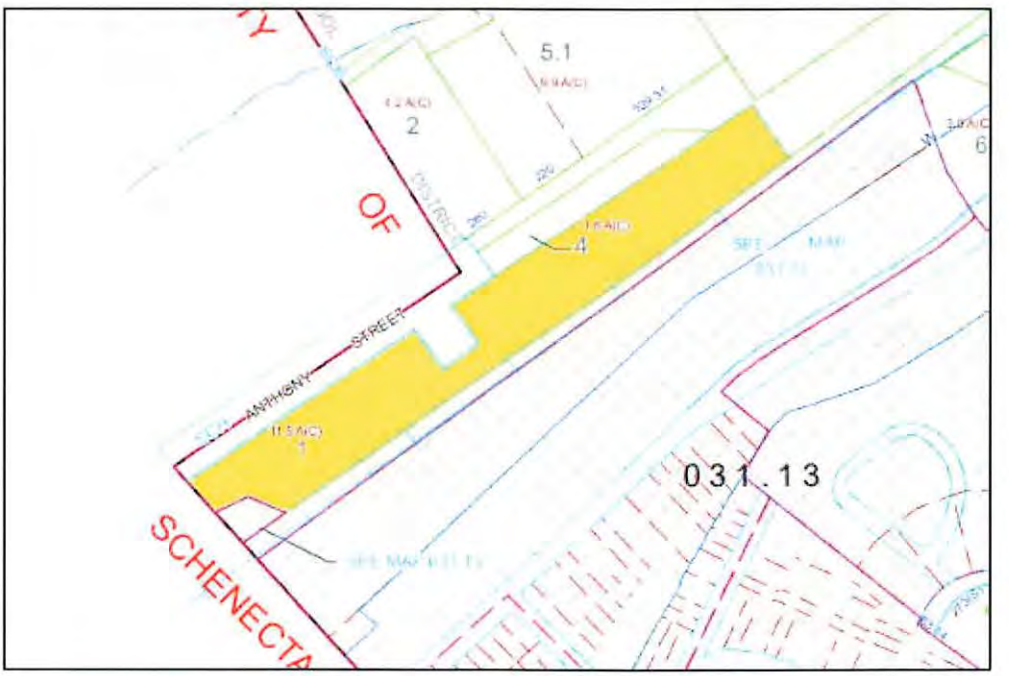
Price Per Acre: $6,818

COMMENTS

This sale consists of an ±11.00 acre site located off Anthony Street in the town of Niskayuna. The site was reportedly purchased for possible mechanical/machine shop development with no approvals at the time of sale.

According to the listing agent, while the site has no direct road frontage, there is reportedly access via a ROW with the town of Niskayuna adjacent property to the north. Municipal electric and water are available.

The property was actively listed in the Capital District Multiple Listing Service for $75,000 and sold for $75,000 after 115 days on the market.



COMPARABLE LAND SALE #2



LOCATION DATA

Address:	Route 9W Bethlehem, New York	**Tax ID** **County:**	97.-2-18.3 Albany

PHYSICAL DATA

Zoning:	Rural Hamlet	**Lot Size:**	±5.20 acres
Shape:	Irregular	**Topography:**	Generally level
Drainage:	Assumed Adequate		
Utilities:	Electric, Gas, Water		
Road Frontage:	125'		

SALE DATA

Transaction Type:	Arm's Length Sale	**Sale Date:**	April 28, 2021
Grantor(s):	Richard Bohl		
Grantees:	SOBE Properties, LLC		
Sale Price:	$50,000	**Deed:**	2021/13418
Financing:	Cash	**Cash Equiv.:**	$50,000
Verification:	Grantee, Public Records		

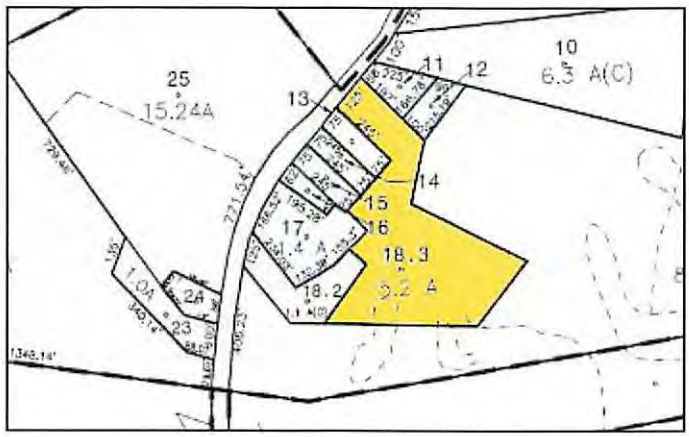
ANALYSIS

Price per acre:	$9,615

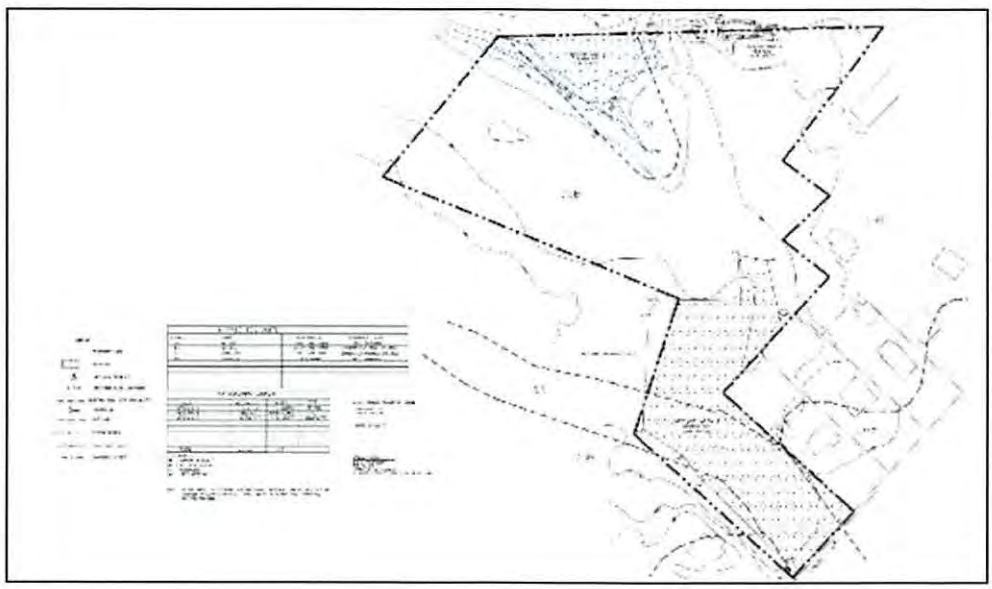
COMMENTS

This sale consists of a ±5.20 acre site located off Route 9W in the town of Bethlehem. The site was reportedly purchased by an adjacent land owner with no approvals at the time of sale. Municipal electric, gas, and water are available. According to the viewed wetlands delineation mapping, see following, there are ±1.55 acres of designated wetlands (30%), which also encumber the road frontage.

The property was originally listed in the Capital District Multiple Listing Service for $110,000 and was withdrawn after 234 days on the market. The sale was privately negotiated between the parties, reported as arm's length.



WETLANDS MAPPING



COMPARABLE LAND SALE NO. 3



LOCATION DATA

Address:	30 Sicker Road Colonie, New York	**Tax ID** **County:**	18.-2-43 Albany

PHYSICAL DATA

Zoning:	ABA	**Lot Size:**	±6.30 acres
Shape:	Irregular	**Topography:**	Level/Wooded
Drainage:	Assumed Adequate		
Utilities:	All municipal		
Road Frontage:	83'		

SALE DATA

Transaction Type:	Arm's Length Sale	**Sale Date:**	September 11, 2019
Grantor(s):	Walfred Associates		
Grantees:	26 Sicker, LLC		
Sale Price:	$30,000	**Deed:**	2019/19287
Financing:	Cash	**Cash Equiv.:**	$4,762
Verification:	Grantee Representative, Public Records		

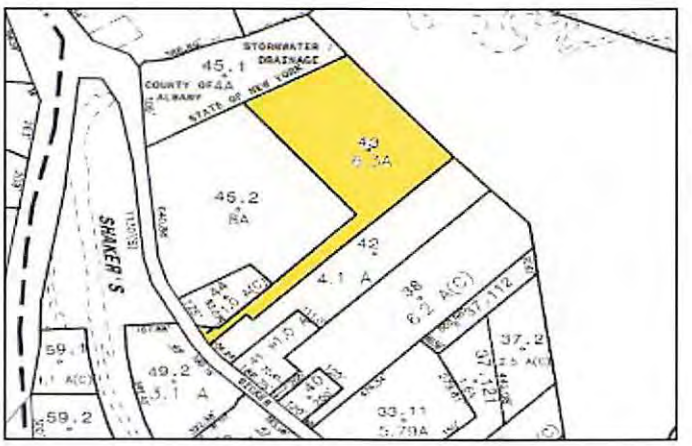
ANALYSIS

Price per acre:	$4,762

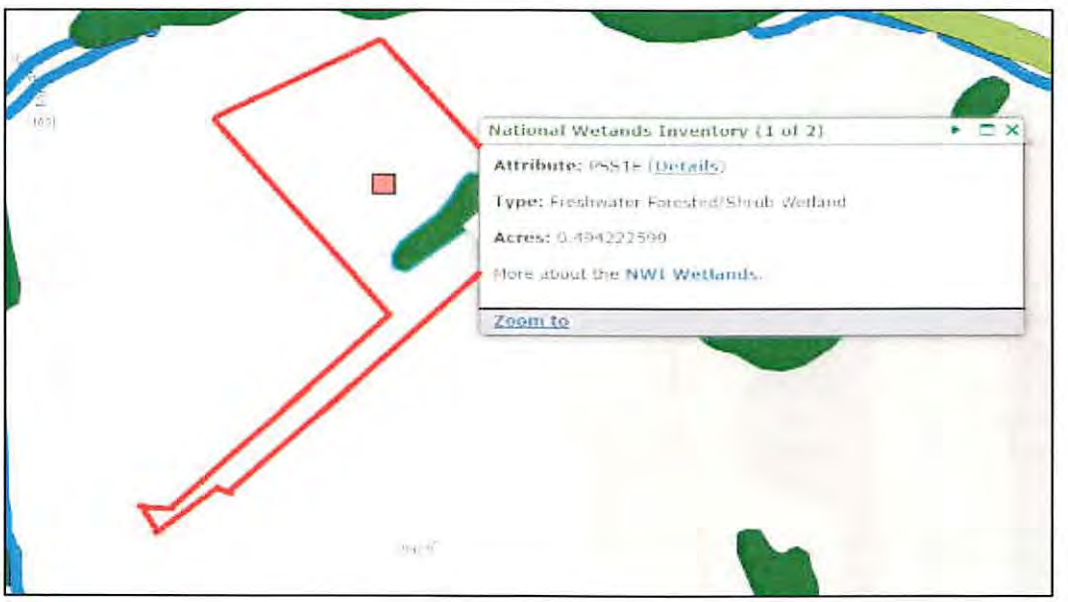
COMMENTS

±6.30 acres with all municipal utilities available, purchased by an adjacent land owner. According to the town of Colonie Zoning and Land Use Dimension Table, minimum road frontage required for development is 100'. Per the tax map, the site has 83' of road frontage along the east line of Sicker Road, which does not appear to meet the minimum requirement, and could potentially limit development potential. Per NYSDEC Wetlands Mapper, there are ±0.49 acre of NWI wetlands, see following.

The property was not actively listed for sale and was privately negotiated between the parties, reported as arm's length.



WETLANDS MAPPING



LAND SALES ADJUSTMENT GRID

	SUBJECT	SALE #1		SALE #2		SALE #3	
Location:	64 Wade Road Town of Colonie Albany County, NY	300 Anthony Street Town of Niskayuna Schenectady County, NY		Route 9W Town of Bethlehem Albany County, NY		30 Becker Road Town of Colonie Albany County, NY	
Tax Map#:	12.3-1-32	31.-1-4		27.-2-10.3		10.-2-43	
Grantor:	Latham Water District	Aquavista Realty, Ltd.		Richard Belli		Wilfred Associates	
Grantee:	N/A	Beekman Ramdeo		9085 Properties, LLC		29 Becker, LLC	
Book/Page:	N/A	2021/482		2021/13418		2019/19287	
Conditions of Sale:	Arm's Length	Arm's Length		Arm's Length		Arm's Length	
Property Rights Conveyed:	Fee Simple Estate	Fee Simple Estate		Fee Simple Estate		Fee Simple Estate	
Financing:	Market	Cash		Cash		Cash	
Land Area (Acres):	3.60	11.00		5.20		6.30	
Sales price:	N/A	$75,000		$53,000		$30,000	
Price per Acre:	N/A	$6,818		$10,192		$4,762	
Date of sale:	N/A	03-Nov-21		23-Apr-21		11-Sep-19	
Market Conditions Adjustment:	N/A	0.00%		0.00%		0.00%	
Adjusted Price Per Acre:	N/A	$6,818		$10,192		$4,762	
			Adjustment		Adjustment		Adjustment
Location:	Suburban/Airport	Industrial	5%	Suburban	10%	Suburban/Airport	0%
Site Size (Acres):	3.60	11.00	10%	5.20	0%	6.30	0%
Topography:	Level/Wooded	Level/Wooded	0%	Level/Wooded	0%	Level/Wooded	0%
Municipal Utilities:	All	E, W	10%	E,G,W	5%	All	0%
Road Frontage:	400'	See Functional Utility	0%	125'	0%	83'	0%
Functional Utility:	Average	Pain/ROW for access	15%	Average	0%	Pair/Shape	20%
Zoning:	ASA/RPZ	I-G General Industrial	-5%	Rural Hamlet	-5%	ASA	-10%
Wetlands:	72% wetlands (2.60 A)	NA	10%	30% wetlands (1.55 A)	5%	5% wetlands (0.48 A)	10%
Net percentage adjustments:			55%		5%		5%
Adjusted price:			$9,523		$10,696		$5,327

FINAL OPINION OF VALUE: After adjustments, the comparable sales analyzed indicated an adjusted sales price range of $5,327 - $10,096 per acre. In arriving at a final opinion of market value for the subject, all sales were considered, and after further consideration, the sales supported $8,000 per acre as a reasonable opinion of market value for the subject as follows:

	Unadjusted Value Range per Acre		Adjusted Value Range per Acre		Subject Indicated Value Range
High:	$9,615	High:	$10,096	High:	$36,346
Average:	$7,065	Average:	$7,982	Average:	$28,736
Low:	$4,762	Low:	$5,327	Low:	$19,179

3.60 Acres @ $8,000/Acre = $28,800

FINAL OPINION OF VALUE VIA SALES COMPARISON APPROACH:

$30,000 (r)

FINAL RECONCILIATION

Cost Approach. The Cost Approach begins with an opinion of land value. The replacement cost is then projected, from which is deducted the projected observed depreciation and obsolescence. The depreciated cost opinion is then added to land value to determine the indicated value by the Cost Approach. As the subject property is vacant land, the Cost Approach is not considered appropriate for this analysis and as such the Cost Approach was not developed.

Sales Comparison Approach. This approach, also known as the Market Data Approach, is based on the principle of substitution: an informed person will not pay more for a property than the cost to acquire another property of similar desirability or utility without undue delay. The similar sales data collected is then compared with adjustments made for dissimilarities in changes in market conditions since the date of sale, location, size, physical and functional characteristics and terms of sale. Due to the property type and available land sales in the market and surrounding submarkets, the Sales Comparison Approach was considered a reliable indicator of value and was developed for this analysis.

Opinion of market value via Sales Comparison Approach: $30,000

Income Capitalization Approach. The Income Capitalization Approach is reflective of the principle of anticipation, which suggests that the net income generating potential of the real estate is the present worth of anticipated future net benefits. This method begins by estimating market income less appropriate vacancy or collection loss, fixed and variable operating losses and reserves. A capitalization or discount rate then processes the resultant net income into an indicated value by the Income Capitalization Approach. The subject is vacant land and does not lend itself to analysis via the Income Approach and as such was not developed.

Conclusion. The Sales Comparison Approach was developed as the basis for determining an opinion of market value for the subject. The Cost and Income Capitalization Approaches are not considered applicable and therefore were not developed.

Based upon the investigation and analysis of the data gathered with respect to this assignment, my opinion of market value was as follows:

OPINION OF MARKET VALUE			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Opinion**
AS IS	FEE SIMPLE ESTATE	MARCH 1, 2023	$30,000

Exposure Time. The value opinion contained in this report is premised upon a 12-24 month exposure time prior to the hypothetical consummation of a sale on the effective date of the appraisal. Additionally, if properly priced and marketed, the property would be expected to sell within a 12-24 month marketing period. This is subject to changing market conditions – see COVID-19 Market Conditions.

UNDERLYING ASSUMPTIONS & LIMITING CONDITIONS

This appraisal report has been made with the following assumptions and limiting conditions:

1. It is assumed that the legal description as obtained from public records is correct. No responsibility is assumed for matters legal in nature, and title to the property is assumed to be good and marketable unless otherwise stated.

2. Unless otherwise stated, the property is appraised free and clear of any or all liens or encumbrances.

3. The information furnished by others is believed to be reliable but we assume no responsibility for its accuracy. Responsible ownership and competent property management is assumed.

4. No opinion is intended to be expressed on matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.

5. The plot plans and exhibits in this report are included only to assist the reader in visualizing the property. We have made no engineering survey of the property.

6. Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by any but the client without the previous written consent of the appraiser of the client and then only with proper qualification.

7. The appraiser herein by reason of this appraisal is not required to give future consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made therefore.

8. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

9. Unless otherwise stated, personal property has not been included in this report.

10. Disclosure of the contents of this report is governed by the By-laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which she is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the author.

11. We assume no responsibility for economic or physical factors which may affect the opinions herein stated which may occur at some date after the date of value.

12. We reserve the right to make such adjustments to the valuation herein reported, as may be required by the consideration of additional data or more reliable data that may become available.

13. Where discounted cash flow analyses have been undertaken, the discount rates utilized to bring forecast future revenues back to opinions of present value, reflect both our market investigations of yield anticipations from other building purchases and our judgment as to risks and uncertainties in the subject property and the consequential rates of return required to attract an investor under such risk conditions.

14. Our forecasts of future events which influence the valuation process are predicated on the continuation of historic and current trends in the market.

15. No opinion is expressed as to the value of sub-surface oil, gas, or mineral rights, or whether the property is subject to surface entry for the exploration or removal of such materials except, as is expressly stated.

16. We assume that after a visual inspection there are no hidden or unapparent conditions of the property, including the mechanical equipment, subsoil or structures which would render the property more or less valuable. We assume no responsibility for such conditions or for engineering which might be required to discover such factors.

17. No representation as to the likelihood of asbestos or existence of radon gas has been made.

18. No representation as to the evidence and or condition of underground petroleum tanks has been made.

19. No representation as to the existence of hazardous material is made.

20. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of this property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines.

    Since compliance matches each owner's financial ability with the cost to cure the property's potential physical characteristics, the real estate appraiser cannot comment on compliance to ADA.

    A brief summary of physical aspects is included in this report. It in no way suggests ADA compliance by the current owner.

    Given that compliance can change with each owner's financial ability to cure non-accessibility, the value of the subject does not consider possible non-compliance.

    Specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

ADDENDA

GLOSSARY OF TERMS
CLIENT CORRESPONDENCE
QUALIFICATIONS OF THE APPRAISER

GLOSSARY OF TERMS

The following definitions of pertinent terms are taken from The Dictionary of Real Estate Appraisal, Sixth Edition (2015), published by the Appraisal Institute, Chicago, IL.

AD VALOREM TAX: A tax levied in proportion to the value of the thing(s) being taxed. Exclusive of exemptions, use-value assessment provisions, and the like, the property tax is an ad valorem tax. (IAAO).

ACCRUED DEPRECIATION: In appraising, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.

APPRAISAL PRACTICE: Valuation services performed by an individual acting as an appraiser, including but not limited to appraisal and appraisal review. (USPAP, 2016-2017 ed.)

APPRAISAL REPORT: Summarizes the appraiser's analysis and the rationale for the conclusions. 1. The final communication, written or oral, of an appraisal or review transmitted to the client. Finality is evidenced by the presence of the valuer's signature in a written report or a statement of finality in an oral report. All communications to the client prior to the final communication must be conspicuously designated as such. (SVP, CPE). 2. Any communication, written or oral, of an appraisal or appraisal review that is transmitted to the client upon completion of an assignment. Comment: Most reports are written and most clients mandate written reports. Oral report requirements (see the Record Keeping Rule) are included to cover court testimony and other oral communications of an appraisal or appraisal review. (USPAP, 2016-2017 ed.)

APPRAISER: One who is expected to perform valuation services competently and in a manner that is independent, impartial, and objective. (USPAP, 2016-2017 ed.)

AS IS MARKET VALUE: The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Interagency Appraisal and Evaluation Guidelines). Note that the use of the "as is" phrase is specific to appraisal regulations pursuant to FIRREA applying to appraisals prepared for regulated lenders in the United States. The concept of an "as is" value is not included in the Standards of Valuation Practice of the Appraisal Institute, Uniform Standards of Professional Appraisal Practice, or International Valuation Standards.

ASSESSED VALUE: The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value.

ASSIGNMENT CONDITIONS: A law, regulation, guideline, or other condition that can affect the scope of work of a valuation or review assignment.

ASSIGNMENT RESULTS: 1. Opinions and conclusions developed in an appraisal or review. (SVP) 2. An appraiser's opinions or conclusions developed specific to an assignment. Comment: Assignment results include an appraiser's:

• opinions or conclusions developed in an appraisal assignment, not limited to value;
• opinions or conclusions, developed in an appraisal review assignment, not limited to an opinion about the quality of another appraiser's work; or
• opinions or conclusions developed when performing a valuation service other than an appraisal or appraisal review assignment.
Physical characteristics are not assignment results (USPAP, 2016-2017 ed.)

BAND OF INVESTMENT: A technique in which the capitalization rates attributable to components of an investment are weighted and combined to derive a weighted-average rate attributable to the total investment (i.e., debt and equity, land and improvements).

CASH EQUIVALENCY ANALYSIS: An analytical process in which the sale price of a transaction with nonmarket financing or financing with unusual conditions or incentives is converted into a price expressed in terms of cash or its equivalent.

CERTIORARI: 1. A writ from a superior to an inferior court officer, board, or tribunal directing that a certified record of its proceedings in a designated case be reviewed. 2. A means of obtaining a judicial review, e.g., of an alleged illegal or erroneous tax assessment of real estate.

CLIENT: 1. The individual, group, or entity who engages a valuer to perform a service (SVP). 2. The party or parties who engage, by employment or contract, an appraiser in a specific assignment. Comment: The client may be an individual, group, or entity, and may engage and communicate with the appraiser directly or through an agent. (USPAP, 2016-2017 ed.) 3. Generally, the party or parties ordering the appraisal report. It does not matter who pays for the work. (USPAP, 2014 ed.)

COST: 1. The total dollar expenditure to develop an improvement; applies to either reproduction of an identical improvement or replacement with a functional equivalent, not exchange (price). 2. The amount required to create, produce, or obtain a property. Comment: Cost is either a fact or an estimate of fact. (USPAP, 2016-2017 ed.) In USPAP, the term cost is used either as a historic fact or as an appraisal estimate of current future or historic reproduction or replacement cost.

EFFECTIVE DATE: 1. The date on which the appraisal or review opinion applies (SVP). 2. In a lease document, the date upon which the lease goes into effect.

EFFECTIVE RENT: Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord.

EXCESS LAND: Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately.

EXPOSURE TIME: 1 The time a property remains on the market. 2. [The] estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (USPAP, 2016-2017 ed.)

EXTRAORDINARY ASSUMPTION: An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016- 2017 ed.)

FEE SIMPLE ESTATE: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

FLOOR AREA RATIO (FAR): The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area.

GOING CONCERN VALUE: An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business.*

GROSS LEASE: A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called *full-service lease.*

GROSS LEASABLE AREA (GLA): Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces.

GROSS BUILDING AREA (GBA): 1. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. 2. Gross leasable area plus all common areas. 3. For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space.

HYPOTHETICAL CONDITION: 1. A condition that is presumed to be true when it is known to be false. (SVP) 2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

INSURABLE VALUE: A type of value for insurance purposes.

INVESTMENT VALUE: 1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. 2. The value of an asset to the owner or a prospective owner for individual investment or operational objectives. (IVS)

LEASED FEE INTEREST: The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

LEASEHOLD INTEREST: The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

LIQUIDATION VALUE: The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms.

MARKET RENT: The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).

MARKET VALUE: A type of value that is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined, such as the following.[13]

> 1. The most widely accepted components of market value are incorporated in the following definition: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive

[13] For further discussion of this term, see The Appraisal of Real Estate, 15th ed. (Chicago: Appraisal Institute, 2020), 48-50.

market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

2. Market value is described, not defined, in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client's intended use includes more than one intended user. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories:

> 1. the relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
> 2. the terms of sale (e.g., cash, cash equivalent, or other terms); and
> 3. the conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale). Appraisers are cautioned to identify the exact definition of market value, and its authority, applicable in each appraisal completed for the purpose of market value. (USPAP, 2016-2017 ed.)

USPAP also requires that certain items be included in every appraisal report. Among these items, the following are directly related to the definition of market value:

- Identification of the specific property rights to be appraised.
- Statement of the effective date of the value opinion.
- Specification as to whether cash, terms equivalent to cash, or other precisely described financing terms are assumed as the basis of the appraisal.
- If the appraisal is conditioned upon financing or other terms, specification as to whether the financing or terms are at, below, or above market interest rates and/or contain unusual conditions or incentives. The terms of above- or below-market interest rates and/or other special incentives must be clearly set forth; their contribution to, or negative influence on, value must be described and estimated; and the market data supporting the opinion of value must be described and explained.

3. The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
• Buyer and seller are typically motivated;
• Both parties are well informed or well advised, and acting in what they consider their best interests;
• A reasonable time is allowed for exposure in the open market;
• Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
• The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions[14] granted by anyone associated with the sale.
4. The International Valuation Standards Council defines market value for the purpose of international standards as follows: The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (IVS)
5. The Uniform Standards for Federal Land Acquisitions defines market value as follows: Market value is the amount in cash, or on terms reason ably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. (Uniform Appraisal Standards for Federal Land Acquisitions)

MORTGAGE-EQUITY ANALYSIS: Capitalization and investment analysis procedures that recognize how mortgage terms and equity requirements affect the value of income-producing property.

OCCUPANCY RATE: 1. The relationship or ratio between the potential income received from the currently rented units in a property and the income that would be received if all the units were occupied. 2. The ratio of occupied space to total rentable space in a building.

OPERATING EXPENSES: The periodic expenditures necessary to maintain the real estate and continue production of the effective gross income, assuming prudent and competent management.

PERSONAL PROPERTY: 1. The interests, benefits, and rights inherent in the ownership of tangible objects that are considered by the public as being personal; also called tangible personal

[14] See Uniform Residential Appraisal Report Freddie Mac Form 70/Fannie Mae Form 1004 (March 2005), p. 4; also Fannie Mae Single Family 2017 Selling Guide, Definition of Market Value, B4-1.1-01. The Fannie Mae/Freddie Mac definition requires that the effect on property value of any special or creative financing or sales concessions be determined and that the opinion of value reflect cash-equivalent terms. Special financing or sales concessions often characterize transactions in depressed markets.

property. 2. Identifiable tangible objects that are considered by the general public as being "personal"—for example, furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment; all tangible property that is not classified as real estate. (USPAP, 2016-2017 ed.)

PHYSICAL CHARACTERISTICS: A category of elements of comparison in the sales comparison approach; comparable properties can be adjusted for differences in characteristics such as size, age, condition, functional utility, and quality of the improvements.

PROSPECTIVE OPINION OF VALUE: A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.

REAL PROPERTY: 1. An interest or interests in real estate. 2. The interests, benefits, and rights inherent in the ownership of real estate. Comment: In some jurisdictions, the terms real estate and real property have the same legal meaning. The separate definitions recognize the traditional distinction between the two concepts in appraisal theory. (USPAP, 2016-2017 ed.) 3. All rights, interests, and benefits related to the ownership of real estate. (IVS)

RENT: An amount paid for the use of land, improvements, or a capital good.

RESTRICTED APPRAISAL REPORT: A written report prepared under Standards Rule 2-2(b), 8-2(b), or 10-2(b) of the Uniform Standards of Professional Appraisal Practice (2016-2017 ed.)

SURPLUS LAND: Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel.

TRIPLE NET LEASE: An alternative term for a type of net lease. In some markets, a triple net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, net net net lease, or fully net lease.*

VALUATION SERVICES: Services pertaining to aspects of property value. Comment: Valuation services pertain to all aspects of property value and include services performed both by appraisers and by others. (USPAP, 2016-2017 ed.)

VALUE: 1. The monetary relationship between properties and those who buy, sell, or use those properties. Value expresses an economic concept. As such, it is never a fact but always an opinion of the worth of a property at a given time in accordance with a specific definition of value. In appraisal practice, value must always be qualified—for example, market value, liquidation value, or investment value. (SVP)
2. The monetary relationship between properties and those who buy, sell, or use those properties.

Value expresses an economic concept. As such, it is never a fact but always an opinion of the worth of a property at a given time in accordance with a specific definition of value. In appraisal practice, value must always be qualified—for example, market value, liquidation value, or investment value. (CPE)

3. The monetary relationship between properties and those who buy, sell, or use those properties.

Comment: Value expresses an economic concept. As such, it is never a fact but always an opinion of the worth of a property at a given time in accordance with a specific definition of value. In appraisal practice, value must always be qualified—for example, market value, liquidation value, or investment value. (USPAP, 2016-2017 ed.)

4. The present worth of the future benefits that accrue to real property ownership.

CLIENT CORRESPONDENCE

ALBANY COUNTY AIRPORT AUTHORITY PURCHASE ORDER

TAX EXEMPT ID# 14-1768979

SCHEDULED DELIVERY ON OR BEFORE:

VENDOR: Conti Appraisal & Consulting, LLC-CAP
614 Route 9W
Glenmont NY 12077

PURCHASE ORDER: 151232

DATE: 1/9/2023

Show the above Purchase Order number on all shipping containers and correspondence. This order is subject to the terms and conditions of the face and reverse side hereof. No changes may be made without the written consent of the purchaser. See reverse side for billing instructions.

SHIP TO:
Albany County Airport Authority
737 Albany Shaker Road
Albany NY 12211

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	each	NYSDOT Appraisal for 64 Wade Road-Rwy 28 Approach Protection Zone		

NOTES:

65240 Confirming

TOTAL: _____

AUTHORIZED SIGNATURE

EMAILED: DATE: BY:

PURCHASING DEPARTMENT - ALBANY COUNTY AIRPORT AUTHORITY - ALBANY, NEW YORK 12211-1059 - (518) 242-2222

QUALIFICATIONS OF THE APPRAISER

Jacqueline R. Conti, MAI
Conti Appraisal & Consulting, LLC
614 Route 9W
Glenmont, New York 12077
Tel.: 518-434-4440
E-fax: 866-218-5370
www.contiappraisal.com
Jackie@contiappraisal.com

EDUCATION

Juris Doctor:	Albany Law School (2001)
Bachelor of Science Degree:	State University of New York (1987)

PROFESSIONAL DESIGNATIONS, LICENSES AND MEMBERSHIPS

MAI:	Member Appraisal Institute, #10,168
Appraiser:	NY Certified General Real Estate Appraiser #46-661
	VT Certified General Real Estate Appraiser #80-236
	MA Certified General Real Estate Appraiser #102110
	FL Certified General Real Estate Appraiser #RZ3903
	FHA Qualified Residential Real Estate Appraiser
Attorney:	Admitted in New York State and Florida
Bar Associations:	New York State and Florida
Licensed Broker:	National Association of Realtors
Realtor Member:	Greater Capital Association of Realtors
	Commercial Industrial Real Estate Brokers
Approved Consultant:	New York State Department of Transportation
Past Chairwoman:	Albany Branch of the Upstate Chapter of the Appraisal Institute
Past Director:	Upstate New York Chapter of the Appraisal Institute
Past Regional Rep.:	Appraisal Institute
Chamber Member:	Town of Bethlehem
Past Appointment:	Town of Bethlehem Board of Assessment Review
MWBE:	Certified Minority Woman Owned Business Enterprise[15]
Expert Witness:	NYS Court of Claims
	NYS Supreme Court
	Federal Bankruptcy Court
Appointee:	NYS USC Part 36

[15] New York State Department of Economic Development (www.empire.state.ny.us)

PAST EMPLOYMENT

Conti Appraisal & Consulting, LLC ***Managing Member***	**Jan. 2003 – Present**
Hiscock & Barclay, LLP ***Attorney***	**Nov. 2001 – May 2003**
Columbia County District Attorney's Office ***Assistant District Attorney***	**Aug. 2001 – Nov. 2001**
Columbia County Attorney's Office ***Assistant County Attorney***	**June 2001 – Aug. 2001**
Conti & Peatfield Appraisal, LLC ***Majority Owner***	**January 1994 – June 2001**
Jacqueline Conti Appraisal ***Founding Member***	**1988-1994**
Gary Brown, MAI & Associates, Houston TX ***Staff Appraiser***	**1987-1988**

ACTIVITIES

Ms. Conti has actively been involved in appraising commercial real estate since 1987. She is a Capital District property owner and investor and has completed appraisals of various types of real property, including: proposed and completed: office buildings, residential and commercial condominiums, apartment complexes, restaurants, retail shopping centers, parking garages, parking lots, industrial property, vacant land, subdivisions, warehouses, truck stops, condominiums, attached and detached townhouses, single/multi-family residences, hotels, motels, assisted living centers, specialized property, easements and property for condemnation.

She has appraised commercial real estate in New York, New Jersey, Vermont, Massachusetts, New Hampshire, Pennsylvania, Connecticut, Florida and Texas.

Clients served include banks, law firms, governmental agencies, corporate firms, individuals and numerous financial institutions.

The Appraisal Institute conducts a mandatory program of continuing education for its designated members. MAI's who meet minimum standards of this program are awarded periodic educational certification. Ms. Conti is currently certified under the continuing education program of the Appraisal Institute.

UNIQUE ID NUMBER
46000000661

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 1531986

EFFECTIVE DATE
MO | DAY | YR
12 | 09 | 22

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EXPIRATION DATE
MO | DAY | YR
12 | 08 | 24

CONTI JACQUELINE R
C/O CONTI APPRAISAL & CONSULTI
614 RTE 9W
GLENMONT, NY 12077

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused the official seal of the State to be hereto affixed.

ROBERT J. RODRIGUEZ
SECRETARY OF STATE

DOS-1090 (Rev. 2011)

APPRAISAL REPORT
(SUMMARY FORMAT)

3.6 Acres Vacant Land
64 Wade Road
Colonie, New York

File No. 26-125

REPORT PREPARED FOR:

Susan Pellegrini
Paralegal
Town of Colonie Attorney's Office
Memorial Town Hall
534 Loudon Road
Latham, New York 12110

EFFECTIVE DATE OF APPRAISAL:

February 20, 2026

PREPARED BY:

Bauer Appraisal Group, Inc.
125 Wolf Road
Albany, New York

Bruce R. Bauer, MAI, SRA, AI-GRS, CCIM
NYS Certified Real Estate Appraiser 46-315

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BAUER APPRAISAL GROUP, INC.
125 WOLF ROAD
ALBANY, NEW YORK 12205
(518) 459-3791 · FAX (518) 438-4114
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Bruce R. Bauer, MAI, SRA, AI-GRS, CCIM
NYS Certified General Appraiser 46-315
VT Certified General Appraiser 80-81
NYS Licensed Real Estate Broker

Appraisals · Consultations
Feasibility Studies · Appraisal Review

March 5, 2026

Susan Pellegrini
Paralegal
Town of Colonie Attorney's Office
Memorial Town Hall
534 Loudon Road
Latham, New York 12110

Re: Appraisal Report
(Summary Format)
3.6 Acres Vacant Land
64 Wade Road
Colonie, New York

Dear Ms. Pellegrini:

This appraisal has been prepared for Town of Colonie Attorney's Office. I am willing to discuss my appraisal methodology and valuation (including independent research and analysis contained in my files) if you so desire. However, I reserve the right to make the ultimate decision regarding the appropriate techniques and the final value opinion. The report has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics as promulgated by the Appraisal Institute. Additionally, the report conforms to the requirements of the Financial Institutions Reform, Recovery, Enforcement Act of 1989 (FIRREA), Title XI Regulations.

By reason of my investigation and by virtue of my experience, it is my opinion that the Market Value of the fee simple interest in the subject property, as of the inspection date and effective date of appraisal, February 20, 2026, is:

ONE HUNDRED FORTY FIVE THOUSAND ($145,000) DOLLARS

The appraisal assumes all uses/structures (if any) at the property are deemed legal by the Town of Colonie.

- continued -

The appraiser has accepted this appraisal assignment having the knowledge and experience necessary to complete the assignment competently.

In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, and/or existence of toxic waste, which may or may not be present on the property, has not been considered. The appraiser is not qualified to detect such substances and I urge you to retain an expert in this field, if desired.

Your attention is directed to the attached report that summarizes our findings.

Very truly yours,

BAUER APPRAISAL GROUP, INC.



Bruce R. Bauer, MAI, SRA, AI-GRS, CCIM
NYS Certified General Real Estate Appraiser 46-315

BRB/slb

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.

- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- I have performed no appraisal or consulting services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the ***Uniform Standards of Professional Appraisal Practice.***

- I have made a personal inspection of the property that is the subject of this appraisal report.

- No one provided significant real property appraisal assistance to the person signing this certification.

- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

- As of the date of this report, I, Bruce R. Bauer, MAI, SRA, AI-GRS, CCIM, have completed the continuing education program of the Appraisal Institute for designated members.



Bruce R. Bauer, MAI, SRA, AI-GRS, CCIM
NYS Certified General Real Estate Appraiser 46-315

SUMMARY OF IMPORTANT CONCLUSIONS

TYPE OF PROPERTY:	3.6 acres of vacant land
OWNER:	Latham Water District
PROPERTY ADDRESS:	64 Wade Road, Colonie, NY
COUNTY:	Albany
TAX MAP PARCEL NO.:	19.3-1-32
OCCUPANT:	None
PROPERTY AREA:	Site: 3.6 acres
PRESENT USE:	Vacant land
SITE IMPROVEMENTS:	None
ZONING:	ABA - Airport Business Area
FLOOD ZONE:	Zone X
WETLANDS:	Freshwater Forested/Shrub Wetlands
WATERCOURSE:	Significant portions of site in Town of Colonie Watercourse Area
ASSESSMENT:	$72,300
EQUALIZATION RATE:	43.7%
EQUALIZED MARKET VALUE:	$165,400
HIGHEST AND BEST USE: AS VACANT:	Conservation
PROPERTY RIGHTS APPRAISED:	Fee Simple
EST. MKTG AND EXPOSURE TIME:	3 - 12 months
DATE VALUE ESTIMATE APPLIES:	February 20, 2026
APPRAISER:	Bruce R. Bauer, MAI, SRA, AI-GRS, CCIM BAUER APPRAISAL GROUP, INC. 125 Wolf Road, Albany, New York 12205
VALUE ESTIMATES:	
LAND:	$145,000
COST APPROACH:	$ N/A
SALES COMPARISON APPROACH:	$ N/A
INCOME APPROACH:	$ N/A
ESTIMATED MARKET VALUE:	**$145,000**

CONTINGENT AND LIMITING CONDITIONS

This appraisal report is prepared for the sole and exclusive use of the appraiser's client, named in the Function of the Appraisal section of this report. No third parties are authorized to rely on this report without the express written consent of the appraiser.

The legal description furnished to me is assumed to be correct. I take no responsibility for matters legal in character nor do I render any opinion as to the title, which is assumed to be good and marketable. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.

The sketch in this report is included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility in connection with such matters. I believe the information that was furnished to me by others to be reliable, but I assume no responsibility for its accuracy.

Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions of value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute) shall be disseminated to the public or any other public means of communications without the prior consent and approval of the undersigned.

I am not required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless arrangements have been previously made thereof.

The distribution of the total valuation in this report between land and improvements applies only under the existing programs of utilization. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

The appraiser assumes that there will be no hidden or unapparent conditions of the property, subsoil, or structural elements that would render it more or less valuable than otherwise comparable property. The appraiser assumes no responsibility for such conditions or for engineering investigations that might be required to discover such conditions. It is assumed that underground improvements along with utilities are in place and connected.

In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building (if any), and/or existence of toxic waste, which may or may not be present on the property, has not been considered. The appraiser is not qualified to detect such substances and I urge you to retain an expert in this field, if desired.

Buildings constructed prior to 1978, the year in which lead paint was banned, may contain lead paint which could be an environmental factor. The appraiser would recommend a review of the existence of lead paint that may be contained within the subject property, if property construction and/or painting pre dates 1978.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

IDENTIFICATION OF THE SUBJECT PROPERTY

The property that is the subject of this appraisal report (summary format) has a mailing address known to be 64 Wade Road in the Town of Colonie, Albany County, New York. The subject property is 3.6 acres of vacant land. The subject property is further identified as Albany County Tax Map Parcel Number 19.3-1-32.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal report (summary format) is to estimate the Market Value of the fee simple interest in the subject property, as of the inspection date and effective date of appraisal, February 20, 2026.

DEFINITION OF FEE SIMPLE ESTATE

The fee simple estate is defined as:

> *"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

FUNCTION OF THE APPRAISAL

The function of this appraisal report (summary format) is to provide market value information, relevant property identification, and general facts regarding the subject so that the client may appropriately analyze the subject asset in reference to internal analysis.

INTENDED USE AND USER

Intended Use is defined as:

> *"The use(s) of an appraiser's reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment."* (USPAP 2018-2019 ed.)

Intended User is defined as:

> *"The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment."* (USPAP 2018-2019 ed.)

The intended use of this appraisal report is so the client may analyze the value of the subject property in reference to internal analysis and that the intended user of this appraisal report is the client specifically identified herein and to whom this appraisal is addressed. Unless otherwise noted within this report, the appraisal **has not** been prepared for IRS review, court filing, litigation, or for the basis of expert witness testimony. The report is prepared for the client identified and named intended users per prior agreement with the client. The appraiser has not identified any purchaser, borrower or seller as an

intended user of this appraisal (unless identified as a specific intended user by name herein) and no such party should use or rely on this appraisal for any purpose. Receipt of a copy of the appraisal by such a party or any other third party does not mean that the party is an intended user of the appraisal. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property purchase decision as to any appraisal contingency in a purchase agreement relating to the property, unless specifically stated as an intended use herein.

OWNERSHIP AND HISTORY

The subject property is owned by the Latham Water District. There have been no arm's-length transfers of the subject property within the past three years.

OCCUPANCY AND LEASES

The subject property is vacant land with no occupancy or leases reported.

EXPOSURE AND MARKETING PERIOD

Exposure time is defined by the Appraisal Standards Board Statement on Appraisal Standards #6 as:

> ***"the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market."***

Marketing period or marketing time is defined by the Appraisal Standards Boards statement on Appraisal Standards #7 as:

> ***"the time it takes an interest in real property to sell on the market subsequent to the date of appraisal. Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal, the anticipated time required to expose the property to a pool of prospective purchasers or to allow an appropriate time for negotiations, the exercise of due diligence and the consummation of a sale at a price supported by current market conditions. Marketing time differs from exposure time which is always presumed to precede the effective date of appraisal."***

The subject is located in the Town of Colonie, Albany County, New York. Based on discussions with several respected commercial and industrial real estate brokers in the Capital District area, along with a review of listings and sales information compiled by the Multiple Listing Service of the Capital Region and the listings through the Commercial and Industrial Real Estate Board, an exposure time and marketing period for a property the likes of the subject of from 3 to 12 months appears reasonable. This estimate assumes proper marketing,

exposure, and pricing for the property. It is noted that this estimate is intended as a general guideline and should not be construed as a guarantee.

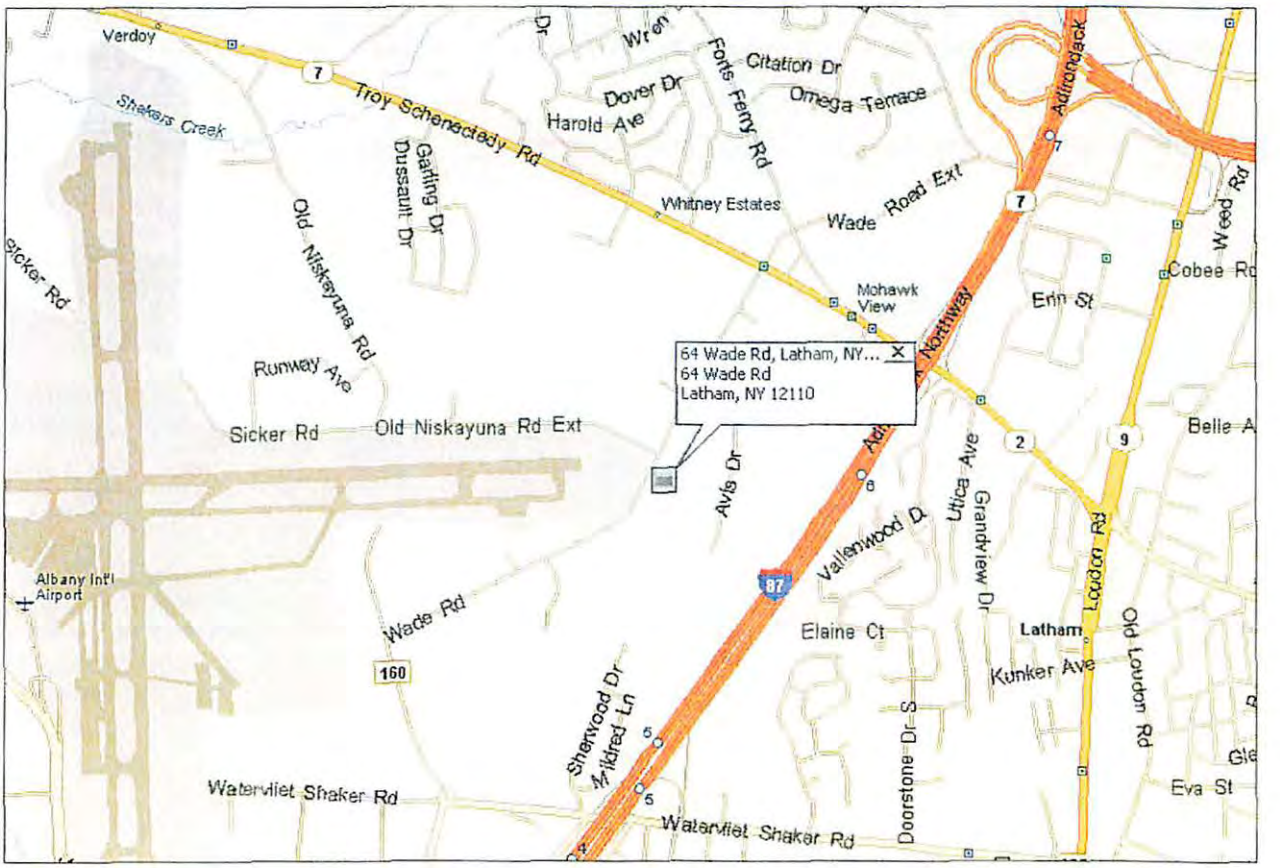
COMPETENCY RULE

The appraiser has accepted this appraisal assignment having the knowledge and experience necessary to complete the assignment competently. I have prepared numerous appraisals of properties generally similar to that of the subject property along with a wide variety of commercial properties as detailed further on the attached "Qualifications of the Appraiser(s)" in the Addenda of this report.

FURNITURE, FIXTURES, AND EQUIPMENT

In the context of this appraisal assignment, the appraiser did not consider nor arrive at a separate value for any furniture, fixtures, and equipment as the subject is vacant land.

LOCATION MAP



EXTRAORDINARY ASSUMPTIONS

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. (USPAP, 2018-2019 ed.)

There are no extraordinary assumptions in this appraisal report.

HYPOTHETICAL CONDITIONS

A condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2018-2019 ed.)

There are no hypothetical conditions in this appraisal report.

REPORT OPTION

This report is an Appraisal Report (Summary Format) in accordance with Rule 2-2(a) of the ***Uniform Standards of Professional Appraisal Practice.*** As such, it presents sufficient information to enable the client and other intended users, as identified, to understand it properly.

SCOPE OF WORK

The scope of work applied in the development of the appraisal is summarized.

In preparing this appraisal, the appraiser:

- Inspected the identified subject site;
- Gathered information on comparable land sales;
- Confirmed all comparable sales used with at least one of the parties to the transaction or relatively reliable secondary sources; and
- Analyzed the data and applied the Sales Comparison Approach to establish a value as vacant land.

ALBANY COUNTY DATA



Albany County is located at the approximate center of the northeastern United States in the east central section of New York State. The county is bounded by the Hudson River and Rensselaer County on the east; the Mohawk River and Saratoga and Schenectady Counties on the north; Schoharie County on the west; and Greene County on the south.

Albany County is dominated by the City of Albany that, along with Schenectady and Troy, comprises the heart of the Metropolitan Statistical Area (MSA), commonly known as the Capital Region. The Tri-Cities are a part of a larger region, frequently referred to as the Capital Region, composed of the Counties of Albany, Schenectady, Rensselaer, Schoharie, Warren, Washington, Saratoga, and Greene. From the earliest date, the development of the Albany area has been influenced by its favorable transportation orientation and the function of Albany as the capital of New York State.

The Resource Base

Physically, the Capital Region area can be likened to a huge basin consisting of the Hudson-Mohawk lowlands surrounded by a rim composed of the Taconic Mountains, the foothills of the Adirondacks, and the Helderberg Escarpment. The level, sandy soils of the area limited early agricultural development but encouraged early and sustained industrial and residential growth.

Climatically, the Albany area is a transition zone with weather ranges from cold, snowy winters to warm, humid summers. The mean January temperature is 22°F, while the July mean temperature is 72°F. The average annual precipitation is adequate at 41" per year. Agriculturally, the climate lends itself to a range of area economies from dairying in the north to fruit production in the south.

Mineral resources in the Albany area are limited to molding sands, clay, and limestone that supported steel manufacturing in the past and now support brick and cement manufacturing. Timber resources of the area are minimal, but the wood-using industries have historically been of some importance due to the region's proximity to the Adirondack forests.

The chief natural resource of the Albany area is the Hudson River. With its 34' deep channel, the Hudson permits all but the largest ocean-going vessels to ascend as far north as the City of Albany. As a result, the city has become a principal distribution center.

Albany's location and physical setting provide numerous opportunities for recreational pursuits of all varieties. In addition to an extensive park network (Capital District State Park Commission), the area is in close proximity to the mountains of northern New England and within 1 hour's drive of New York State's Adirondack and Catskill Parks.

Social Forces

Settlement of the Albany area began soon after Henry Hudson's river expedition in 1609. By the late 17th century, economic development of Albany had already been well established when nearly all of what was to become the United States was still unexplored wilderness. By 1686, Albany had become the chief fur-trading center for the English Colonies and was established as the eastern portal to the unoccupied interior lands to the west. Early development of transportation facilities and establishment of Albany as the State Capital in 1790 provided a further impetus for area population growth that has continued to the present day. According to Federal Census Reports, population figures for the recent past are as follows.

Area	1960	1970	1980	1990	2000	2010	2000-2010 Change	2020	2010-2020 Change
Capital District	657,503	721,910	741,580	777,783	794,293	837,967	+5.5%	869,548	+3.8%
Albany County	272,926	286,742	285,909	292,793	294,565	304,204	+3.3%	314,848	+3.5%
City of Albany	129,726	115,781	101,727	100,031	95,658	97,856	+2.3%	99,224	+1.4%
Town of Bethlehem			24,296	27,552	31,304	33,656	+7.5%	35,034	+4.1%
Town of Guilderland Including Village Of Altamont	16,710	21,208	27,807	31,530	34,425	37,023	+7.5%	38,523	+4.1%
Town of Colonie Including Villages Of Colonie and Menands	52,760	69,147	87,474	88,849	91,084	93,374	+2.5%	99,418	+6.5%

The 1990s saw the continued decline of population in the Capital District's older urban areas as inhabitants of these areas migrated to the suburbs. The most notable area of growth was Saratoga County, now the fastest-growing county in the State. Although significant interregional population took place, the region's population has grown consistently since 1960, and there is evidence that the migration trends of the 1970s and 1980s will continue to increase the overall population of the Capital District region, particularly because of the growth of the service sector workforce. Population of the Capital District has increased between 2010 and 2020. Most of this growth has occurred in the suburbs. In general, population of the inner urban areas will probably remain stable if affordable housing programs are implemented to provide for lower income families.

Governmental Influences

Albany's function as the State Capital will continue to impart the area with a favorable position regarding matters of statewide political importance.

Economic Factors and Outlook

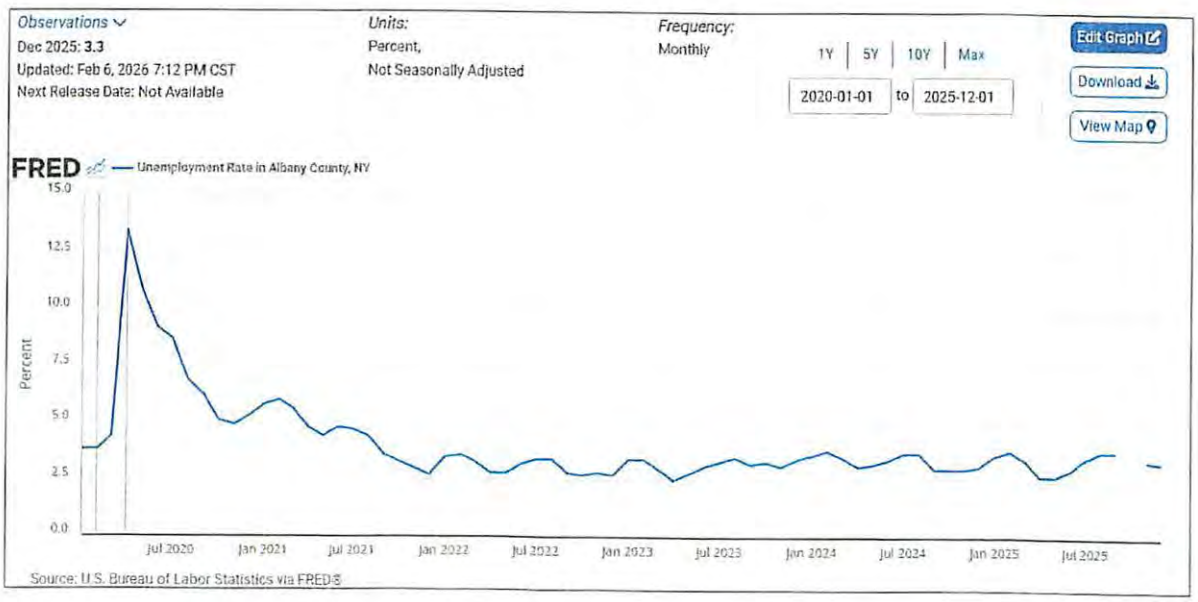
The Albany-Schenectady-Troy MSA has a wide and diversified economic base. The 2016 nonagricultural workforce was estimated at 461,400. The breakdown* is as follows:

Industry Super-Sector	% Total
Manufacturing	6%
Trade, Transportation & Utilities	17%
Information	2%
Financial Activities	6%
Professional & Business Services	11%
Education & Health Services	21%
Leisure & Hospitality	8%
Other Services	4%
Government	21%
Const/Nat. Resources & Mining	4%
Total	100%

*Source: Capital District Regional Planning Commission

The subject area is relatively less oriented toward manufacturing activities and more toward service and trade activities as compared to all other Upstate urban systems. This is to be expected considering the area's longstanding importance in trade and commerce plus Albany's function as the State Capital. New York State Government is by far the area's largest single employer.

According to the NYS Department of Labor, the average unemployment rate was 3.3% for Albany County (December 2025), as compared to the rates for the United States at 4.4% (December 2025).



There are several major shopping centers in the Albany area providing a wide variety of goods and services. Presently, there are 12 industrial parks in Albany County including 4 in the City of Albany, 6 in Colonie, and 2 in Guilderland. Total reported industrial acreage amounts to 1,140 acres. Albany County has 4 major hospitals, numerous libraries, and adequate police and fire protection. There are 3 daily newspapers available. There are 4 television stations and numerous AM and FM radio stations. Higher educational facilities are relatively abundant with a total of 11 colleges and universities and various professional schools in the Capital District. The public school system is considered above average as compared to the rest of the state.

Transportation facilities in the Albany area are considered excellent. The main east-west arteries include the NYS Thruway (I-90), NYS Routes 5, 7, and 443, and US Route 20. Major north-south highways are the Northway (I-87), US Routes 9 and 9W, I-90, and NYS Routes 32, 85, and 143. Railroad service is provided by Conrail and Amtrak to points in all directions but principally through the Mohawk corridor to the west and the New York City-Montreal corridor running north and south. Major bus lines and numerous motor truck carriers serve the subject area. The Albany International Airport in Colonie is served by many airlines. As mentioned previously, the Hudson River connects the Port of Albany to New York City and the Atlantic Ocean to the south. In addition to the proximity of the Hudson River, Colonie also has access to the Barge Canal in the Mohawk River that is on Colonie's northern boundary. The Barge Canal connects the Hudson River with the Great Lakes.

Albany County is located in proximity to all major northeast markets including New York City (150 miles), Boston (175 miles), Montreal (225 miles), Buffalo (280 miles), Philadelphia (250 miles), and Washington, DC (350 miles).

In summary, the Albany area enjoys a favorable position as the center of New York State government; has tax rates comparable to other areas of the State; provides adequate police and fire protection; has a good reputation as concerns other government services; is convenient to recreational facilities; has a pure and adequate water supply; enjoys an exceptional geographical orientation regarding air, rail, water, and highway transportation; has received acceptance as a major regional trade center and a principal distribution point; is located within shipping distance of more than half of this county's and Canada's population; and has a wide and diversified economic base.

TOWN OF COLONIE DATA

The Town and Village of Colonie are centrally located between the Cities of Albany to the east and Schenectady to the west. According to the U.S. Census Bureau, the Town and Village of Colonie had an estimated population of 89,384 in 2010, and 93,371 in 2020. Additionally, Colonie is the largest of 10 towns in Albany County.

The Town of Colonie, because of its central location, has grown substantially over the past 30-year period with both residential and commercial construction as well as the expansion of roads, highways, and bridges. The expansion of the town to both the east toward Albany and west toward Schenectady has created a dissolution of obvious boundaries, making it difficult to distinguish where one municipality ends and the other begins. The Town of Colonie borders the City of Albany that has been the State Capital since 1797. It has benefited from this governmental center and has experienced long-term economic stability due to increased and steady employment as a migration of urban office space to the suburban office areas of Colonie.

Colonie is bisected by four main New York State highways - Route 9 connecting New York City to the south with the Adirondack area and Canada to the north; Route 7 connecting Boston and New England on the east with western New York; Route 5 connecting the Capital City area with Schenectady and the industrial Mohawk River area; and the Adirondack Northway (Interstate 87) that enters the Town of Colonie in the area of NYS Thruway Exit 24 and follows an easterly and northerly route through the very center of the town to the Mohawk River west of Route 9. These excellent highway routes have encouraged the rapid extensive growth of residential, retail, and industrial development. Additionally, there are railroad systems through Colonie, both freight and passenger services that form a vital link in the national rail system.

The Town of Colonie is bordered by the Mohawk River to the north that forms a natural boundary for the township. Within the neighboring City of Albany is the Port of Albany that is operational year-round and located 125 nautical miles inland from New York City. The port itself consists of 240 acres of land on both sides of the Hudson River that is approximately 32' deep with a channel of 400' in width.

In addition to ground transportation, the area is enhanced by the Albany International Airport (refurbished in 1998), located within the Town of Colonie. This airport is a major commercial air facility and serves approximately 1 million residents in a 50-mile radius. In 2016, the airport had approximately 1.277 million passengers. Several major airlines provide scheduled service at the airport including American, Delta, and Southwest. In addition, private chartered commuter airlines and subsidiaries of major airlines provide short-haul passenger service. The airport facilities include a north-south runway of 8,500', which supplements the 7,200' east-west runway. Parking areas were enlarged, and a new terminal building was completed in 1981. The airport also provides air cargo service, air taxi operations, and aircraft maintenance and storage facilities.

The two main commercial arteries within the Town of Colonie are Route 5 (Central Avenue) and Wolf Road. Route 5, a 4- to 6-lane road, is a main commercial corridor connecting Colonie with Albany to the east and Schenectady to the west and is improved with many retail, commercial, and office establishments along with numerous shopping centers. One of the premier shopping centers in the Capital District, located at the intersection of Central Avenue and Wolf Road, is Colonie Center, which recently underwent major rehabilitation. Anchor tenants include Macy's department store, Boscov's, Christmas Tree Shop and Whole Foods along with approximately eighty retail tenants contained in this 2-story facility. Sears department store recently closed (Fall 2017) with Whole Foods having taken part of the first floor (2014). Future plans for the remainder of the first floor space and entire second floor have not yet been revealed. Colonie Center contains a reported 1,080,768 SF of gross leasable area (GLA).

In addition, the town also has the Latham Circle Shopping Center (redeveloped at the former site of the Latham Circle Mall) with Walmart and Lowes as major tenants. Other major shopping centers in the town include Wolf Road Shoppers Park and New Loudon Center with 300,000 SF and 171,600 SF of gross leasable areas, respectively, and Latham Farms having 610,000 SF.

Wolf Road is a north-south 4- to 5-lane commercial road parallel to and east of the Adirondack Northway that has experienced tremendous growth over the past 15 to 20 years. The original development of Colonie Center was the initial impetus for the growth of Wolf Road. Prior to that time, the area was agricultural in nature. The Wolf Road area has experienced significant development and extends from Central Avenue to Albany Shaker Road, a main access road to the Albany International Airport. Along the approximately 2-mile stretch of Wolf Road are regional and neighborhood-type shopping centers along with a wide variety of commercial establishments and office facilities. Development of this area was enhanced by its ideal location, near Exit 24 of the NYS Thruway and adjacent to the Adirondack Northway, and was further enhanced by an outmigration of office tenants from the once deteriorating City of Albany to the suburbs during the late 1960s and early 1970s. Since that time, the City of Albany has had a major revitalization with the impetus being the Empire State Plaza from which the private sector took over. The City of Albany is now considered to be in good economic condition.

The Town of Colonie is considered, for the most part, a middle class community; however, it does have certain hamlets, specifically the area within the town known as Loudonville, that feature older and new custom-built exclusive executive-type housing. Additionally, the town has industrial areas that have helped in broadening the tax base of the township.

The Town of Colonie has a total land area of approximately 57.2 square miles with ample vacant acreage for more commercial, industrial, and residential expansion. Through planned zoning, the town anticipates a well-balanced and logical growth. Employment within the town is in excess of 25,000, supplemented by the State of New York offices, General Electric Company, the U.S. Watervliet Arsenal, and various

hospitals, schools, colleges, and public utilities. The town has a very good reputation residentially, commercially, and industrially. Overall continued growth with rising land values and increased population are anticipated.

Colonie has the unique advantage of having a substantial commercial base of properties together with desirable areas zoned for residential purposes. This combination has resulted in many smaller companies and facilities taking advantage of location due to the highway system and proximity of personnel as well as a favorable business climate.

The Town of Colonie boasts two separate school districts - North Colonie and South Colonie - providing education from prekindergarten through high school. Located in Loudonville, a hamlet within the town is Siena College, a private 4-year college run by the Franciscans. Within easy commuting distance are SUNY at Albany and Rensselaer Polytechnic Institute (RPI) and Russell Sage College in Troy, as well as Union College in Schenectady. Two-year community colleges are located in Rensselaer and Schenectady Counties.

Because of its location and accessibility to major roads, inhabitants of Colonie have many options available in satisfying their recreational and leisure time needs. Summer and winter sports, golf, spectator sports, and cultural events are all within a relatively short driving distance from the town. An excellent town park featuring a golf course, park, pools, and walking and cycling trails are available to town residents. Lake George and the Adirondack Mountains to the north, as well as the Catskill Mountains to the south, offer outstanding recreational and vacation activities year-round.

MARKET AREA

The general market area is a commercial industrial area that surrounds the Albany International Airport which is located immediately westerly of the subject property. Along Wade Road, Avis Road, Old Niskayuna Road, etc. are numerous commercial light industrial oriented uses including office, office warehouse and industrial oriented uses/development supporting the nearby airport or just general industrial character. All municipal and public utilities generally service the area of the subject property with the area being in favorable demand located off of either Exit 6 or Exit 7 (Troy Schenectady Road) of the Adirondack Northway (I-87) supporting excellent ease of access to and around the Capital District area which should continue as such into the foreseeable future with stable to increasing commercial property values.

MARKET ANALYSIS

The subject property is a vacant land parcel, however as indicated in the site description of this appraisal report, is significantly encumbered by existing Town of Colonie water course, flood plain and wetland issues and most likely not suitable for any significant commercial development due to buffer zones related thereto and the fact that the subject property would further require FAA approval for any potential development due to it being located underneath the flight path to the east/west runway of the Albany International Airport. As a result, the subject site has limited market appeal.

PHOTOGRAPHS
DATE: 2.20.2026
BY: B.R. BAUER



Looking northerly along Wade Road Subject at right, Airport at left



View of Subject looking southeasterly from Old Niskayuna Road intersection with Wade Road

PHOTOGRAPHS
DATE: 2.20.2026
BY: B.R. BAUER



View of Subject stream area, northerly portion of site



Stream at north end of site from underneath Wade Road

AERIAL VIEW VIA GOOGLE EARTH



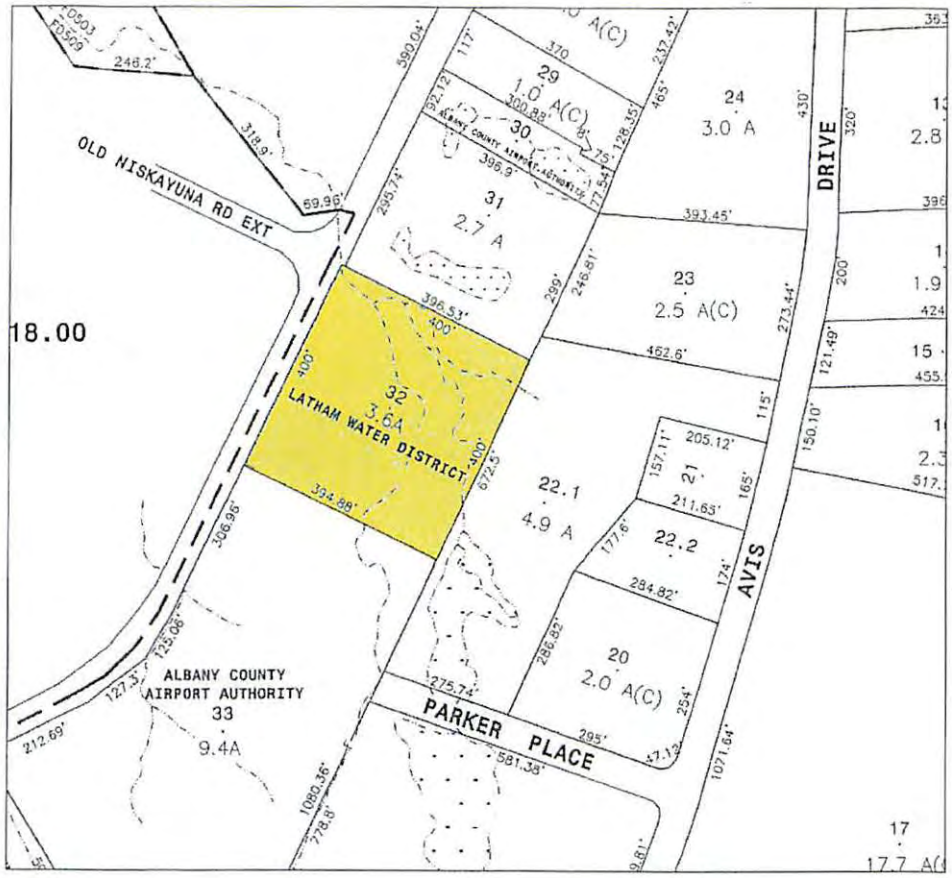


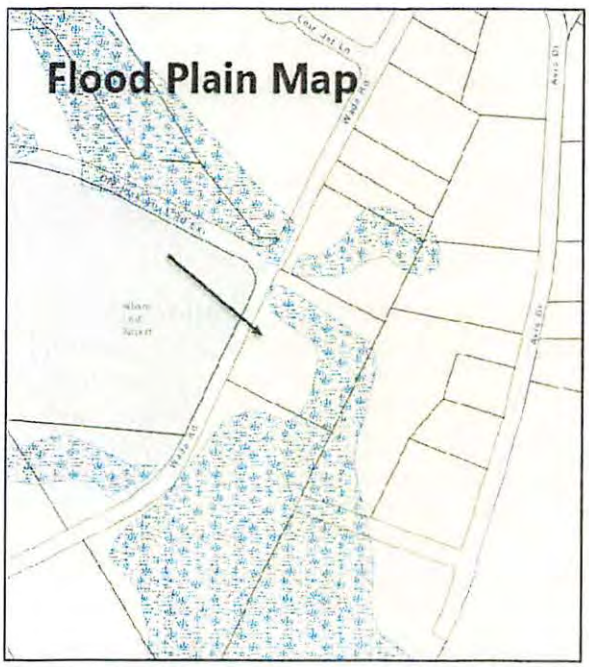
SUMMARY OF LAND CHARACTERISTICS

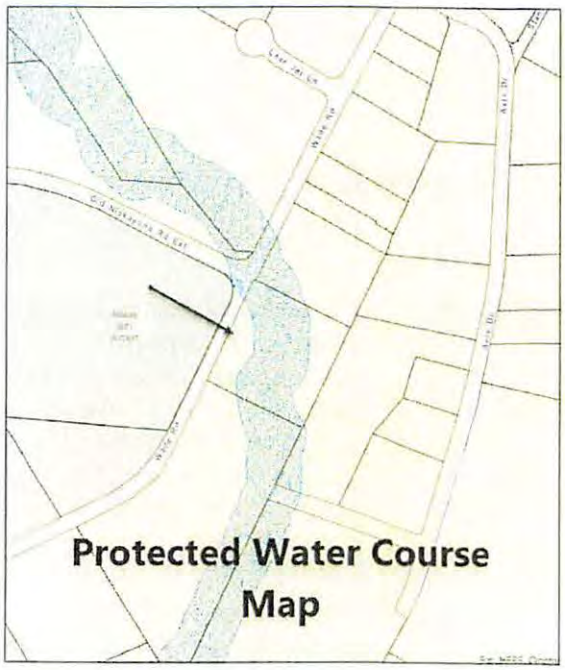
LAND AREA:	3.6 acres
SOURCE:	Public records
LOCATION:	64 Wade Road, Colonie, NY
TAX PARCEL NO.:	19.3-1-32
TOPOGRAPHY:	Rolling with small streams evident opposite Old Niskayuna Road Extension
UTILITIES:	Water, Sewer, Electricity, Telephone, Natural Gas
ZONING:	ABA - Airport Business Area
FLOOD PLAIN:	Zone X
WATER COURSE:	Town of Colonie Watercourse onsite
WETLANDS:	Freshwater Forested/Shrub Wetlands. Appraisers refer determination of State and Federal wetlands to a qualified professional.
HAZARDOUS WASTE SITES:	Not apparent in immediate vicinity. This appraisal assumes no adverse soil conditions or contamination. However, the appraiser(s) are not qualified to determine such characteristics and refer judgment to a qualified expert, if so desired.
ADJACENT/NEARBY PROPERTY USES:	Office and office warehouse development, vacant land, Albany International Airport

CONCLUSION: The subject site is rectangular to square in shape. It is located opposite Old Niskayuna Road Extension and south of this intersection as depicted on the accompanying tax map. Based upon review of the Flood Plain Map and Protected Watercourse Maps available through the Town of Colonie website, it is noted that the subject property does contain flood plain areas and Town of Colonie protected watercourse areas. A significant portion of the subject property is therefore considered not suitable for any development scenario without impacting these sensitive environmental areas. As a result and based upon conversations with Town of Colonie Planning Officer Andris Blumbergs, utilization/development of the subject site is severely impacted and highly unlikely. Further, he indicates due to its proximity to the east/west runway of the Albany Airport, they would require FAA approval.

TAX MAP


OLD NISKAYUNA RD EXT
18.00
32
3.6A
LATHAM WATER DISTRICT
ALBANY COUNTY AIRPORT AUTHORITY
33
9.4A
PARKER PLACE
AVIS DRIVE
29
1.0 A(C)
30
24
3.0 A
31
2.7 A
23
2.5 A(C)
22.1
4.9 A
21
22.2
20
2.0 A(C)
17
17.7 A


Flood Plain Map


Protected Water Course Map

REAL ESTATE TAX ANALYSIS

Assessment		Taxes	
Land	$72,300	General	Tax exempt
Total	$72,300	School	Tax exempt
Equalization Rate	43.7%	Total	Tax exempt
Implied Market Value	$165,400		

Supporting documents are located in the Addenda of this report.

ZONING

The subject property is located within a ABA - Airport Business Area zoning district of the Town of Colonie. Appraisal assumes all uses/structures are deemed legal by the municipality. A copy of the previously cited map follows for reference in the Addenda of this report.

FLOOD PLAIN

Based on a review of Flood Insurance Rate Map No. 36001C0182D dated March 16, 2015, the subject property appears to lie within a Flood Zone X, an area of minimal flooding. However, the appraiser makes no representation as to the accuracy of this flood zone determination and refers final judgment to a qualified engineer. A copy of the previously cited map follows for reference.

WETLANDS

Based upon a review of the U.S. Fish and Wildlife Service National Wetlands Inventory Map for the area and the NYS Environmental Resource Map, the subject property appears to be located in a Freshwater Forested/Shrub Wetlands. However, the appraiser refers final judgment, if so desired, to qualified officials with the NYS Department of Environmental Conservation. A copy of the previously cited maps follows for reference in the Addenda of this report.

ENVIRONMENTAL FACTORS

Based on a review of the neighborhood, no hazardous waste sites appear to be located in the immediate vicinity of the subject.

It is noted that this appraisal report assumes no adverse soil conditions or contamination. However, the appraiser is not qualified to determine such characteristics and refers final judgment, if so desired, to a qualified expert in the field.

HIGHEST AND BEST USE

Highest and best use is defined as "*the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.*"[1]

Generally, estimations of land value are based on the highest and best use of the property in its vacant space. Alternatively, the highest and best use of the property, as improved, considers: "*the concept of highest and best use of real estate as improved pertains to the use that should be made of an improved property in light of the existing improvements and the ideal improvement described at the conclusion of the analysis of highest and best use as though vacant. In market value appraisals of improved property, appraisers consider a number of alternative uses of the existing improvements:*

- *Retain the existing improvements and continue the current use as the highest and best use.*
- *Convert, renovate, or alter the existing improvements to enhance the current use or change the use of the property to a more productive use.*
- *Retain the existing improvements and continue the current use as an interim use.*
- *Demolish the existing improvements and redevelop the site.*"[2]

The property must be analyzed for the four criteria listed above, both as vacant and improved; a discussion of each follows.

HIGHEST AND BEST USE AS VACANT

The highest and best use of the site as though vacant specifically assumes the property is vacant or can be made vacant through demolition of existing improvements. The subject's highest and best use as though vacant is examined under the four highest and best criteria, which are more completely described below.

Legal Permissibility

Zoning, building codes, historic districts, environmental regulations, and private deed restrictions or easements may affect or limit the development potential of a particular parcel. In the case of the subject property, there are no known private restrictions or historical districts which would unduly restrict development of the subject site. The property is zoned ABA- Airport Business Area.

Physical Possibility

The site's physical size, shape, area, and topography affect the potential of physical development of the subject site, in accordance with zoning requirements above. The subject site contains 3.6 acres.

Financial Feasibility

The uses to which the subject site may be developed are driven by economic incentive as dictated by the market, further affected by surrounding land uses and the concept of conformity. Surrounding property uses consist of office, office warehouse and the Albany International Airport as the main focal point with generally favorable demand for these property types.

Maximum Productivity

Considering the uses to which the subject property might be developed which are legally permissible, physically possible, and financially feasible, the next step is to determine which of these uses would produce the highest economic return or yield, that is, maximum productive use. Market conditions would indicate that the subject site would be highly suitable for office warehouse type development if legally permissible, however it is noted that there are significant wetlands and watercourses that impact the subject parcel along with the likelihood of avigation easements over the subject property (requested from client but not provided). As a result, limited development of the subject site is, in the view of this appraiser, feasible and conservation/buffer zone for the airport is the most likely utilization of the site now and into the foreseeable future with limited to no development potential.

[1]*The Appraisal of Real Estate,* Fifteenth Edition, Appraisal Institute, 2020, Page 306.
[2]*The Appraisal of Real Estate,* Fifteenth Edition, Appraisal Institute, 2020, Page 313.

VALUATION ANALYSIS

This appraisal report will rely on the Sales Comparison Approach to establish the value of the subject property as vacant land.

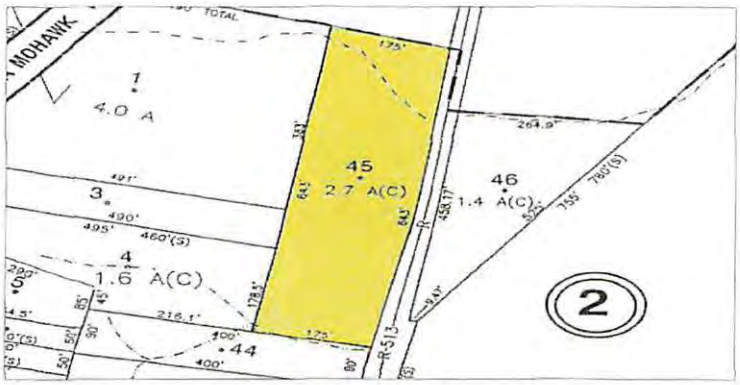
SALES COMPARISON APPROACH

The ***Dictionary of Real Estate Appraisal,*** Third Edition, describes the Sales Comparison Approach as:

> "A set of procedures is which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison and making adjustments in the sale prices of the comparables based on the elements of comparison."

The appraiser searched the Albany area real estate market in order to find sales to compare with the subject property. Several sales have been selected and will be compared to the subject on a sales price per square foot basis.

Market Data Sheets detailing the particulars of each of these sales along with a grid illustrating the adjustment process followed by an Explanation of Adjustments and final conclusions as to value via the Sales Comparison Approach are contained on the pages that follow.



SALE NO.
FILE NO. 34C
INDEX NO. 9930

Type Vacant Land

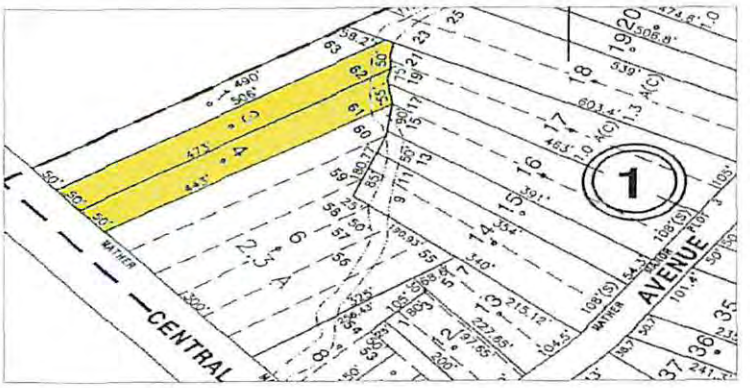
MARKET DATA

Highest & Best Use

Property Address 66 Crabapple Lane Description
Municipality Colonie County Albany State NY Zip Code
Grantor Contanzo Devito
Grantee 66 Crabapple Lane LLC
Date Transfer 3/24/2021 Filed 4/22/2021 Book 2021 Page 12283
Type of Deed Warranty Subject to Mortgage of
Stamps $346.00 Conv. Amt. $86,500.00 Act Sale Price $86,500.00
Verified With Ron Monfils Verified By BRBauer Date 3/3/2026
Lot Size 2.70 acres Area Sq. Ft. Acres 2.70
At Rate of: Dollar_Per_SF: Dollar_Per_Acre: $32,037.00
Zoning Industrial Tax Map: 32.2-2-45
Building Size: Ground Fl. Total
At Rate of Per S.F. Gross Bld. Area Per S.F. Net Rent Area
Sale Price Per Unit

Comments & Analysis:

This sale consists of industrial zoned parcel of land on the westerly side of Crabapple Lane north of Thirteenth Street. It is rectangular in shape having a depth of 175' and 643' of road frontage. It is noted that toward the northerly portion of the subject property there is a stream as indicated by tax map however review of flood and wetlands and Town of Colonie water course maps indicate none present. Wetland vegetation is evident all along the road frontage and especially on the southerly end of site. The site rises upward from the road frontage about 15'-20' towards its high point. Public information indicates that municipal water and gas are available and property would rely on private sewer septic system. Adjacent and northerly of the property are office warehouse type structures. Overall the site is located in close proximity to the City of Watervliet in an easterly direction and site has limited suitability for industrial oriented use.



SALE NO.
FILE NO. 34C
INDEX NO. 9931

Type Vacant Land

MARKET DATA

Highest & Best Use

Property Address 2101- 2103 Central Ave Description

Municipality Colonie County Albany State NY Zip Code

Grantor 2105 Central Avenue LLC

Grantee MRW Equipment Leasing LLC

Date Transfer 6/15/2020 Filed 8/6/2020 Book 2020 Page 17050

Type of Deed Warranty Subject to Mortgage of

Stamps $286.00 Conv. Amt. $71,500.00 Act Sale Price $71,200.00

Verified With Ron Monfils Verified By BRBauer Date 3/3/2026

Lot Size 1.10 acre Area Sq. Ft. 47916 Acres 1.10

At Rate of: Dollar_Per_SF: Dollar_Per_Acre: $64,727.00

Zoning COR Tax Map: 17.3-1-4 & 3

Building Size: Ground Fl. Total

At Rate of Per S.F. Gross Bld. Area Per S.F. Net Rent Area

Sale Price Per Unit

Comments & Analysis:

2101 Central Avenue-This sale consists of two adjacent tax parcels located westerly of the Central Avenue intersection with Mather Ave. The site is located adjacent to some self storage facilities and ice cream shop and is located in or adjacent to designated Town of Colonie water course areas, flood plains and wetland areas. As a result, the sales price as reflective of the sales price per acre in a commercially oriented developed area in the Town of Colonie westerly of Lisha Kill Road and Mather Avenue. The site has limited development potential as a result of the environmental issues as indicated above. The second sale at 2103 Central Avenue consists of an irregular parcel of land containing 100' of road frontage, 50' per parcel and a depth of over 500'. The site contains 1.10 acres of land. Significant portions of the site are located in or adjacent to Town of Colonie water course, wetland and flood plain areas in part reducing its development potential. The property is located adjacent to self storage facilities, ice cream shop and other commercial oriented uses.



SALE NO.
FILE NO. 34C
INDEX NO. 9548

Type Vacant Land

MARKET DATA

Highest & Best Use Industrial Devel

Property Address 48 Corporate Circle Description Vacant Industrial Land
Municipality Albany County Albany State NY Zip Code
Grantor Oblockz LLC
Grantee Tomaroch Management LLC
Date Transfer 12/8/2021 Filed 12/15/2021 Book 2021 Page 37989
Type of Deed B&S Subject to Mortgage of
Stamps $4,144.00 Conv. Amt. $1,036,000.00 Act Sale Price $1,035,850.00
Verified With CoStar Verified By BR Bauer Date 5/16/2024
Lot Size 5.80 acres Area Sq. Ft. Acres 5.8
At Rate of: Dollar_Per_SF: Dollar_Per_Acre: $178,595.00
Zoning I-1 Light Industrial Tax Map: 41.-2-63
Building Size: Ground Fl. Total
At Rate of Per S.F. Gross Bld. Area Per S.F. Net Rent Area
Sale Price Per Unit

Comments & Analysis:

This sale consists of a vacant parcel of land containing 578.8' of frontage along Corporate Circle. Site is visible from Karner Road. All utilities available. Sale reported as arm's length. Substantially developed with 2 office/warehouse distribution buildings with access from within the Corporate Circle Park between Karen Road and Route 20 (Western Ave.). Good access to I-87 and I-90 at Exit 24 of the NYS Thruway.

LAND VALUATION GRID

SALES GRID	SUBJECT	SALE 1	SALE 2	SALE 3
PROPERTY	64 Wade Rd Colonie	66 Crabapple Lane, Colonie	2101-2103 Central Ave, Colonie	48 Corporate Circle Albany
SALE PRICE		$86,500	$71,200	$1,035,850
SALE PRICE/ACRE		$32,037	$64,727	$178,595
CONDITIONS OF SALE	Normal	Normal 0%	Normal 0%	Normal 0%
FINANCING ADJ.	Conventional	Similar 0%	Similar 0%	Similar 0%
ADJ. SALE PRICE		$32,037	$64,727	$178,595
DATE OF VALUE OR SALE	2/20/26	3/24/21	6/15/20	12/8/21
TREND ADJ.		0%	0%	0%
REFINED SALE PRICE		$32,037	$64,727	$178,595
PHYSICAL ADJUSTMENTS				
LOCATION	64 Wade Rd Colonie	66 Crabapple Lane, Colonie 20%	2101-2103 Central Ave, Colonie 0%	48 Corporate Circle, Albany 0%
SIZE/ACRE	3.60	2.7 0%	1.10 -10%	5.80 0%
TOPOGRAPHY	Rolling with Flood and Watercourse	Level to Rising Small Stream -20%	Level/Below Grade/Sig. Water Issue 0%	Level to Rolling with Development Potential -80%
UTILITIES	All	Water, Septic 10%	All 0%	All 0%
SHAPE/ACCESS	Rectangular	Rectangular 0%	Rectangular 0%	Rectangular 0%
ZONING	ABA - Airport Business Area	Industrial 0%	COR 0%	I-1- Light Industrial 0%
NET ADJUSTMENTS		10%	-10%	-80%
VALUE INDICATION PER ACRE	$40,000	$35,240	$58,254	$35,719

EXPLANATION OF ADJUSTMENTS

Conditions of Sale

All of the comparable sales are normal arm's length transactions, having transferred in fee simple or leased fee estate at market rates. As a result, no adjustments are necessary for conditions.

Financing

Based on information obtained from the various verification sources, the comparable sales involved conventional types of financing, and no cash equivalency adjustments are appropriate.

Trends

Each of the comparable sales has occurred since 2020 and in the view of this appraiser no significant or measurable adjustments are warranted due to time differential.

Location

Comparable sale #1 is located at 66 Crabapple Lane in the Town of Colonie nearby the City of Watervliet generally considered as inferior for commercial or industrial oriented use and a positive adjustment is made. Sales #2 and #3 rate relatively similar to the subject property as to overall location, accessibility, etc. and no adjustments are made.

Size/Acre

Comparable sales #1 and #3 closely bracket the size of the subject property at 3.60 acres and no adjustments are made. Sale #2 containing 1.10 acres of land is smaller than the subject property and based upon economy of units principal a negative adjustment is applied as smaller parcels tend to sell at a higher rate when analyzed on a per acre basis.

Topography

Comparable sale #1 is level to rising with a small stream generally considered as superior to subject property and a negative adjustment is made. Sale #2 is considered to have relatively similar topography and water course, flood plain and wetland issues and no adjustment is made. Sale #3 is suitable for commercial industrial oriented development and improved with two substantial warehouse structures and a significant negative adjustment are made for topography and environmental issues.

Utilities

Comparable sale #1 lacks municipal sewers and a positive adjustment is made. Sales #2 and #3 are similar to the subject property in this regard and no adjustments are warranted.

ADDENDA

General Property Description

Prop. Address: 64 WADE RD | Municipality: TOWN OF COLONIE | Town Swis Code: 012689 / ALBANY COUNTY

Owner: LATHAM WATER DISTRICT | Tax / Map Acct#: 019.003-0001-032.0000000 | School Dist: N COLON

Owner 2: | Print Key: 19.3-1-32 | School Code: 012605

Owner Mailing: 347 OLD NISKAYUNA RD | Deed Book / Page: /

LATHAM, NY12110 | Sub Div: | Phone Number:

Misc:

Structural Characteristics

Bldg Sq Feet: 0	Built: 0	Uses As 1: WALK-UP APT
1st Floor: 0	Story Height: 0	Uses As 2: WALK-UP APT
2nd Floor: 0	Heat:	No. Of Bldgs:
House Type:	Fireplaces: 0	Residential Units: 0
Bedrooms: 0.0	Fuel:	Exterior:
Bath: 0.0	Water: PUBLIC	Garage: 0
Basement:	Sewer: NONE	Number Stories: 0.0
Basement SF: 0	Utilities: GAS & ELEC	Central Air: NO
Improve 1 / YR:	Size 1: 0 X 0	Total SqFT 1: 0
Improve 2 / YR:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3 / YR:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4 / YR:	Size 4: 0 X 0	Total SqFT 4: 0

Land Characteristics

Acreage : 3.60 | Land SqFt: 156816

Class Code: 845 | Class Name: WATER | Lot Size: 0 X 0

East / Longitude: 648340 / -73.7806276 | North / Latitude 1002230 / 42.7493359

Tax / Assessment Data

Tax / Map Acct #: 019.003-0001-032.0000000 | School Tax: $2,503.00

Total Assessment: $72,300.00 | County Tax: $474.00

Land: $72,300.00 | STAR Exemption: *,***,***

Old Assessment: $72,300.00 | Account #: 0

Assessor Full Market Value: $165,400.00

Sales Information

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
$0.00	/ /		/			

e > Albany County > Town of Colonie

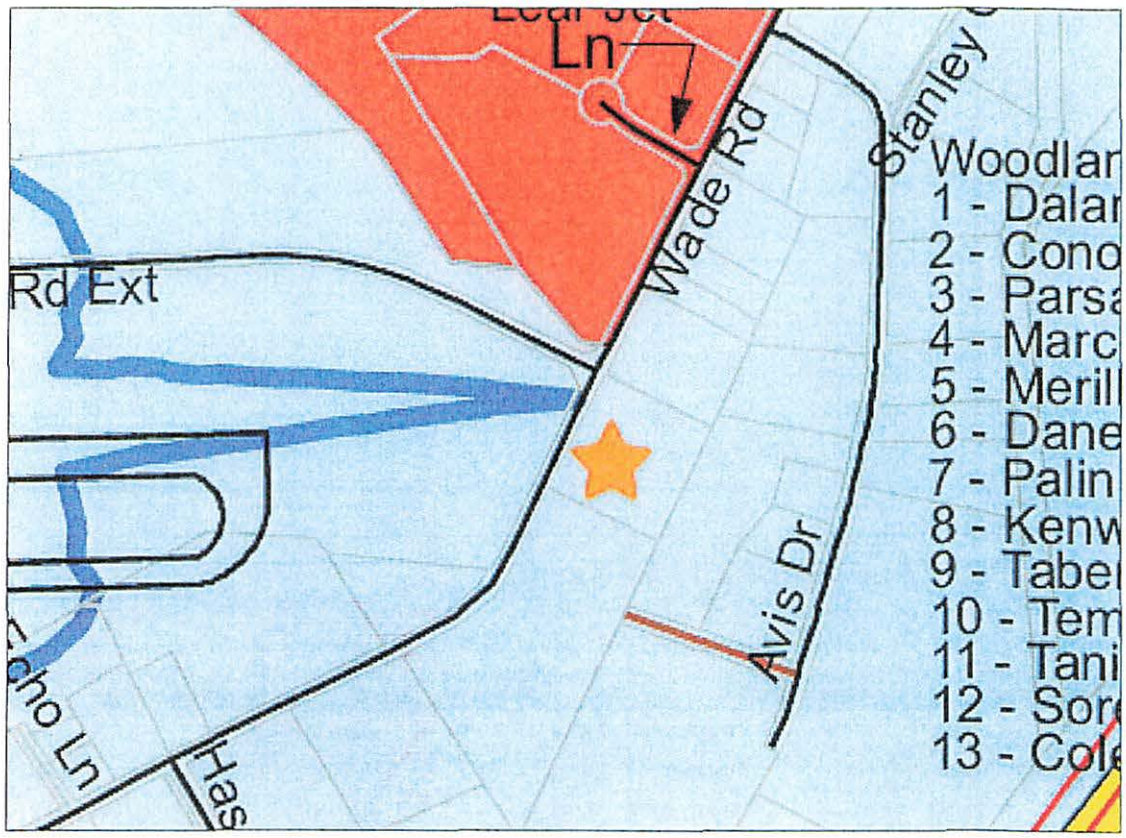
qualization Rates & Residential Assessment Ratio (RAR) History

Columns

Year	Eq rate	Eq rate status	Eq rate date established	RAR	RAR date established	Level of assessment	CAP code
2025	43.70	Final	05/13/2025	36.66	02/28/2025	43.70	
2024	48.00	Final	04/30/2024	40.23	02/29/2024	48.00	
2023	51.00	Final	06/08/2023	42.98	02/28/2023	51.00	
2022	55.75	Final	05/19/2022	47.57	02/28/2022	55.75	
2021	59.00	Final	05/06/2021	51.28	02/25/2021	59.00	
2020	61.00	Final	06/24/2020	53.27	02/27/2020	61.00	
2019	62.50	Final	07/31/2019	54.06	02/28/2019	62.50	
2018	64.25	Final	07/19/2018	55.25	03/01/2018	64.25	
2017	66.50	Final	08/07/2017	57.38	02/28/2017	66.50	
2016	67.50	Final	08/01/2016	58.90	02/29/2016	67.50	

1 - 10 of 72 Rows per page: 10

ZONING MAP



Airport Business Area (ABA)

190 Attachment 1

Town of Colonie

Table of Permitted Uses
[Amended 6-28-2007 by L.L. No. 10-2007; 8-28-2008 by L.L. No. 8-2008; 5-21-2009 by L.L. No. 4-2009; 11-5-2009 by L.L. No. 12-2009; 2-3-2011 by L.L. No. 13-2011; 7-28-2011 by L.L. No. 19-2011; 7-25-2013 by L.L. No. 13-2013; 5-1-2014 by L.L. No. 8-2014; 11-19-2015 by L.L. No. 12-2015; 3-23-2017 by L.L. No. 2-2017; 4-6-2017 by L.L. No. 4-2017; 8-30-2018 by L.L. No. 10-2018; 8-30-2018 by L.L. No. 11-2018; 8-30-2018 by L.L. No. 12-2018; 10-25-2018 by L.L. No. 16-2018; 9-29-2022 by L.L. No. 4-2022; 9-25-2025 by L.L. No. 5-2025]

KEY X - Permitted Use
A - Permitted Accessory Use
SUP - Use permitted by Special Use Permit
PSP - Use permitted by Planning Special Permit
WTSUP - Use permitted by Wireless Telecommunications Special Use Permit

	SFR Single-Family Residential	MFR Multifamily Residential	OR Office-Residential	CO Commercial-Office	NCOR Neighborhood Commercial-Office-Residential	COR Commercial-Office-Residential	HCOR Highway Commercial-Office-Residential	IND Industrial	ABA Airport Business Area	LC Land Conservation	CEM Cemetery
Airport									X		
Amusement use, indoor (excluding specific amusement uses enumerated in this table)			SUP	SUP	X	X	X	X	X		
Amusement use, large outdoor (excluding specific amusement uses enumerated in this table)			SUP	SUP	SUP	SUP	SUP	X	X		
Amusement use, small outdoor (excluding specific amusement uses enumerated in this table)			SUP	SUP	SUP	X	X	X	X		
Animal shelter								X	X		
Artisan studio/shop			X		X	X	X	X	X		
Automatic car wash						X	X	X	X		
Bakery, commercial							X	X	X		
Bakery, retail				X	X	X	X	X	X		
Bank			X	X	X	X	X	X	X		

	SFR Single-Family Residential	MFR Multifamily Residential	OR Office Residential	CO Commercial Office	NCOR Neighborhood Commercial Office Residential	COR Commercial Office Residential	HCOR Highway Commercial Office Residential	IND Industrial	ABAC Airport Business Area	LC Land Conservation	CEM Cemetery
Bar					X	X	X	X	X		
Bed-and-breakfast			X		X	X	X	X			
Billboard								X			
Boardinghouse			SUP		SUP	SUP	SUP				
Brewery								X	X		
Building supplies						X	X	X	X		
Cannabis, retail			SUP	SUP	X	X	X	X	X		
Car wash						X	X	X	X		
Cemetery											X
Christmas tree sales (See General Regulations Article.)				X	X	X	X	X	X		
Clinic, dental or medical			X	X	X	X	X	X	X		
Commercial parking								X	X		
Community center		SUP	X	X	X	X	X		X		
Community center, accessory		A									
Construction company, large								X	X		
Construction company, small					X	X	X	X	X		
Convenience store				X	X	X	X	X	X		
Convention and exhibit center				X		X	X	X	X		
Correctional facility								X	X		
Crafting studio, alcohol licensed			SUP		X	X	X	X	X		
Crematory											X
Crisis intervention center				SUP				SUP	SUP		
Cultural venue			X	X	X	X	X	X	X		
Dance hall						X	X	X	X		
Day care, adult		SUP	X	X	X	X	X	X	X		
Day care, home	A	A	A	A	A	A	A	A	A		
Day-care center		SUP	X	X	X	X	X	X	X		
Drive-through use			A	A	A	A	A	A	A		
Dwelling unit accessory	A	A	A	A	A	A	A	A	A		
Dwelling unit, mixed-		X	X		X	X	X				

use	SFR Single-Family Residential	MFR Multifamily Residential	OR Office Residential	CO Commercial Office	NCOR Neighborhood Commercial Office Residential	COR Commercial Office Residential	HCOR Highway Commercial Office Residential	IND Industrial	ABA Airport Business Area	LC Land Conservation	CEM Cemetery
Dwelling, multifamily (See additional use standards, restrictions, and exceptions for mixed-use zones below.)		X	X	SUP	X	X	X				
Dwelling, single-family (See additional use standards, restrictions, and exceptions for mixed-use zones below.)	X	X			SUP						
Dwelling, single-family farmhouse	A	A	A	A	A	A	A	A	A	A	
Dwelling, townhouse (See additional use standards, restrictions, and exceptions for mixed-use zones below.)		X	X		X	X	X				
Dwelling, two-family (See additional use standards, restrictions, and exceptions for mixed-use zones below.)		X				SUP					
Elder-care use		SUP	X	X	X	X	X	X	X		
Entertainment or retail adult (See General Regulations Article.)											
Farm	X	X	X	X	X	X	X	X	X	X	X
Farm brewery			SUP		X	X	X	X	X		
Farm stand	A	A	A	A	A	A	A	A	A	A	
Fast-food establishment			A	A	X	X	X	X	X		
Fire station	X	X	X	X	X	X	X	X	X	X	
Fraternity or sorority house	SUP	A	A	A	A	A	A	A	A		
Funeral home				X	SUP	X	X	X	X		X
Garage sale (See	A	A	A	A	A	A	A	A	A		

	SFR Single-Family Residential	MFR Multifamily Residential	OR Office Residential	CO Commercial Office	NCOR Neighborhood Commercial Office Residential	COR Commercial Office Residential	HCOR Highway Commercial Office Residential	IND Industrial	ABA Airport Business Area	LC Land Conservation	CEM Cemetery
General Regulations Article.)											
Garden center						X	X	X	X		
General contractor								X	X		
Golf course	X	X	X	X		X	X	X	X		
Golf course, miniature						X	X	X	X		
Health club			X	X	SUP	X	X	X	X		
Heavy equipment storage/sales/services				SUP		SUP	X	X	X		
Home occupation Level One (See General Regulations Article.)	A	A	A	A	A	A	A	A	A		
Home occupation Level Two (See General Regulations Article.)		SUP	SUP	SUP	SUP	SUP	SUP	SUP			
Hospital				X				X	X		
Hotel				X	X	X	X	X	X		
Hotels within Route 5 Corridor Inventory Study Area				PSP	PSP	PSP	PSP	PSP	PSP		
Industry, heavy								X	X		
Industry, light								X	X		
Junkyard								X			
Kennel						X	X	X	X		
Landscaping company						X	X	X	X		
Lawn care service company					X	X	X	X	X		
Library			X	X	X	X	X	X	X		
Manufactured home park		X									
Manufacturing, light			X		X	X	X	X	X		
Marina					X	X	X	X	X		
Microbrewery/brew pub			SUP		X	X	X	X	X		
Mini mart					SUP	X	X	X	X		
Mini warehouse/self-storage facility						SUP	SUP	X	X		
Mining								X			
Motor vehicle detailing			X		X	X	X	X	X		

	SFR Single-Family Residential	MFR Multifamily Residential	OR Office Residential	CO Commercial Office	NCOR Neighborhood Commercial Office Residential	COR Commercial Office Residential	HCOR Highway Commercial Office Residential	IND Industrial	ABA Airport Business Area	LC Land Conservation	CEM Cemetery
shop											
Motor vehicle or boat sales and service						X	X	X	X		
Motor vehicle or boat storage yard								X	X		
Motor vehicle rental agency				X		X	X	X	X		
Motor vehicle repair shop (major)								X	X		
Motor vehicle repair shop (minor)						X	X	X	X		
Motor vehicle service station					X	X	X	X	X		
Movie theater					X	X	X	X	X		
Municipal uses	X	X	X	X	X	X	X	X	X	X	
Nightclub						X	X	X	X		
Nursery	X	X	X	X	X	X	X	X	X	X	X
Nursing home		SUP	X	X	X	X	X	X	X		
Office, medical			X	X	X	X	X	X	X		
Office, professional or business			X	X	X	X	X	X	X		
Park	X	X	X	X	X	X	X	X	X		
Personal service business			X	X	X	X	X	X	X		
Pet grooming			X	X	X	X	X	X	X		
Place of worship	X	X	X	X	X	X	X	X	X		X
Portable storage structure	X	X	X		X	X	X	X	X		
Preschool			X	X	X	X	X	X	X		
Preschool, accessory	A	A	A	A	A	A	A	A	A		
Private club				X	SUP	X	X	X	X		
Recreation field			X	X	X	X	X	X	X	X	
Research and development laboratory			X	X		X	X	X	X		
Restaurant				X	X	X	X	X	X		
Retail business (excluding specific retail sales uses enumerated in this			SUP	SUP	X	X	X	X	X		

	SFR Single-Family Residential	MFR Multifamily Residential	OR Office Residential	CO Commercial Office	NCOR Neighborhood Commercial Office Residential	COR Commercial Office Residential	HCOR Highway Commercial Office Residential	IND Industrial	ABA Airport Business Area	LC Land Conservation	CEM Cemetery
table)											
School	X	X	X	X	X	X	X	X	X		
Service business			X	X	X	X	X	X	X		
Shipping store, retail			SUP	SUP	X	X	X	X	X		
Short-term rental)			X		X	X	X	X	X		
Sign (See Signs and Billboards Article.)											
Solar energy system, ground-mounted	X	X	X	X	X	X	X	X	X		
Solar energy system, roof-mounted	X	X	X	X	X	X	X	X	X	X	X
Solar farm						SUP	SUP	SUP	SUP		
Substance abuse treatment center				SUP				SUP	SUP		
Supermarket						X	X	X	X		
Transfer station								X			
Transitional housing				SUP				SUP	SUP		
Truck garden	X	X	X	X	X	X	X	X	X	X	
Veterinarian				X	SUP	X	X	X			
Warehouse storage/distribution								X	X		
Wholesale business							X	X	X		
Wireless telecommunications facility (See Ch. 189.)	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP

FLOOD PLAIN MAP

InterFlood

Instant flood maps and data

Buy Get Maps My Account Questions a la mode Logout

Flood Data

USPS Address:	64 Wade Road Colonie NY
Community Name:	COLONIE, TOWN OF
Community #:	360007
County:	Albany
Census Tract:	0135.07
Flood Zone:	X
Map Date:	2015-03-16

Flood Map Type and Color Options

Type: Road Zone Color: Purple

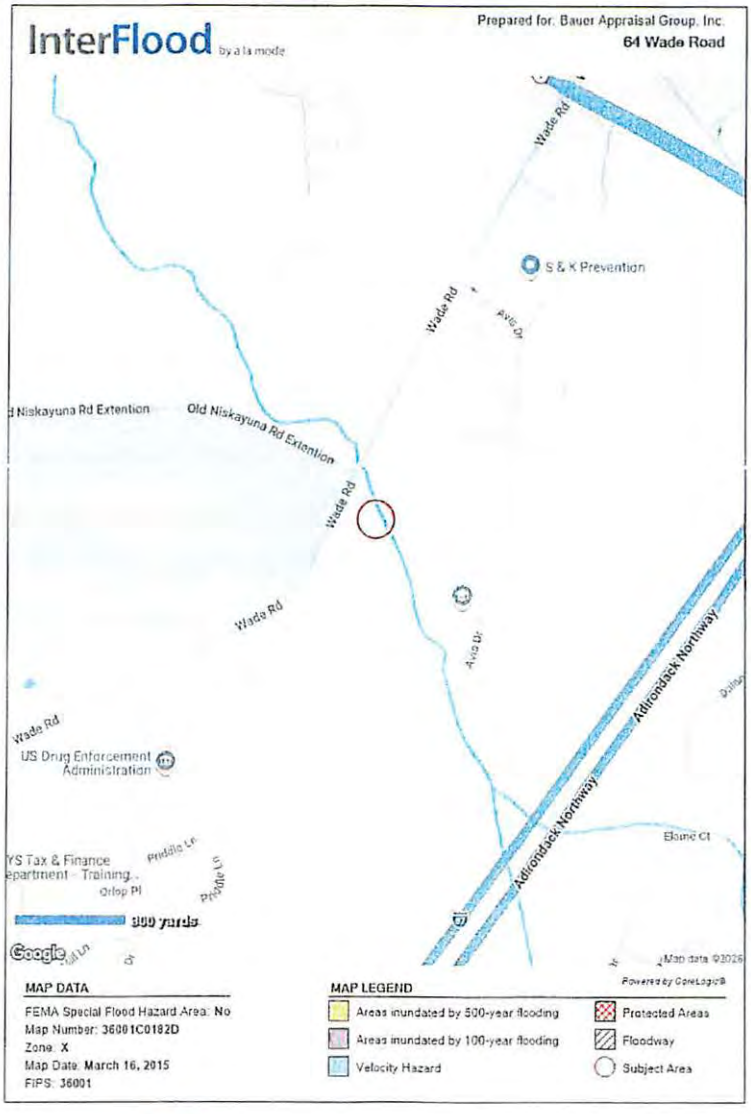


APPLY MAP OPTIONS

Flood Map

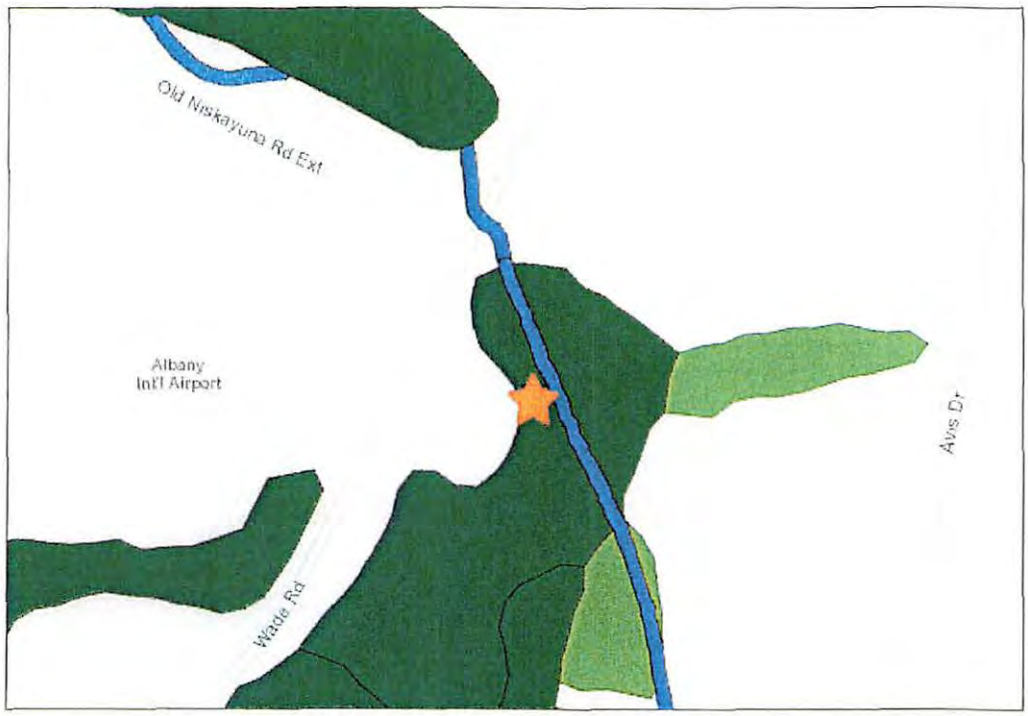
To Save your flood map, use your **right** mouse button and **click** directly on it. Then, depending on what you want to do, select:

- **Save Picture As...** to copy the flood map to your hard drive
- **Copy** to place the flood map in Windows memory so you can paste into another program
- **Print Picture ...** to print the flood map immediately



a la mode, inc.

NYS ENVIRONMENTAL RESOURCE MAP



Waterbody Classifications for Rivers/Streams

Waterbody Classifications for Lakes

Waterbody Inventory/Priority Waterbodies List

- Lakes and Reservoirs
- Estuaries
- Rivers and Streams
- Shorelines
- State Regulated Freshwater Wetlands (Outside of the Adirondack Park)
- State Regulated Wetland Checkzone

National Wetands Inventory

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

What is the NYS Freshwater Wetlands "check zone?"

New York's freshwater wetlands maps only show the approximate location of the actual wetland boundary. They are not precise, regardless of how closely you zoom in on the map. The "check zone" is an area around the mapped wetland in which the actual wetland may occur. If you are proposing a project that may encroach into this area, you should check with your regional DEC office to make sure where the actual wetland boundary is. If necessary, they may have a biologist come out and perform a field delineation for you to help you avoid impacts in the wetland or the regulated 100-foot buffer zone.

U.S. Fish and Wildlife Service

National Wetlands Inventory

64 Wade Road, Colonie, NY



February 17, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

QUALIFICATIONS OF THE APPRAISER
Bruce R. Bauer, MAI, SRA, AI-GRS, CCIM

NYS Certified Real Estate Appraiser No. 46-315
VT Certified Real Estate Appraiser No. 80-81

EDUCATION

Siena College, 1981, B.S. Finance/Real Estate
S.U.N.Y. Cobleskill 1979, A.A.S. Accounting

LICENSES AND DESIGNATIONS

MAI, American Institute of Real Estate Appraisers, Cert. No. 8018
SRPA, Society of Real Estate Appraisers
SRA, Society of Real Estate Appraisers
CCIM, CCIM Institute
Graduate of Realtors Institute (GRI), 1984
Licensed Real Estate Broker, New York State
Notary Public, New York State
NYS Approved Instructor of Real Estate Qualifying & Continuing Ed Courses, As Well As Appraisal Courses

PROFESSIONAL AFFILIATIONS AND ACTIVITIES - PAST AND PRESENT

Appraisal Institute
- 1995 President, Upstate New York Chapter
- Vice President, Upper Hudson-Champlain Valley Chapter
- Treasurer, Upstate New York Chapter
- Admissions Committee Chairman, Upstate New York Chapter and Upper Hudson-Champlain Valley Chapter

CCIM Institute
New York State Society of Real Estate Appraisers
New York State Association of Realtors
Greater Capital Area Association of Realtors
Commercial & Industrial Real Estate Brokers, Inc. of the Capital District
Mortgage Bankers Association of Northeastern New York

QUALIFIED BY EXAMINATION AND EXPERIENCE

NYS Supreme Court Albany, Schenectady, Saratoga, Fulton, and Washington Counties - Qualified Expert Witness

PROFESSIONAL EXPERIENCE

11/91 - Present	Bauer Appraisal Group, Inc. President - Appraiser
5/91 - 11/91	Jordan & Hafner, Inc. Vice President - Appraiser
5/84 - 5/91	Hafner Appraisal Associates, Inc. Vice President - Appraiser
2/84 - 5/84	Blake Realty, Inc. Staff Appraiser
7/78 - 5/84	Blake Realty, Inc. & Allen Realty Co. Commercial & Industrial Sales & Leasing

TECHNICAL TRAINING

Course	Sponsoring Institute	Year
CI 104 Investment Analysis for Commercial Investment Real Estate	CCIM Institute	2012
CI 103 User Decision Analysis for Commercial Investment Real Estate	CCIM Institute	2012
CI 102 Market Analysis for Commercial Investment Real Estate	CCIM Institute	2012
CI 101 Financial Analysis of Commercial Investment Real Estate	CCIM Institute	2012
Preparing to Negotiate	CCIM Institute	2012
Online Ethics Course	CCIM Institute	2012
USPAP Update Course	Appraisal Institute	2023; 2022; 2020; 2017; 2015; 2013; 2011; 2009; 2007
Real Estate Fraud-Appraisers Responsibility & Liability	Appraisal Inst, Warwick	2006
Subdivision Valuation	Appraisal Inst, Fishkill	2005
Condemnation Appraising	Appraisal Inst, Fishkill	2004
Standards of Professional Practice - Part C	Appraisal Inst, Fishkill	2004
Standards of Professional Practice - Part C	Appraisal Institute	2001
- Parts B & A	Upper Hudson-Champlain Valley Chap. Appraisal Institute	1992; 1997
Valuation Analysis & Report Writing	A.I.R.E.A., given at Belmont College, Nashville	1987
Standards of Prof. Prac.	A.I.R.E.A., sponsored by CT Chapter	1986
Case Studies in Real Estate Valuation	A.I.R.E.A., given at Ohio State University	1986
Capitalization Theory & Techniques Parts B & A	A.I.R.E.A., given at Dartmouth College	1985
Basic Valuation Procedures	A.I.R.E.A.	1985
R.E. Appraisal Principle	A.I.R.E.A.	1985

MISCELLANEOUS COURSES, CLINICS, AND SEMINARS

Title	Sponsoring Institute	Year
Appraisal Review Theory-General	Appraisal Inst, Online	2025
Fair Housing & Fair Lending	Appraisal Inst, Online	2025
Webinar! Staying Compliant: Ethical Business Practices & Law of Agency	Manfred Learning Center	2024
Webinar! Staying Compliant: Cultural Diversity & Implicit Bias	Manfred Learning Center	2024
Fair Housing Explained For Cultural Diversity & Property Management	GCAR	2023
Use of Multipliers for Comm Properties & Appraising Unique Complex Properties	Appraisal Inst, Online	2023
Scope of Work	Appraisal Inst, Syracuse	2022
Realtor Code of Ethics NAR Cycle 6 Code of Ethics Requirement	GCAR, Online	2021
Fair Housing - Fair Lending	Appraisal Inst, Online	2021
Complex Litigation Appraisal Case Studies	Appraisal Inst, Online	2021
Business Practices & Ethics	Appraisal Inst, Utica	2024; 2019; 2014; 2009 2004
Buy, Own & Manage 1-4 Family Properties with Fair Housing	Manfred Learning Center	2019
Ethics for Realtors	GCAR	2018
Appraisal Case Studies Seminar	Appraisal Inst, Fishkill	2018
Advanced Land Valuations: Sound Solutions to Perplexing Problems	Appraisal Inst, Fishkill	2018
Commercial Real Estate 104	Manfred Learning Center	2018
Commercial Real Estate 103	Manfred Learning Center	2018
The Listing Agreement: What Every Realtor Should Know	GCAR	2018
The Purchase Contract: What Every Realtor Should Know	GCAR	2018
Commercial Real Estate 102	Manfred Learning Center	2017
Commercial Real Estate 101	Manfred Learning Center	2017
Quadrennial Ethics for Realtors	GCAR	2016
Deeds: Reading, Plotting and Understanding	Manfred Learning Center	2015
Mortgage Lending Fundamentals: Practical Application for RE Professionals with Fair Housing	Manfred Learning Center	2015

MISCELLANEOUS COURSES, CLINICS, AND SEMINARS

Title	Sponsoring Institute	Year
Valuation of Conservation Easements and Taxes	Appraisal Institute	2013
13TH Annual Case Studies in the Valuation of Upstate NY	Appraisal Institute	2013
A Comp. Guide to Valuing Improved Subdivisions	Appraisal Institute Goshen	2012
Fundamentals of Separating Real Prop, Personal Prop. & Intangible Bus. Assets	Appraisal Institute, Syracuse	2012
Valuation of High Acreage Residential Properties	Appraisal Institute, Syracuse	2011
Microsoft Excel for Appraisers: Boot Camp	Appraisal Inst, Latham	2009
Valuation of Conservation Easements	AI & Am. Soc. of Farm Mgrs & Rural Appraisers	2008
Evaluating Comm. Construction	Appraisal Inst, Goshen	2007
Appr. of Local Retail Property	Appraisal Inst, Fishkill	2007
Case Studies in Comm. H&B Use	Appraisal Inst, Fishkill	2007
Feasibility Analysis, Mkt Value & Investment Timing	Appraisal Inst, Albany	2006
Road Less Traveled: Special Purpose Properties	Appraisal Institute, Fishkill	2004
Mathematically Modeling Real Estate Data	Appraisal Institute, Fishkill	2004
Value & Investment Timing	Mid-Hudson Chapter	2002
Litigation Skills for Appraiser - An Overview	Appraisal Institute Mid-Hudson Chapter	2002
Case Studies in the Valuation of Upstate NY Real Estate	Appraisal Institute Upstate NY Chapter	2002
Appraising Vacant Land	Appraisal Institute Mid-Hudson Chapter	2002
Appr. of Partial Acquisitions	Appraisal Institute	2000
Partial Interest Valuation-Div.	Appraisal Institute	2000

MISCELLANEOUS COURSES, CLINICS, AND SEMINARS

Title	Sponsoring Institute	Year
Appraisal of Partial Acquisitions - Course 401	Int'l Right-of-Way Association	2000
The Appraisers Role in Valuation Litigation	Appraisal Institute	1999
Appraisal of Local Retail Properties	Appraisal Institute	1999
Affordable Housing Valuation	Appraisal Institute	1997
Appraisal of Retail Properties	Appraisal Institute	1995
Appraiser as Expert Witness	Appraisal Institute	1995
Advanced Income Capitalization	Appraisal Institute	1994
Subdivision Analysis	Appraisal Institute	1994
Appr. Regulations of Federal Banking Agencies from the Lender's Perspective	Appraisal Institute	1993
Hotel/Motel Val. & Investment	Appraisal Institute	1992
Val. Of Lease Interests II	A.I.R.E.A., Utica	1990
Val. Of Lease Interests I	A.I.R.E.A., Rochester	1989
Professional Practice	S.R.E.A., Chapter 205	1989
Business Valuation	A.I.R.E.A., Albany	1988
Intro to Commercial Real Estate	Realtors Institute	1984
Real Estate Appraisal	Siena College	1981
Real Estate Finance	Siena College	1980
Principles Real Estate II	Siena College	1980
Principles Real Estate I	Siena College	1979

PARTIAL LIST OF CLIENTS SERVED

LAW FIRMS/LAWYERS

Cooper, Erving & Savage, LLP
Bartlett, Pontiff, Stewart & Rhodes
Peter Crummey, Esq.
Effron Law Firm
FitzGerald Morris Baker Firth, PC
Hiscock & Barclay
Jones, Hacker & Murphy
Paul Kolodziej, Esq.
Lemery Greisler
Lombardi, Reinhard, Walsh & Harrison
McNamee Lochner, Titus & Williams
Miller, Mannix, Schachner & Hafner
The Mullaney Firm
Pott & Naviasky
Segel, Goldman, Mazzota & Siegel
Tabner, Ryan & Keniry
Tobin & Dempf
The Towne Law Firm
Whiteman, Osterman & Hanna
The Wilcox Law Firm

PARTIAL LIST OF CLIENTS SERVED cont`d

BANKS/LENDERS

Adirondack Trust Company
Albany Savings Bank
Amsterdam Savings Bank
Arrow Financial Corp.
Ballston Spa National Bank
Bank of America
Bank of Bennington
Bank of Boston
Bank of Greene County
Bank of New England
Bank of NY Mortgage Co.
Bankers Trust Company
Banknorth, N.A.
Berkshire Bank
CAP COM FCU
Catskill Hudson Bank
Central National Bank
Champlain National Bank
Chase Lincoln Bank
Chase Manhattan Bank
Chemical Bank
Citizens Bank
City Federal Savings Bank
Clocktower Financial Corp.
Cohoes Savings Bank
Community Bank, N.A.
Community Preservation Corp.
Crosslands Federal Savings Bank
Dannemora FCU
Evergreen Bank
Fairwinds Credit Union
First American Bank
First National Bank of Glens Falls
First National Bank of Scotia
First Vermont Bank
First Maryland Bank
First Niagara Bank
Fleet Bank
General Electric Credit Corp.
Glens Falls National Bank
Home & City Savings Bank
Hong Kong Bank
Hudson River Bank & Trust Co.
HSBC
Key Bank of New York
Kinderhook Bank
Manufacturers Hanover Bank
Marine Midland National Bank
NBT Bank, N.A.
National Bank of Coxsackie
National Bank & Trust Co.
New York Business Development Corp.
Norstar Bank
Northeast Savings Bank
OnBank
Patriot Federal Bank
Pioneer Bank
Pursuit CDC
Recoll Management Corp.
Resolution Trust Co.
Saratoga National Bank
Sibley Mortgage
Small Business Administration
State Emp. Fed. Credit Union
Sunmark Credit Union
TD Bank
Troy Savings Bank
Trustco Bank
Union National Bank
Wells Fargo Bank, N.A.
Wilber National Bank

CORPORATIONS/INSTITUTIONS

The Anderson Group
AFL-CIO
APA Transportation
Boy Scouts of America
Child's Hospital
CIB-Geigy
Community Health Plan
County Waste & Recycling Svcs, Inc
Dunkin' Donuts
Empire Paper Company
General Electric/GE Credit
Golub Corp./Price Chopper
KPMG, Peat-Marwick
Knolls Atomic Power Laboratory
McGinn, Smith & Co.
Mohawk Hudson Land Conservancy
Mohonasen Central School District
NYS Small Business Development
Niagara Mohawk Power Corporation
Niskayuna CSD
NYNEX
OTB Capital District
Salvation Army
Saratoga PLAN
Saratoga CSD
Scenic Hudson, Inc.
Small Business Administration
South Colonie CSD
Troy Record
Voorheesville CSD

PARTIAL LIST OF CLIENTS SERVED cont`d

GOVERNMENTAL AGENCIES

Albany, City of
Albany County
Albany International Airport
Clifton Park, Town of
Colonie, Town of
Corinth, Town of
Fulton County E.D.C.
Glens Falls, City of
Glenville, Town of
Green Island IDA
Green Island, Village of
Hoosick, Town of
Mechanicville, City of
Lake George, Town of
Niskayuna, Town of
Oneonta, City of
Queensbury, Town of
Rotterdam, Town of
Saratoga CSD
Saratoga, City of
Saratoga County
Schenectady, City of
Schenectady County
Troy Rehabilitation & Improvement Program
United States Postal Service
Voorheesville CSD
Watervliet, City of

NEW YORK STATE AGENCIES

Department of Transportation
Job Development Authority
New York Environmental Conservation
NYSERDA
Office of General Services
Office of Mental Retardation and Development Disabilities
Schenectady County Metroplex
SUNY
Urban Development Corporation

INSURANCE COMPANIES

Fort Orange Claims Service
Guardian Life Insurance Co.
Phoenix Life Insurance
Progressive Insurance

REALTORS/BUILDERS/DEVELOPERS

Amedore Builders
Barry, Bette & Led Duke
Belmonte Builders
Blake Realty
British American Development Corp.
Carver Companies
CB Commercial Real Estate Board
Charlew Construction
Coldwell Banker Prime Properties
DCG Development
DePoalo & Son Construction
Dennis Land Development
Fulton County Economic Dev. Corp.
Galesi Group
Gibraltar Management
LaBerge Engineering
Marini Builders
Picotte Companies

SCOPE OF ASSIGNMENTS AND PROPERTIES APPRAISED

SCOPE OF COUNSELING ASSIGNMENTS

Appraisal Review
Condemnation
Feasibility Studies
Fee Simple Interests
Highest and Best Use Studies
Investment Analysis
Land Use Studies
Leasehold & Leased Fee Interests
Marketability Studies
Rental Studies
Tax Certiorari
Zoning Board of Appeals

TYPES OF PROPERTIES APPRAISED

Adult Care Facilities
Amusement/Theme Parks
Apartment Complexes
Automotive Dealerships
Avigation Easements
Banks
Bowling Alleys
Condominiums
Conservation Easements
Conservation Land
Distribution
Farm, Agricultural
Farm, Equestrian
Forest Land
Firehouse
Freezer/Cold Storage
Golf Course
Group Homes
Heavy Industrial Plants
Hospitals
Hotels
Industrial Parks
Lakefront
Land Development
Manufacturing Facilities
Marinas
Medical Offices
Motels
Multi Family Dwellings
Nursing Homes
Office Buildings
Reservoirs
Residences
Resorts
Restaurants
Retail Establishments
Schools
Shopping Centers
Single Family Dwellings
Ski Centers
Subdivisions
Synagogues
Truck Terminals
Vacant Land
Warehouse

AGENDA ITEM NO. 11

Authorization of Change Orders

AGENDA ITEM NO. 11.1

Change Order 11: Authorization to Award Contract Change Order No. 11 to Construction Contract 21-1082-INT STR for the Pre-TSA Terminal Expansion to MLB Construction Services, LLC.

AGENDA ITEM NO: 11.1
MEETING DATE: April 13, 2026

ALBANY COUNTY AIRPORT AUTHORITY
REQUEST FOR AUTHORIZATION

ACAA Approved 04/13/2026

DEPARTMENT: *Planning and Engineering*

Contact Person: *John LaClair, P.E., Chief Engineer*

PURPOSE OF REQUEST:

Change Order 11: *Authorization to Award Contract Change Order No. 11 to Construction Contract 21-1082-INT STR for the Pre-TSA Terminal Expansion to MLB Construction Services, LLC.*

CONTRACT AMOUNT:

Base:	**$46,474,000.00**	
Change Order No. 1	**37,371.00**	**ACAA Approved – 02/10/2025**
Change Order No. 2	**169,821.00**	**ACAA Approved – 02/10/2025**
Change Order No. 3	**251,152.00**	**ACAA Approved – 03/24/2025**
Change Order No. 4	**110,137.00**	**ACAA Approved - 04/16/2025**
Change Order No. 5	**54,641.00**	**ACAA Approved - 05/14/2025**
Change Order No. 6	**278,334.00**	**ACAA Approved -09/15/2025**
Change Order No.7	**226,507.00**	**ACAA Approved – 10/20/2025**
Change Order No.8	**257,131.00**	**ACAA Approved – 11/21/2025**
Change Order No.9	**88,113.00**	**ACAA Approved --12/15/2025**
Change Order No.10	**(-514,746.00)***	**CREDIT Approved – 02/09/2026**
Change Order No. 11	**453, 947.00 ***	
Total:	**$47,886,428.00 (Total includes change orders to date of $1,412,428.00)**	

***Pending Board Approval at this meeting.*

BUDGET INFORMATION:

Anticipated in Current ALB Capital Plan: Yes √ **No** ___ **NA**
Funding Account No.: *CPN 50-2021*

AWARD CONDITIONS MET:

Apprenticeship √ *DBE* √ *MWBE* √

Service Disable Veteran Owned Business (SDVOB) *N/A*

FISCAL IMPACT - FUNDING (Dollars or Percentages)

Federal *40%* **State** 60% **Airport** *N/A*
Term of Funding: *2023-2026*
Grant No.: *N/A* **STATE PIN:** *N/A*

AGENDA ITEM NO: 11.1
MEETING DATE: April 13, 2026

JUSTIFICATION:

Request to approve Change Order No. 11 for Contract # 21-1082-INT STR. This work includes a variety of necessary changes made to the project, including all plumbing, electrical, HVAC, fire alarm and suppression and insulation work to be done by MLB in advance of the Second Floor Bathroom construction (by others). There were changes to the level 5 Garage roof walkway (ASI-139), rebuild soffit on 7 line between Column Lines B and C and the addition of flexible epoxy membrane and fabric reinforcement scrim for the second floor terrazzo, new power routing for the escalators and several other necessary construction adjustments made by MLB and their subcontractors.

CHIEF EXECUTIVE OFFICER'S RECOMMENDATION:

Recommend approval.

FINAL AGREEMENT SUBJECT TO APPROVAL BY COUNSEL: YES ✓ NA_____

PROCUREMENT DEPARTMENT APPROVAL:

Procurement complies with Authority Procurement Guidelines and Chief Financial Officer has approved. YES ✓ NA___

BACK-UP MATERIAL:

Please refer to the attached Change Order No. 11 backup information compiled by Turner Construction Company.

AIA® Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*
Albany Airport

CONTRACT INFORMATION:
Contract For:
General Construction [1082-INT STR]
Date:
11-08-2023

CHANGE ORDER INFORMATION:
Change Order Number:
011
Date:
04-01-2026

OWNER: *(name and address)*
Albany County Airport Authority
737 Albany Shaker Road
Albany, NY 12211

ARCHITECT: *(name and address)*
CHA Consulting Inc.
3 Winners Circle
Albany, NY 12205

CONTRACTOR: *(name and address)*
MLB Construction Services LLC
One Stone Brook Road
Malta, NY 12020

CONSTRUCTION MANAGER: *(name and address)*
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

01. PCO-294b Added Fire Wrap Insulation per AHJ [Additional Tickets] (Add $2,919.00)
02. PCO-297 New Power Routing for Escalator's (Add $52,658.00)
03. PCO-324a ASI-139 Level 5 Garge Roof Walkway Revisions (Add $58,895.00)
04. PCO-327b RFI-368 Plywood at Roof Cornice Additional Work (Add $5,229.00)
05. PCO-357 Level 2 Bathrooms and 7th Lane TSA MLB Scope (Add $143,223.00)
06. PCO-369 Rebuild Soffit on 7 Line Between Column Lines B and C (Add $23,870.00)
07. PCO-378 RFI-474 B Line Soffit Revisions (Add $3,954.00)
08. PCO-396 RFI-523 Garage Lv4 LS-2 Size Versus Grid Discrepancy (Add $1,967.00)
09. PCO-403a RFI-525 Power to Siemens BMS Control Panels in the West Mechanical Room (Add $4,149.00)
10. PCO-413 RFI-341 Existing Ductwork Reconfiguration as a result of ASI-104 (Add $11,326.00)
11. PCO-417 RFI-450 FACP in Room 326 Lockable Circuit Breaker (Add $4,363.00)
12. PCO-420 ASI-146 Escalator and Elevator Machine Room Revisions (Add $20,066.00)
13. PCO-426 Flexible Epoxy Membrane + Fabric Reinforcement Scrim (Add $100,517.00)
14. PCO-439 Caddy Clips at Volume Dampers per ACAA (Add $20,811.00)

The original Contract Sum was	$	46,474,000.00
Net change by previously authorized Change Orders	$	958,481.00
The Contract Sum prior to this Change Order was	$	47,432,481.00
The Contract Sum will be increased by this Change Order in the amount of	$	453,947.00
The new Contract Sum including this Change Order will be	$	47,886,428.00

The Contract time will be unchanged by (0) days.
The Contractor's Work shall be substantially complete on .

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

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User Notes: (69cd1ea07c2486d9e5012097)

ARCHITECT *(Signature)*

BY: Anthony Stellato, Sr. Project Manager
(Printed name, title, and license number if required)

Date

CONSTRUCTION MANAGER *(Signature)*

BY: Robert Wagner, Project Manager
(Printed name and title)

Date

CONTRACTOR *(Signature)*

BY: Jeff Lino, Vice President
(Printed name and title)

Date

OWNER *(Signature)*

BY: Peter Stuto, Chief Executive Officer
(Printed name and title)

Date

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User Notes: (69cd1ea07c2486d9e5012097)

PCO-294B

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PCO-294b Rec'd TCCo 01.26.26

PROPOSAL

SUBMITTED TO:
Scott Bridie
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME	
Alb. Airport 21-1082-STR & INT	
PROJECT NO.	DATE
23-114	1/26/26
PROPOSAL NO.	PROPOSAL AMOUNT
180B	$ 2,919.00

Per NOC 180B dated 1/26/2026, MLB Construction Services LLC is pleased to present our proposal for the following:

The attached are missed tickets from the fire wrap work directed by the AHJ for the storm piping on the connector bridge.

Description	Labor	Material	Equipment	Subcontract	Other	Price
John W Danforth Company				$2,791.87		$2,791.87
					Subtotal:	$2,791.87
		MLB OH&P (Subcontractor)		$2,538.06	5.01%	$127.13
					Total:	**$2,919.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN.

Submitted by: 1/26/26
Craig Dittl
MLB Construction Services LLC

Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

PCO-294b Rec'd TCCo 01.26.26

CHANGE ORDER REQUEST

66

since 1884 danforth

Title: Storm System Firewrap TM#2
Project Name: Albany Airport Terminal Expansion
Project Address: 737 Albany Shaker Road
Albany, NY 12211
COR Date: 12/19/2025
T&M Tag Numbers: EX00066, EX00067, EX00068
John W Danforth Company Job Number: 90272-100
Customer Job Number:
Customer Reference Number: PCO 294

Our Information

John W Danforth Company
300 Colvin Woods Parkway
Tonawanda, NY 14150
Phone: (716)-955-0035

Customer Information

MLB Construction Services
1 Stonebreak Road
Ballston Spa, NY 12020
Phone: (518)-289-1371

Description of Change Order Request

Differential pricing for storm system fire wrapping requirement vs. standard insulation. Final 3 TM tickets.
T&M Tag EX00066: Fire wrap storm piping per PCO 294
Mike Deegan L40 foreman.prep all material for installation on pipe.

T&M Tag EX00067: Fire wrap storm piping per PCO 294
Mike Deegan L40 foreman.install prefabricated material

T&M Tag EX00068: Fire wrap storm piping per PCO 294
Mike Deegan L40 foreman.complete install of fabricated material

APPROVED JUNE #180 PCD

Labor

Description	Qty (HR)	Unit (HR)	Rate (HR)	Total Cost
Tag EX00066 - Local 40 Foreman	4.00	ST	$110.54	$442.16
Tag EX00067 - Local 40 Foreman	8.00	ST	$110.54	$884.32
Tag EX00068 - Local 40 Foreman	4.00	ST	$110.54	$442.16
Hours Subtotals: ST: 16.00			**Total Labor:**	**$1,768.64**

Material

Description	Qty of Material	Unit of Measure	Rate	Total Cost
Tag EX00066 - Fire wrap	50.00	foot	$5.00	$250.00
Tag EX00066 - Stainless wire	100.00	foot	$5.00	$500.00
Tag EX00066 - 3M fire tape	1.00	Roll	$19.42	$19.42
			Total Material:	**$769.42**

Subtotal		**$2,538.06**
Tax Rate (Materials)	0.000%	$0.00
Mark Up Rate (Subtotal)	10.000%	$253.81
Requested Total		**$2,791.87**

Terms & Conditions

Exclusions to include :Retention; unforeseen conditions; roofing work of any kind; cleanup; dumpsters; painting; temporary facilities of any kind; any design calculations or PE stamp; full time on-site safety rep; sales tax; bonding or special insurances of any kind; concrete cutting or concrete work of any kind; cut & patch of any kind; grouting; electrical/power wiring of any kind; controls wiring; environmental remediation; excavation/backfilling; dewatering; chemical/mechanical pipe cleaning; flushing/draining/refilling/venting of systems; instructions to operating personnel; operational tests; valve tagging; equipment/system identification; shop drawings; as-built drawings; escutcheons; caulking; reconditioning and cleaning of owner equipment or material; shoring/tamping; labor to perform x-ray quality welding; schedule update; any work that is not explicitly called out in scope of work description above.

This change proposal covers only the direct costs associated with the change order work described above. The contractor expressly reserves the right to submit, at a later date, added costs and/or time extension requests attendant to this modification arising from, but not limited to: extended field and home office overhead, labor and equipment inefficiencies, disruptions, cumulative impacts, impacts to the critical path and related delay costs, schedule resequencing and/or overtime and acceleration.

We reserve the right to modify this estimate, if additional work not covered by this proposal is required.

Unless noted otherwise, it is anticipated that all work required by this change will be done on a straight time basis. Overtime work, if required, will be billed as an additional item.

This proposal is for acceptance within 20 days and is subject to escalation thereafter.

Please advise as soon as possible if we are to proceed. We will not proceed without formal written change order, per contract terms.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. John W. Danforth Company is authorized to do the work as indicated. Payment will be made as outlined above. The conditions of the proposal above stand good for 30 days. Pricing is based on conditions at time of bid. Danforth reserves its right for an adjustment in contract time, price, or both, due to changing conditions relating, but not limited to COVID-19, or any pandemic, epidemic, disease outbreak, or conflict; or any governmental regulations that are enacted after this date that may impact project cost.

PCO-294b Rec'd TCCo 01.26.26

TIME AND MATERIAL TAG

EX00066

since 1884 danforth

Title: Fire wrap PVC storm pipe
Project Name: Albany Airport Terminal Expansion
Project Address: 737 Albany Shaker Road
Albany, NY 12211
Date(s) of Work Performed: 11/17/2025
John W Danforth Company Job Number: 90272-100
Cost Code: 90272-532
Customer Job Number:
Customer Reference Number: PCO 294

Our Information

John W Danforth Company
300 Colvin Woods Parkway
Tonawanda, NY 14150
Phone:(716)-955-0035

Customer Information

MLB Construction Services
1 Stonebreak Road
Ballston Spa, NY 12020
Phone:(518)-289-1371

Description of the Work

Fire wrap storm piping per PCO 294
Mike Deegan L40 foreman.prep all material for installation on pipe.

Labor

Worker Name / Description	Date of Work	Quantity of Worker	ST	OT	DT	POT	PDT	Total
Local 40 Foreman	11/17/2025	1	4					4
	Total Labor:	**1**	**4**	**0**	**0**	**0**	**0**	**4**

Material

Material Name	Date of Work	Unit of Measure	Quantity of Unit	Total
Fire wrap	11/17/2025	1 ft	50	50
Stainless wire	11/17/2025	1ft	100	100
3M fire tape	11/17/2025	Roll	5	5

PCO-294b Rec'd TCCo 01.26.26

Terms & Conditions

Exclusions to Include :Retention; unforeseen conditions; roofing work of any kind; cleanup; dumpsters; painting; temporary facilities of any kind; any design calculations or PE stamp; full time on-site safety rep; sales tax; bonding or special insurances of any kind; concrete cutting or concrete work of any kind; cut & patch of any kind; grouting; electrical/power wiring of any kind; controls wiring; environmental remediation; excavation/backfilling; dewatering; chemical/mechanical pipe cleaning; flushing/draining/refilling/venting of systems; instructions to operating personnel; operational tests; valve tagging; equipment/system identification; shop drawings; as-built drawings; escutcheons; caulking; reconditioning and cleaning of owner equipment or material; shoring/tamping; labor to perform x-ray quality welding; schedule update; any work that is not explicitly called out in scope of work description above.

This change proposal covers only the direct costs associated with the change order work described above. The contractor expressly reserves the right to submit, at a later date, added costs and/or time extension requests attendant to this modification arising from, but not limited to: extended field and home office overhead, labor and equipment inefficiencies, disruptions, cumulative impacts, impacts to the critical path and related delay costs, schedule resequencing and/or overtime and acceleration.

We reserve the right to modify this estimate, if additional work not covered by this proposal is required.

Unless noted otherwise, it is anticipated that all work required by this change will be done on a straight time basis. Overtime work, if required, will be billed as an additional item.

This proposal is for acceptance within 20 days and is subject to escalation thereafter.
Please advise as soon as possible if we are to proceed. We will not proceed without formal written change order, per contract terms.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. John W. Danforth Company is authorized to do the work as indicated. Payment will be made as outlined above. The conditions of the proposal above stand good for 30 days. Pricing is based on conditions at time of bid. Danforth reserves its right for an adjustment in contract time, price, or both, due to changing conditions relating, but not limited to COVID-19, or any pandemic, epidemic, disease outbreak, or conflict; or any governmental regulations that are enacted after this date that may impact project cost.

Digitally Signed by:	Date Signed:	Digitally Signed by:	Date Signed:
[signature]	Nov 20, 2025 01:12 PM EST	Edward F Andres	Nov 21, 2025 04:39 PM EST
Name: Jonathan Rogers **Company:** John W Danforth Company		**Name:** Edward Andres **Company:** MLB Construction Services	

POWERED BY CLEARSTORY

PCO-294b Rec'd TCCo 01.26.26

TIME AND MATERIAL TAG

EX00067

since 1884 danforth

Title: Fire wrap PVC storm pipe
Project Name: Albany Airport Terminal Expansion
Project Address: 737 Albany Shaker Road
Albany, NY 12211
Date(s) of Work Performed: 11/19/2025
John W Danforth Company Job Number: 90272-100
Cost Code: 90272-532
Customer Job Number:
Customer Reference Number: PCO 294

Our Information

John W Danforth Company
300 Colvin Woods Parkway
Tonawanda, NY 14150
Phone:(716)-955-0035

Customer Information

MLB Construction Services
1 Stonebreak Road
Ballston Spa, NY 12020
Phone:(518)-289-1371

Description of the Work

Fire wrap storm piping per PCO 294
Mike Deegan L40 foreman.install prefabricated material

Labor

Worker Name / Description	Date of Work	Quantity of Worker	ST	OT	DT	POT	PDT	Total
Local 40 Foreman	11/19/2025	1	8					8
	Total Labor:	**1**	**8**	**0**	**0**	**0**	**0**	**8**

PCO-294b Rec'd TCCo 01.26.26

Terms & Conditions

Exclusions to include :Retention; unforeseen conditions; roofing work of any kind; cleanup; dumpsters; painting; temporary facilities of any kind; any design calculations or PE stamp; full time on-site safety rep; sales tax; bonding or special insurances of any kind; concrete cutting or concrete work of any kind; cut & patch of any kind; grouting; electrical/power wiring of any kind; controls wiring; environmental remediation; excavation/backfilling; dewatering; chemical/mechanical pipe cleaning; flushing/draining/refilling/venting of systems; instructions to operating personnel; operational tests; valve tagging; equipment/system identification; shop drawings; as-built drawings; escutcheons; caulking; reconditioning and cleaning of owner equipment or material; shoring/tamping; labor to perform x-ray quality welding; schedule update; any work that is not explicitly called out in scope of work description above.

This change proposal covers only the direct costs associated with the change order work described above. The contractor expressly reserves the right to submit, at a later date, added costs and/or time extension requests attendant to this modification arising from, but not limited to: extended field and home office overhead, labor and equipment inefficiencies, disruptions, cumulative impacts, impacts to the critical path and related delay costs, schedule resequencing and/or overtime and acceleration.

We reserve the right to modify this estimate, if additional work not covered by this proposal is required.

Unless noted otherwise, it is anticipated that all work required by this change will be done on a straight time basis. Overtime work, if required, will be billed as an additional item.

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Please advise as soon as possible if we are to proceed. We will not proceed without formal written change order, per contract terms.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. John W. Danforth Company is authorized to do the work as indicated. Payment will be made as outlined above. The conditions of the proposal above stand good for 30 days. Pricing is based on conditions at time of bid. Danforth reserves its right for an adjustment in contract time, price, or both, due to changing conditions relating, but not limited to COVID-19, or any pandemic, epidemic, disease outbreak, or conflict; or any governmental regulations that are enacted after this date that may impact project cost.

Digitally Signed by:	Date Signed:	Digitally Signed by:	Date Signed:
[signature]	Nov 20, 2025 01:21 PM EST	Edward F Andres	Nov 21, 2025 04:41 PM EST
Name: Jonathan Rogers **Company:** John W Danforth Company		**Name:** Edward Andres **Company:** MLB Construction Services	

PCO-294b Rec'd TCCo 01.26.26

TIME AND MATERIAL TAG

EX00068*

since 1884 danforth

Title: Fire wrap PVC storm pipe (Copy)
Project Name: Albany Airport Terminal Expansion
Project Address: 737 Albany Shaker Road
Albany, NY 12211
Date(s) of Work Performed: 11/20/2025
John W Danforth Company Job Number: 90272-100
Cost Code: 90272-532
Customer Job Number:
Customer Reference Number: PCO 294

Our Information

John W Danforth Company
300 Colvin Woods Parkway
Tonawanda, NY 14150
Phone:(716)-955-0035

Customer Information

MLB Construction Services
1 Stonebreak Road
Ballston Spa, NY 12020
Phone:(518)-289-1371

Description of the Work

Fire wrap storm piping per PCO 294
Mike Deegan L40 foreman.complete install of fabricated material

Labor

Worker Name / Description	Date of Work	Quantity of Worker	ST	OT	DT	POT	PDT	Total
Local 40 Foreman*	11/20/2025	1	4					4*
	Total Labor:	**1**	**4**	**0**	**0**	**0**	**0**	**4**

PCO-294b Rec'd TCCo 01.26.26

Terms & Conditions

Exclusions to include :Retention; unforeseen conditions; roofing work of any kind; cleanup; dumpsters; painting; temporary facilities of any kind; any design calculations or PE stamp; full time on-site safety rep; sales tax; bonding or special insurances of any kind; concrete cutting or concrete work of any kind; cut & patch of any kind; grouting; electrical/power wiring of any kind; controls wiring; environmental remediation; excavation/backfilling; dewatering; chemical/mechanical pipe cleaning; flushing/draining/refilling/venting of systems; instructions to operating personnel; operational tests; valve tagging; equipment/system identification; shop drawings; as-built drawings; escutcheons; caulking; reconditioning and cleaning of owner equipment or material; shoring/tamping; labor to perform x-ray quality welding; schedule update; any work that is not explicitly called out in scope of work description above.

This change proposal covers only the direct costs associated with the change order work described above. The contractor expressly reserves the right to submit, at a later date, added costs and/or time extension requests attendant to this modification arising from, but not limited to: extended field and home office overhead, labor and equipment inefficiencies, disruptions, cumulative impacts, impacts to the critical path and related delay costs, schedule resequencing and/or overtime and acceleration.

We reserve the right to modify this estimate, if additional work not covered by this proposal is required.

Unless noted otherwise, it is anticipated that all work required by this change will be done on a straight time basis. Overtime work, if required, will be billed as an additional item.

This proposal is for acceptance within 20 days and is subject to escalation thereafter.
Please advise as soon as possible if we are to proceed. We will not proceed without formal written change order, per contract terms.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. John W. Danforth Company is authorized to do the work as indicated. Payment will be made as outlined above. The conditions of the proposal above stand good for 30 days. Pricing is based on conditions at time of bid. Danforth reserves its right for an adjustment in contract time, price, or both, due to changing conditions relating, but not limited to COVID-19, or any pandemic, epidemic, disease outbreak, or conflict; or any governmental regulations that are enacted after this date that may impact project cost.

Digitally Signed by:	Date Signed:	Digitally Signed by:	Date Signed:
	Nov 20, 2025 01:23 PM EST	Edward F Andres	Nov 21, 2025 04:42 PM EST
Name: Jonathan Rogers **Company:** John W Danforth Company		**Name:** Edward Andres **Company:** MLB Construction Services	

PCO-297

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PCO-297 Rec'd 12.18.25 TCCo

PROPOSAL

SUBMITTED TO:
Rob Wagner
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME	
Alb. Airport 21-1082-STR & INT	
PROJECT NO.	DATE
23-114	12/18/25
PROPOSAL NO.	PROPOSAL AMOUNT
153	$ 52,658.00

Per NOC 153 dated 7/29/2025, MLB Construction Services LLC is pleased to present our proposal for the following:

Per the direction of Turner Construction and ACAA, provide permanent power for the new escalators from an existing power source as discussed in the attached email chain. This work is to be tracked under PCO-297.

Description	Labor	Material	Equipment	Subcontract	Other	Price
George J Martin & Son Inc				$50,369.00		$50,369.00
					Subtotal:	$50,369.00
		MLB OH&P (Subcontractor)		$45,790.00	5.00%	$2,289.00
					Total:	**$52,658.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN.

Submitted by: 12/18/25
Craig Dittl
MLB Construction Services LLC

Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

PCO-297 Rec'd 12.18.25 TCCo

MARTIN
ELECTRIC
est. 1959

JOB #6846-84

MLB Constructions Services, LLC.
1 Stonebreak Rd. Malta, NY 12020

December 11, 2025
Prepared by: Everett Jones
Contact Info: ejones@martinelectric.com

Attn: Craig Dittl cdittl@mlbind.com

RE: Albany Airport BP-04 –PCO-297 Investigate and Relocate Feeders to 4-New Escalators

Craig,

Martin Electric is pleased to provide this T&M and Contract Credit CO Proposal for the above-mentioned project. Please review our clarifications and exclusions for this scope, and thank you for this opportunity.

SCOPE OF WORK

- Prior to the PCO-297 direction, 4-new 20A 480V Escalator Feeders from Panel 3EM to marked-up location shown on E-101 were installed. Credit for original 100A 480V has been included in this CO Proposal.
- To advance the escalator power before Mech Room 326 completion PCO-297 was created.
- PCO-297 direction was to provide 4-new 20A 480V Feeders from existing Panel 1QJ via existing breakers.
- During a scheduled outage and tie-in of the 4-existing Escalator Breakers in Panel 1QJ we attempted to energize the said breakers and 2 failed. The age of the existing breakers came in question by ACAA.
- Direction was given to purchase 4-new breakers and spares and to schedule another outage for said installation in Panel 1QJ for the new escalator power. Also, breakers in PP-JB required replacement for temporary power during outage.
- Also note that during the temporary power configuration for first scheduled outage the existing elevator and existing escalator breaker also failed. We were directed from Turner and ACAA to order new breakers and spares for panel 1QJ and PP-JB for required temporary power tie-ins.
- Also, directions were given to purchase 2 new breakers and spares and to schedule another outage for said installation in Panel 1QJ for the existing elevator and existing escalator. PO for all the breakers we purchased are on the T&M extra number for the new escalators.

CLARIFICATIONS

- Please reference the attached 30- signed T&M Tickets. (00019, 00020, 00025, 00026, 00027, 00028, 00482, 00483, 00484, 00486, 00492, 00493, 00495, 00496, 00500, 00502, 00505, 00512, 00533, 00535, 00537, 00540, 00546, 00550, 00553, 00557, 00558, 00559, 00566, 00569)

PCO-297 Rec'd 12.18.25 TCCo

MARTIN
ELECTRIC
est 1939

JOB #6846-84

MLB Constructions Services, LLC.
1 Stonebreak Rd. Malta, NY 12020

December 11, 2025
Prepared by: Everett Jones
Contact Info: ejones@martinelectric.com

- Please reference the attached credit and scope of work back-up as included in our Contract.
- Any unused breakers in Panel 3EM will remain as spares.
- Any conduit installed prior to PCO-297 issuance will remain as empty spare conduit.
- Coordinate work with MLB.
- All Labor, Material, Management, Equipment, Tools, and Service Vehicles included.
- Please reference updated **PROPOSAL TERMS**, regarding the Commodities Market.

APPROACH

Martin Electric plans to approach this project in the following manner:

- Review all the requirements of the systems/equipment to be installed with the appointed representative.
- Review and determine with the site representative the proposed routing, for approval, prior to installation of conduit, and wire.
- Review and make every effort to expedite delivery of long lead materials.
- Complete the installation of the required services within schedule, unless delayed by others.
- Evaluate project activity periods and maintain scheduled activity completions.

EXCLUSIONS

- Dumpster Cost of any type.
- Cost for seismic restraints of any type.
- System design or re-design requirements.
- All field modifications of equipment furnished by others.
- Third party or certification testing of the electrical systems.
- Any concrete, cutting, patching, or painting.
- Fireproofing is not included.

PCO-297 Rec'd 12.18.25 TCCo

MARTIN
ELECTRIC
est. 1938

JOB #6846-84

MLB Constructions Services, LLC.

1 Stonebreak Rd. Malta, NY 12020

December 11, 2025
Prepared by: Everett Jones
Contact Info: ejones@martinelectric.com

PROPOSAL COST

Based on the Services to provide the Proposed Scope of Work, the Approach, and the Clarifications, Inclusions and Exclusions listed above; Martin Electric is proposing the amount of:

T&M Tickets	$ 63,973
Contract Credit	($ 13,604)
TOTAL	**$ 50,369**

PROPOSAL TERMS:

Terms for payment shall be net 30 days based on a schedule of values from the contract.
This quote is valid for **15 days** due to the current market for commodities and Material pricing will be updated, as necessary, upon the date of Approval, and is made contingent upon both parties reaching mutually agreeable terms and conditions.

NOTICE:

THIS PROPOSAL IS CONTINGENT ON A LACK OF IMPACT BY THE CORONAVIRUS NATIONAL EMERGENCY. Given the existence of the coronavirus pandemic, Martin Electric Inc. will use its best efforts to staff and supply this project to be able to hit the scheduled completion date but reserves its right to seek an excusable extension of time if Martin Electric Inc., or its subcontractors and suppliers are unable to maintain planned crew sizes due to the illness, supply shortages or governmental restraints on business, travel and/or assembly. To the extent that the project is suspended pursuant to the terms of the proposed Martin Electric Inc. Subcontract, we intend to seek additional costs associated with the suspension.

PCO-297 Rec'd 12.18.25 TCCo

Week-Ending	7/27/2025	8/3/2025	8/10/2025	8/17/2025	8/24/2025	9/14/2025	9/21/2025	9/28/2025	10/5/2025	10/19/2025	
Ticket #'s											
19,20	$ 2,125.28										$ 2,125.28
25,26,27,28		$ 8,554.66									$ 8,554.66
482,483,484,486			$ 12,007.60								$ 12,007.60
492,493,495, 496,500,502,505				$ 15,295.30							$ 15,295.30
512					$ 651.49						$ 651.49
533,535,537,540						$ 8,426.93					$ 8,426.93
546,550,553							$ 7,869.87				$ 7,869.87
557,558,559								$ 5,187.95			$ 5,187.95
566									$ 2,749.27		$ 2,749.27
569										$ 1,104.43	$ 1,104.43
										T&M Tickets	$ 63,972.78

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

164 Columbia Tpk, Ste B, Rensselaer, NY 12144

www.martinelectric.com | www.controlnetwork.com

Job No.	6846-84
Batch WE.	7/27/2025
Ticket #'s in Batch:	00019, 00020

CUSTOMER:	DATE:	Batch Period
MLB/Turner	8/5/2025	7/21/25 - 7/27/25

JOB LOCATION:	Job Status	Sales Tax		Allowable Mark Up	
Albany Airport	In progress	Taxable		Lab	10%
		Exempt	x	Mat	10%
		County		Sub	10%

Notes

Project not complete. Expect more tickets for this job.

TOTAL MATERIAL	$ 126.95
TOTAL EQUIPMENT	$ -
TOTAL LABOR	$ 1,805.12
TOTAL SUBCONTRACTOR	$ -
TOTAL INDIRECTS	$ -
SUBTOTAL	$ 1,932.07
MARKUP (OH&P)	$ 193.21
SALES TAX	$ -
TOTAL DUE	$ 2,125.28
"+ applicable tax"	$ -

Processed by (Print)	Processed by: Signature	Date
Kaylee Schaefer-Hood	Kaylee Schaefer-Hood	8/5/2025

Approved by (Print)	Approved by: Signature	Date

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est 1938

www.martinelectric.com | www.controlnetwork.com

No. 00019

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone. 518-477-7577 | Fax. 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	7-23-25	6846-84
ADDRESS:	**JOB LOCATION:**	
	Albany Airport Escalators	
ATTENTION:	**WORK CONDITIONS:**	
Mike Washburn		
CELL PHONE:		
518 338 8477	BP-04 PCO-297	

DESCRIPTION OF WORK

Map Route for Conduits from Main existing Electric room to new Escalators Setup for Install.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis (GF)	7/23	1			$127.52
K. Kelter	7/23	2			$209.70
D. Farnan	7/23	2			$209.70
Subtotal Labor					

TOTAL MATERIAL	$0.00
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$546.92
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$546.92
MARKUP (OH&P)	$54.69
SALES TAX	
TOTAL DUE	$601.61

WORK ORDERED BY	DATE
Michael Washburn	7-24-25
CUSTOMER APPROVAL SIGNATURE	**DATE**
Ed Andrus (VTO)	7-24-25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

est. 1939

www.martinelectric.com | www.controlnetwork.com

No. 00020

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone 518-477-7577 | Fax 518-477-9750

CUSTOMER: MLB / Turner

DATE: 7-24-25

JOB NO: 6846-84

ADDRESS:

JOB LOCATION: Albany Airport Escalators

ATTENTION: Mike Washburn

WORK CONDITIONS:

CELL PHONE: 518 338 8477

BP-04 PCO-297

DESCRIPTION OF WORK

Install Conduit from Main Electric Room Panel 1Q3 heading to new escalators

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
90'	3/4" EMT		$97.56
33	3/4" EMT Setscrew Conn.		$11.95
12	3/4" EMT Setscrew Coupl.		$4.34
8	3/4" Strut Straps		$6.22
1	3/4" C form 6 Condulet		$5.99
3	3/4" EMT one hole straps		$0.89

NAME	DATE	ST	OT	DT	AMOUNT
K. Kelter	7/24	6			$629.10
D. Farman	7/24	6			$629.10
Subtotal Labor					

TOTAL MATERIAL	$126.95
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$1258.20
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$1385.15
MARKUP (OH&P)	$138.52
SALES TAX	
TOTAL DUE	$1523.67

WORK ORDERED BY: Mark Washburn — DATE: 7/25/25

CUSTOMER APPROVAL SIGNATURE: EC Electrical (ATO) — DATE: 7/25/25

PCO-297 Rec'd 12.18.25 TCCo

3/4 EMT	CONDUIT 3/4 EMT	90	EA	90	0	1.0840 EA	97.56
4075S	ETP 3/4 S/SCR EMT CONN	33	EA	33	0	.3622 EA	11.95
5075S	ETP 3/4 S/SCR EMT CPLG	12	EA	12	0	.3615 EA	4.34

CONTINUED

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

8:27AM knickc/199 PAGE 7

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
71989	8/04/25	3120	,	18

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	8/04/25		1	JHAT

PART NUMBER / BIN	H/M DESCRIPTION	QTY ORD		QTY SHP	QTY BKO ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
B2002PA-ZN-3/4	B-LINE EMT CLAMP	8	EA	8	0	.7779	EA	6.22
LC750CGSST	EGS 3/4 D/C COND BODY	1	EA	1	0	5.9913	EA	5.99
10744-S	VICTOR 3/4 1H EMT STRAP	3	EA	3	0	.2950	EA	.89

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC est. 1979 164 Columbia Tpk, Ste B, Rensselaer, NY 12144 www.martinelectric.com | www.controlnetwork.com	Job No.	6846-84
	Batch WE.	8/3/2025
	Ticket #'s in Batch:	00025, 00026, 00027, 00028

CUSTOMER:	DATE:	Batch Period:
MLB/Turner	8/8/2025	7/28/25 - 8/3/25

JOB LOCATION:	Job Status	Sales Tax		Allowable Mark Up	
Albany Airport	In progress	Taxable		Lab	10%
		Exempt	x	Mat	10%
		County		Sub	10%

Notes

Project not complete. Expect more tickets for this job.

TOTAL MATERIAL	$	695.51
TOTAL EQUIPMENT	$	-
TOTAL LABOR	$	7,081.45
TOTAL SUBCONTRACTOR	$	-
TOTAL INDIRECTS	$	-
SUBTOTAL	$	7,776.96
MARKUP (OH&P)	$	777.70
SALES TAX	$	-
TOTAL DUE	$	8,554.66
"+ applicable tax"	$	-

Processed by (Print)	Processed by: Signature	Date
Kaylee Schaefer-Hood	Kaylee Schaefer-Hood	8/8/2025

Approved by (Print)	Approved by: Signature	Date

Page 1 of 1 Pages

PCO-297 Rec'd 12.18.25 TCCo

MARTIN
ELECTRIC

No. 00025

CUSTOMER: MLB / Turner

DATE: 7-28-25

JOB NO: 6846-84

ADDRESS:

JOB LOCATION: Albany Airport Escalator Power

ATTENTION: Mike Washburn

WORK CONDITIONS:

CELL PHONE: 518 338 8477

BP-04 PCO-297

DESCRIPTION OF WORK

Install Conduit for power to Escalators

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	48" Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Control Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Pickup Truck		Days	Dumper		Hours
Trailers		Days	Trailered Genset		Per Week
Cargo Trailer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
60'	3/4" EMT		$65.04
4	3/4" Strut straps		$3.11
10	3/4" one hole straps		$1.01
16	Zip-its & screws		$27.51
5'	1 5/8" UNISTRUT		$13.26
4	1/4" Fender Washers		$0.18
7	3/4" EMT Couplings		$2.53
2	3/4" EMT Connectors		$0.72

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis (GF)	7/28	1			$127.52
K. Kelter	7/28	8			$838.80
D. Farnan	7/28	8			$838.80

Subtotal Labor	
TOTAL MATERIAL	$113.36
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$1805.12
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$1918.48
MARKUP (OH&P)	$191.85
SALES TAX	
TOTAL DUE	$2110.33

WORK ORDERED BY: Michael Walsh — DATE: 7/29/25

CUSTOMER APPROVAL SIGNATURE: E. Anderas (VP) — DATE: 7-29-25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

est 1919

www.martinelectric.com | www.controlnetwork.com

No. 00026

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER: MLB / Turner

DATE: 7-29-25

JOB NO: 6846-84

ADDRESS:

JOB LOCATION: Albany Airport Escalator

ATTENTION: Mike Washburn

WORK CONDITIONS:

CELL PHONE: 518 338 8477

BP-04 PCO-297

DESCRIPTION OF WORK

Install Conduits and supports for Power from Main elec. room to new escalators

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
70'	3/4" EMT		$75.88
6	3/4" EMT Couplings		$2.17
6	3/4" EMT Connectors		$2.90
1	4 11/16" J-Box		$2.39
1	4 11/16" Blank Cover		$0.72
4	Zip-its		$27.51
8	3/4" Strut straps		$6.22
5'	1 5/8" Strut		$13.26
2	1 1/4" x 1/4" washers		$0.18
2	2 1/4" x 1/4" Tapcons		$1.27
3'	7/8" Strut		$4.42
2	3/4" LB's forms w Covers		$14.40

NAME	DATE	ST	OT	DT	AMOUNT
K. Kelter	7/29	8			$838.80
D. Farnan	7/29	8			$838.80
Subtotal Labor					

TOTAL MATERIAL	$151.32
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$1677.60
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$1828.92
MARKUP (OH&P)	$182.89
SALES TAX	
TOTAL DUE	$2011.81

WORK ORDERED BY: Michael Washburn — DATE: 7/30/25

CUSTOMER APPROVAL SIGNATURE: Ed Andres (VTC) — DATE: 7-30-25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

est 1959

www.martinelectric.com | www.controlnetwork.com

No. 00027

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	7-30-25	6846-84

ADDRESS:	JOB LOCATION:
	Albany Airport

ATTENTION:	WORK CONDITIONS:
Mike Washburn	
CELL PHONE:	
518 338 8477	BP-04 PCO-297

DESCRIPTION OF WORK

Install Conduits and supports from Main Electric room to new escalators

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Speciality Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
100'	3/4" EMT		$108.40
8	3/4" EMT Couplings		$2.89
8	3/4" Strut Straps		$6.22
2	3/4" LR Loadulets Form 5 w/ Covers		$14.40
30'	7/8" Uni strut		$44.16
12	3/8" SQ Washers		$8.64
3	3/8" x 6' Threaded Rod.		$12.09
6	3/8" Drop ins		$9.89
12	3/8" Nuts		$6.91
6	3/8" lock washers		$0.24
EC ANDRES (TO)			

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis (EF)	7/30	1			$127.52
M. Helter	7/30	8			$838.80
D. Farnan	7/30	8			$838.80
	Subtotal Labor				

TOTAL MATERIAL	$213.84
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$1805.12
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$2018.64
MARKUP (OH&P)	$201.86
SALES TAX	
TOTAL DUE	$2220.50

WORK ORDERED BY	DATE
Michael Washburn	7/30/25
CUSTOMER APPROVAL SIGNATURE	**DATE**
EC ANDRES	7/31/25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

est 1959

www.martinelectric.com | www.controlnetwork.com

No. 00028

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144
Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	7-31-25	6846-84

ADDRESS:	JOB LOCATION:
	Albany Airport escalator power

ATTENTION:	WORK CONDITIONS:
Mike Washburn	

CELL PHONE:	
518 338 8477	BP-04 PCO-297

DESCRIPTION OF WORK

Install Supports and conduits from Main Electric room to new escalators

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
80'	3/4" EMT		$86.72
8	3/4" EMT Couplings		$2.89
10	3/4" Strut straps		$7.78
18'	3/8" Threaded Rod.		$12.09
28	3/8" SQ Washer		$20.16
42	3/8" Nuts		$24.19
28	3/8" lock Washers		$1.13
80'	7/8" Uni-strut		$29.44
10	3/8" Beam Clamps		$26.00
4	3/8" Drop-in Anchors.		$6.59

NAME	DATE	ST	OT	DT	AMOUNT
K. Kelter	7/31	8			$838.80
D. Farnan	7/31	8			$838.80
L. Hotaling	7/31	1			$116.01

Subtotal Labor	
TOTAL MATERIAL	$216.99
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$1793.61
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$2010.60
MARKUP (OH&P)	$201.07
SALES TAX	
TOTAL DUE	$2211.66

WORK ORDERED BY	DATE
Michael Washburn	8/1/25

CUSTOMER APPROVAL SIGNATURE	DATE
Ed Andres (VIA)	8/1/25

NMB12/2W/GRE	70	EA	70	0	.69992	EA	48.99
WIRE NM-B-12/2-W/GRD-1000FT-REEL							
3/4 EMT	60	EA	60	0	1.0840	EA	65.04
CONDUIT 3/4 EMT							
B2002PA-ZN-3/4	4	EA	4	0	.7779	EA	3.11
B-LINE EMT CLAMP							
371	10	EA	10	0	.1008	EA	1.01
ARL 3/4 1H STL EMT STRAP							
WOK-8	1	EA	1	0	27.51	EA	27.51

CONTINUED

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

9:37AM knickc/188 PAGE 3

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
72176	8/06/25	3120	./	18

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	8/06/25		1	JHAT

PART NUMBER / BIN	H/M	DESCRIPTION	QTY ORD	QTY SHP	QTY BKO ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
		DOTTIE #8 WALL DRILLER KIT						
B22-SH-10FT-		STRUT 12GA 1-5/8D SLOTTED CHANNEL	5	EA 5	0	2.6510	EA	13.26
FW14		DOTTIE FLAT STEEL WASHER	4	EA 4	0	.0461	EA	.18
5075S		ETP 3/4 S/SCR EMT CPLG	7	EA 7	0	.3615	EA	2.53
4075S		ETP 3/4 S/SCR EMT CONN	2	EA 2	0	.3622	EA	.72

3/4 EMT	CONDUIT 3/4 EMT	70	EA	70	0	1.0840 EA	75.88
5075S	ETP 3/4 S/SCR EMT CPLG	6	EA	6	0	.3615 EA	2.17
4075S	ETP 3/4 S/SCR EMT CONN	8	EA	8	0	.3622 EA	2.90
721711/2&3/4	STL-CTY (NEW# 72171-1/2&3/4-E)	1	EA	1	0	2.3877 EA	2.39
72C1	STL-CTY 4-11/16SQ FLT BLNK CVR	1	EA	1	0	.7200 EA	.72
WDK-8	DOTTIE #8 WALL DRILLER KIT	1	EA	1	0	27.51 EA	27.51
B2002PA-ZN-3/4	B-LINE EMT CLAMP	8	EA	8	0	.7779 EA	6.22
B22-SH-10FT-	STRUT 12GA 1-5/8D SLOTTED CHANNEL	5	EA	5	0	2.6510 EA	13.26
FENW1411H	DOTTIE FENDER WASHER	2	EA	2	0	.0892 EA	.18
14H214	DOTTIE 1/4X2-1/4 HEX ANCHOR	2	EA	2	0	.6337 EA	1.27
B54-SH-GALV10FT		3	EA	3	0	1.4720 EA	4.42

CONTINUED

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

SOLD TO:
GEORGE MARTIN ELECTRIC
184 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

9:37AM knickc/188 PAGE 6

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
72176	8/06/25	3120	./	18

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	*********CUSTOMER PICKUP*********	8/06/25		1	JHAT

PART NUMBER / BIN	H/M	DESCRIPTION	QTY ORD	QTY SHP	QTY BKO ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
		B-LINE SLOT CHNL 14GA.						
LB75		OZ-G 3/4 MALL LB COND BODY	2 EA	2	0	5.51	EA	11.02
BS75S		OZ-G 3/4 COND BODY CVR	2 EA	2	0	1.13	EA	2.26
SG75		OZ-G 3/4 COND BODY BUNA GASK	2 EA	2	0	.56	EA	1.12

B2002PA-ZN-3/4 B-LINE EMT CLAMP	10	EA	10	0	.7779	EA	7.78
3/8X6 ROD B-LINE ZINC PLATED THREADED ROD PC	3	EA	3	0	4.03	EA	12.09
B201-PLTD B-LINE 3/8 SQ WASHER	28	EA	28	0	.7200	EA	20.16
N228-3/8 B-LINE PLTD SPRING NUT	42	EA	42	0	.5760	EA	24.19
LW38 DOTTIE DOTTIE LOCK WASHER	28	EA	28	0	.0405	EA	1.13
B54-SH-GALV10FT B-LINE SLOT CHNL 14GA.	20	EA	20	0	1.4720	EA	29.44
IS502 OZ-G BEAM CLAMP 3/8-16 TAP	10	EA	10	0	2.60	EA	26.00
DA38 DOTTIE DROP IN ANCHOR	4	EA	4	0	1.6477	EA	6.59
LR75 OZ-G 3/4 MALL LR COND BODY	2	EA	2	0	7.14	EA	14.28
BS75S OZ-G 3/4 COND BODY CVR	2	EA	2	0	1.13	EA	2.26
SG75 OZ-G 3/4 COND BODY BUNA GASK	2	EA	2	0	.56	EA	1.12
B54-SH-GALV10FT B-LINE SLOT CHNL 14GA.	30	EA	30	0	1.4720	EA	44.16
B201-PLTD B-LINE 3/8 SQ WASHER	12	EA	12	0	.7200	EA	8.64
3/8X6 ROD	3	EA	3	0	4.03	EA	12.09

CONTINUED

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

9:37AM knickc/188 PAGE 5

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
72176	8/06/25	3120	./	18

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	8/06/25		1	JHAT

PART NUMBER BIN H/M DESCRIPTION	QTY ORD	QTY SHP	QTY BKD ORD UNITS	PRICE DISC%	U/M	AMOUNT
B-LINE ZINC PLATED THREADED ROD PC						
DA38 DOTTIE DROP IN ANCHOR	6	6	0	1.6477	EA	9.89
N228-3/8 B-LINE PLTD SPRING NUT	12	12	0	.5760	EA	6.91
LW38 DOTTIE DOTTIE LOCK WASHER	6	6	0	.0405	EA	.24

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

164 Columbia Tpk, Ste B, Rensselaer, NY 12144

www.martinelectric.com | www.controlnetwork.com

Job No.	6846-84
Batch WE.	8.10.25
Ticket #'s in Batch:	00482,00483,00484,00486

CUSTOMER:	DATE:	Batch Period:
MLB/Turner	8/15/2025	8/4/25-8/10/25

JOB LOCATION:	Job Status	Sales Tax		Allowable Mark Up	
Albany Airport	In progress	Taxable		Lab	10%
		Exempt	x	Mat	10%
		County		Sub	10%

Notes

Project not complete. Expect more tickets for this job.

TOTAL MATERIAL	$	3,372.47
TOTAL EQUIPMENT	$	-
TOTAL LABOR	$	7,543.53
TOTAL SUBCONTRACTOR	$	-
TOTAL INDIRECTS	$	-
SUBTOTAL	$	10,916.00
MARKUP (OH&P)	$	1,091.60
SALES TAX	$	-
TOTAL DUE	$	12,007.60
"+ applicable tax"	$	-

Processed by (Print)	Processed by: Signature	Date
Brianna Feldman	Brianna Feldman	8.10.25

Approved by (Print)	Approved by: Signature	Date

Page 1 of 1 Pages

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est 1939
www.martinelectric.com | www.controlnetwork.com

No. 00482

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144
Phone. 518-477-7577 | Fax. 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	8-7-25	6846-84

ADDRESS:

JOB LOCATION: Albany Airport New Escalators

ATTENTION: Mike Washburn

WORK CONDITIONS:

CELL PHONE: 518 338 8477

BP-04 PCO-297

DESCRIPTION OF WORK

Verify circuits for elevators and South down escalator. Begin install of temp power feeds for Panel 1QS shutdown. Coordinate shutdown.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	861 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Conduit Spare Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
5,[illegible]	[illegible]		

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis (GF)	8/7	2			$255.04
T. Epting	8/7	5			$524.25
T. Vermilya	8/7	5			$524.25
Subtotal Labor					

TOTAL MATERIAL	$0.00
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$1303.54
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$1303.54
MARKUP (OH&P)	$130.35
SALES TAX	
TOTAL DUE	$1433.90

WORK ORDERED BY: Michael Washburn — DATE: 8/6/25

CUSTOMER APPROVAL SIGNATURE: EC Hughes VSO — DATE: 8/8/25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est 1939
www.martinelectric.com | www.controlnetwork.com

No. 00483

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144
Phone. 518-477-7577 | Fax. 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	8-6-25	6846-84
ADDRESS:	**JOB LOCATION:**	
	Albany Airport New Escalators	
ATTENTION:	**WORK CONDITIONS:**	
Mike Washburn		
CELL PHONE:		
518 338-8477	BP-04 PCO-297	

DESCRIPTION OF WORK

Pull wire from Main Electric room out to new escalators, Meet with Kone for Disconnect placement with new Escalator.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
5,360'	#10 THHN Cu. wire		$2182.11

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis GB	8/6	3			$382.56
T. Epting	8/6	8			$838.80
T. Vermilya	8/6	8			$838.80

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est. 1939
www.martinelectric.com | www.controlnetwork.com

No. 00484

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144
Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER: MLB / Turner

DATE: 8-5-25

JOB NO: 6846-84

ADDRESS:

JOB LOCATION: Albany Airport New Escalators

ATTENTION: Mike Washburn

WORK CONDITIONS:

CELL PHONE: 518 338 8477

BP-04 PCO-297

DESCRIPTION OF WORK

Extend conduits closer to new escalators, setup and start pulling wires.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
40'	3/4" EMT		$40.57
4	3/4" EMT Coupl.		$1.43
2	6' 3/8" Threaded rods		$7.70
5'	1 5/8" Uni strut.		$13.20
4	3/4" strut straps		$3.19

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis (GF)	8/5	3			$382.56
T. Edting	8/5	8			$838.80
T. Vermilya	8/5	8			$838.80

Subtotal Labor

TOTAL MATERIAL	$66.09
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$2060.16
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$2126.25
MARKUP (OH&P)	$212.62
SALES TAX	
TOTAL DUE	$2338.87

WORK ORDERED BY: Michael Washburn — DATE: 8/6/25

CUSTOMER APPROVAL SIGNATURE: CC Hughes VTU — DATE: 8/8/25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est 1939
www.martinelectric.com | www.controlnetwork.com

No. 00486

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144
Phone 518-477-7577 | Fax 518-477-9750

CUSTOMER: MLB / Turner

DATE: 8-8-25

JOB NO: 6846-84

ADDRESS:

JOB LOCATION: Albany Airport New Escalators

ATTENTION: Mike Washburn

WORK CONDITIONS:

CELL PHONE: 518 338 8477

RP-14 PCO-297

DESCRIPTION OF WORK

Install temp work around power for down escalator and elevator 6

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
	ALL items on H2 invoice P.O. # 410105 Order # S1285 12136 001 @ 1,037.99		$1037.99
10'	5/8" Unistrut		$51.81
4	3/8" Strut nuts		$6.61
4	3/8" x 1 1/4" Bolts		$2.39
4	3/8" x 1 1/4" fender washers		$6.91
6	1/4" Strut Nut		$7.74
6	1/4" x 1 1/4" Bolts		$1.06
6	1/4" fender washers		$10.36

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis (GF)	8/8	1			$127.52
T. Epting	8/8	8			$838.80
R. Gorden	8/8	6			$629.10
T. Vermilya	8/8	5			$524.25
Subtotal Labor					$2119.67

TOTAL MATERIAL	$1124.27
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$2119.67
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$3243.94
MARKUP (OH&P)	$324.39
SALES TAX	
TOTAL DUE	$3568.33

WORK ORDERED BY: Michael Washburn — DATE: 8/11/25

CUSTOMER APPROVAL SIGNATURE: EC Andrews VTO — DATE: 8/11/25

noff

PCO-297 Rec'd 12.18.25 TCCo

Thorpe Electric, Inc.

****

TO : GEORGE MARTIN ELECTRIC

FROM : knickc

EMAIL : JHATCH@THORPEELECTRIC.COM

SUBJECT : rder/Invoice Print

DATE : Mon Nov 17 11:11

****

Thorpe Electric Inc.
27 Washington Street
Rensselaer, NY. 12144
(518)462-5496
(518)462-3891 (fax)

JHATCH@THORPEELECTRIC.COM

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

11:11AM knickc/143

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
76024	11/17/25	2130	6046-504	62

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	11/17/25		1	JHAT

PART NUMBER / BIN	QTY ORD / H/M	DESCRIPTION	QTY SHP	QTY BKO / ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
THHN10BLKSTR	5360	THHN-10-BLACK-STRANDED 500FT REEL	EA 5360	0	.40711	EA	2,182.11

TOTAL GROSS	2,182.11
TOTAL TAX	174.57
SHIPPED AMOUNT	2,356.68
SHIPPED WEIGHT	209.04

noff

PCO-297 Rec'd 12.18.25 TCCo

Thorpe Electric, Inc.

****

TO : GEORGE MARTIN ELECTRIC

FROM : knickc

EMAIL : JHATCH@THORPEELECTRIC.COM

SUBJECT : Order/Invoice Print #00w

DATE : Wed Nov 12 11:12

****

Thorpe Electric Inc.
27 Washington Street
Rensselaer, NY. 12144
(518)462-5496
(518)462-3891 (fax)

JHATCH@THORPEELECTRIC.COM

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

PICKING TICKET

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

11:11AM knickc/87

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
75875	11/12/25	3120	6846-84	62

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN B'
2/10 N30	********CUSTOMER PICKUP*********	11/12/25		1	JHAT

PART NUMBER / BIN	H/M	DESCRIPTION	QTY ORD		QTY SHP	QTY BKO / ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
3/4 EMT		CONDUIT 3/4 EMT	40	EA	40	0	1.0142	EA	40.57
5075S		ETP 3/4 S/SCR EMT CPLG	4	EA	4	0	.3584	EA	1.43
3/8X6 ROD		B-LINE ZINC PLATED THREADED ROD PC	2	EA	2	0	3.85	EA	7.70
B22-SH-10FT-		STRUT 12GA 1-5/8D SLOTTED CHANNEL	5	EA	5	0	2.6403	EA	13.20
B2002PA-ZN-3/4		B-LINE EMT CLAMP	4	EA	4	0	.7977	EA	3.19

TOTAL GROSS	66.09
TOTAL TAX	5.29
SHIPPED AMOUNT	71.38
SHIPPED WEIGHT	1036.00

PCO-297 Rec'd 12.18.25 TCCo

Date 08/06/2025

PURCHASE ORDER

MARTIN ELECTRIC
est. 1939

Martin Electric
518-477-7577

PO # 46105

Title Misc Electrical for Temp

Job # 6846-84 - Albany International Airport

Requisition: REQ-A3259

SENT BY		
David Pistritto	dpistritto@martinelectric.com	518-421-4275

VENDOR		SHIP TO	
HZ Electric Supply 22 Wade Road Latham, NY 12110	Triscinny Qua Tqua@hzelectric.com 518-713-5106	Albany International Airport Martin Electric 737 Albany Shaker Road Albany, NY 12211	Jamie Nellis 518-366-7199

REQUIRED DATE	TIME REQUIRED	SHIP VIA
Thursday, Aug 7th, 2025	AM (7-10 AM)	Direct to Address

DELIVERY NOTES

Please deliver to Jamie tomorrow AM.

ADDITIONAL NOTES

-

#	QTY	UOM	DESCRIPTION	UNIT PRICE	EXT PRICE
1	1	EA	CH DH362FRK 60A 3P 3W 600V FUSED HEAVY DUTY NEMA3R SAFETY SWITCH DISCONNECT Notes: Brand/Model Subs OK	$429.54	$429.54
2	1	EA	CH DH361FRK 30A 3P 3W 600V FUSED HEAVY DUTY NEMA3R SAFETY SWITCH DISCONNECT Notes: Brand/Model Subs OK	$290.79	$290.79
3	3	EA	BUSS FRS-R-40 600V RK5 FUSETRON Notes: Brand/Model Subs OK	$17.02	$51.06
4	4	EA	BUR BIBS2/0-3 MULTIPLE WIRE TERM Notes: Brand/Model Subs OK	$16.78	$67.12
5	3	EA	BUSS FRS-R-20 600V RK5 FUSETRON Notes: Brand/Model Subs OK	$9.89	$29.67

PCO-297 Rec'd 12.18.25 TCCo

Date 08/06/2025

PURCHASE ORDER

MARTIN ELECTRIC
est. 1939

Martin Electric
518-477-7577

PO # 46105

Title Misc Electrical for Temp

Job # 6846-84 - Albany International Airport

Requisition: REQ-A3259

Continued from Page 1

#	QTY	UOM	DESCRIPTION	UNIT PRICE	EXT PRICE
6	1	EA	MILB 12126-SC1-NK 12X12X6 NEMA 1 SCREW COVER CAN NO KO Notes: Brand/Model Subs OK	$21.35	$21.35
7	50	M	WAL SER 6-6-6-6 ALUM 1000' REEL Notes: Brand/Model Subs OK	$1,110.82	$55.54
8	4	C	ARL 843S 1" SER/RX CONNECTOR Notes: Brand/Model Subs OK	$235.02	$9.40
9	8	EA	BUR BIT2/0 2/0-14 ONE SIDED UNI-TAP 2-PORT Notes: Brand/Model Subs OK	$10.44	$83.52

SUBTOTAL	$1,037.99
DISCOUNT	$0.00
SHIPPING	$0.00
TAXES:	$0.00
TOTAL	$1,037.99

PCO-297 Rec'd 12.18.25 TCCo

GRAINGER.

Cart

Order Summary

Subtotal	$447.63	Estimated Tax	N/A	Estimated Shipping	$183.69

Estimated Total $631.32



APPROVED VENDOR

Hex Head Cap Screw: Steel, Grade 5, Zinc Plated, 1/4"-20, Coarse, 1 in lg, Made in USA*, 100 PK

Item # 38WN79

⚠ Availability

Expected to arrive **Mon. Dec 01.**

Qty 1

Web Price **$17.82** / pkg. of 100

$0.17 each

$1.06 quantity 6



APPROVED VENDOR

Washer: 1/4 in Bolt Size, Steel, Galvanized, Channel Washer

Item # 5YE58

Availability

Expected to arrive **Mon. Dec 01.**

Qty 1

Web Price **$43.19** / pkg. of 25

$1.72 each

$10.36 quantity 6



APPROVED VENDOR

Standard Nut: 1/4"-20 Thread Size, 1/4 in Bolt Size, Steel, Galvanized

Item # 5YE28

Availability

Expected to arrive **Mon. Dec 01.**

Qty 1

Web Price **$32.29** / pkg. of 25

$1.29 each

$7.74 quantity 6



APPROVED VENDOR

Washer: 3/8 in Bolt Size, Steel, Galvanized, Channel Square Washer

Item # 5YE59

Availability

Expected to arrive **Mon. Dec 01.**

Qty 1

Web Price **$43.19** / pkg. of 25

$1.72 each

$6.91 quantity 4



APPROVED VENDOR

Channel Bolt: 3/8" Thread Size, 3/8 in Bolt Size, Steel, Galvanized

Item # 2HAK3

Qty 1

Web Price **$29.93** / pkg. of 50

$0.59 each

Agent Chat

PCO-297 Rec'd 12.18.25 TCCo

Availability
Expected to arrive **Mon. Dec 01.**



APPROVED VENDOR

Standard Nut: 3/8"-16 Thread Size, 3/8 in Bolt Size, Steel, Galvanized

Item # 5YE29

Availability
Expected to arrive **Mon. Dec 01.**

Qty
1

Web Price
$41.33 / pkg. of 25

$1.65 each

$6.61 quantity 4



APPROVED VENDOR

Strut Channel - Slotted: Steel, Pre-Galvanized, 12 ga Gauge, 10 ft Overall Lg, Silver

Item # 5YB79

Availability
Expected to arrive **Tue. Dec 02 - Wed. Dec 03.**
This item requires special shipping, additional charges may apply.

Qty
1

Web Price
$51.81 / each

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

164 Columbia Tpk, Ste B, Rensselaer, NY 12144

www.martinelectric.com | www.controlnetwork.com

Job No.	6846-84
Batch WE.	8/17/2025
Ticket #'s in Batch:	00493, 00492, 00496, 00500, 00505, 00502,00495

CUSTOMER:	DATE:	Batch Period
MLB/Turner	8/25/2025	8/11/25 - 8/17/25

JOB LOCATION:	Job Status	Sales Tax		Allowable Mark Up	
Albany Airport	In progress	Taxable		Lab	10%
		Exempt	x	Mat	10%
		County		Sub	10%

Notes

Project not complete. Expect more tickets for this job.

TOTAL MATERIAL	$ 3,355.52
TOTAL EQUIPMENT	$ -
TOTAL LABOR	$ 10,549.31
TOTAL SUBCONTRACTOR	$ -
TOTAL INDIRECTS	$ -
SUBTOTAL	$ 13,904.83
MARKUP (OH&P)	$ 1,390.47
SALES TAX	$ -
TOTAL DUE	$ 15,295.30
"+ applicable tax"	$ -

Processed by (Print)	Processed by: Signature	Date
Kaylee Schaefer-Hood	Kaylee Schaefer-Hood	8/25/2025

Approved by (Print)	Approved by: Signature	Date

Page 1 of 1 Pages

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est 1958
www.martinelectric.com | www.controlnetwork.com

No. 00492

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144
Phone 518-477-7577 | Fax 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	8-13-25	6846-84
ADDRESS:	**JOB LOCATION:**	
	Albany Airport New Escalator Power	
ATTENTION:	**WORK CONDITIONS:**	
Mike Washburn		
CELL PHONE:		
518 338 8477	BP-04 PCO-297	

DESCRIPTION OF WORK

Complete install of temp power work around for elevator UP and down escalator.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
2	3/4" EMT Expansion Couplings		$108.40

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis (BP)	8/12	2			$255.04
~~K. Hetter~~					

Subtotal Labor	
TOTAL MATERIAL	$108.40
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$255.04
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$363.44
MARKUP (OH&P)	$36.34
SALES TAX	
TOTAL DUE	$399.78

WORK ORDERED BY	DATE
Michael Washburn	8/12/25
CUSTOMER APPROVAL SIGNATURE	**DATE**
Ed Andrews (VAU)	8/13/25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est 1919

No. 00493

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

www.martinelectric.com | www.controlnetwork.com

Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	8-13-25	6846-84

ADDRESS:	JOB LOCATION:
	Albany Airport Escalator Power

ATTENTION:	WORK CONDITIONS:
Mike Washburn	NIGHTS
CELL PHONE: 518 338 8477	BP-04 PCO-297

DESCRIPTION OF WORK

Prep and perform shutdown of Panel 1Q5 TO install new fingers onto Panel Bus bar. Install new Breakers.

work from 8-12-25 TO 8-13-25 Nights

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
50'	#10 5C Tray Cable		$100.00
2	GE Spetra RMS Breakers		$402.00
	#SELA36A10030 w trip		
	Plug SRPE 30A		$208.00
1	GE Bus Bar Finger Kit for GE SCP Plus panel		$51.12
2	GE Breaker mounting kits		$850.00
2	3/4" Romex Conn.		$1.18

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis	8/13		2		$340.66
T. EPTING	8/13		8		$1102.24
T. Vermilya	8/13		8		$1102.24

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est 1982
www.martinelectric.com | www.controlnetwork.com

No. 00495

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144
Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	8-13-25	6846-84

ADDRESS:	JOB LOCATION:
	Albany Airport New Escalators

ATTENTION:	WORK CONDITIONS:
Mike Washburn	

CELL PHONE:	
518 338 8477	BP-04 PCO-297

DESCRIPTION OF WORK

Install conduits closer to New escalator termination points

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	681 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
2	3/4" C Condulets w Covers		$11.98
4	3/4" T Condulets w Covers		$19.33
100'	3/4" EMT		$108.40
6	3/4" EMT Couplings		$2.17
12	3/4" EMT Connectors		$4.34
15'	3/4" Liquidtite		$23.34
10	3/4" Strut straps		$8.00
4	Pipe Grounding Clamps		$6.82
3	1/4" Beam Clamps		$3.21
3	3/4" Minni's		$1.07
3	1/4" x 1" Bolts		$0.30
3	1/4" fender washers		$0.27

NAME	DATE	ST	OT	DT	AMOUNT
K. Kelter	8/13	8			$838.80
D. Supry	8/13	8			$838.80
J. Nellis (RF)	8/13	2			$255.04
Subtotal Labor					

TOTAL MATERIAL	$189.23
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$1932.64
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$2121.87
MARKUP (OH&P)	$212.19
SALES TAX	
TOTAL DUE	$2334.06

WORK ORDERED BY	DATE
Michael Washburn	8/13/25

CUSTOMER APPROVAL SIGNATURE	DATE
EC Anders (VIA)	8/14/25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est. 1959

www.martinelectric.com | www.controlnetwork.com

No. 00496

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER: MLB / Turner

DATE: 8-14-25

JOB NO: 6846-84

ADDRESS:

JOB LOCATION: Albany Airport Escalator Power

ATTENTION: Mike Washburn

WORK CONDITIONS: NIGHTS

CELL PHONE: 518 338 8477

BP-04 PCO-297

DESCRIPTION OF WORK

Work to put Elevator 6 and down escalator back on it original breakers, Found the 125A breaker that originaly fed Elevator 6 will not resct and hold. landed elevator 6 on new 30A untill permiant solution is found. Performed shutdown in Panels 2CD + 2LD. Terminated loads.

Work from 8-13-25 to 8-14-25 Nights

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis (GP)	8/14		1		$170.33
T. EPting	8/14		3		$413.34
T. Vermilya	8/14		3		$413.34
Subtotal Labor					

TOTAL MATERIAL	$0.00
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$997.01
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$997.01
MARKUP (OH&P)	$99.70
SALES TAX	
TOTAL DUE	$1096.71

WORK ORDERED BY: Michael Washburn — DATE: 8/14/25

CUSTOMER APPROVAL SIGNATURE: Ed Andrus (VIA) — DATE: 8/15/25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

www.martinelectric.com | www.controlnetwork.com

No. 00500

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone 518-477-7577 | Fax 518-477-9750

CUSTOMER:	DATE:	JOB NO:
~~Mike Washburn~~ MLB/Turner	8-14-25	6846-84

ADDRESS:

JOB LOCATION: Albany Airport Power New Escalators

ATTENTION: Mike Washburn

CELL PHONE: 518 338 8477

WORK CONDITIONS: BP-04 PCO-297

DESCRIPTION OF WORK

Install Conduits, and flex to New Escalators, Mount Disconnects,

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
1	4"x2⅛" J-box w Cover		$2.19
4	¾" Straight Liquidtite Conn.		$18.36
4	¾" 90° Liquidtite Conn		$34.04
5'	¾" Liquidtite		$7.78
4	¼" Beam Clamps		$4.28
4	¾" minis		$1.78
6'	¼" threaded Rod		$2.19
12	¼" lock washers		$0.31
25'	#10 THHN Cu. wire		$9.08
1	11" Ground tail		$0.61
5'	7/8" Unistrut		$7.36
8	¼"x1¼" Bolts		$1.00
8	¼" strut nuts		$5.76
10	¼" fender washers		$0.90
8	⅜" fender washers		$0.99
8	¼" SQ washers		$5.76

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis	8/14	3			$382.56
K. Kelter	8/14	8			$838.80
D. Supry	8/14	8			$838.80

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

est. 1939

www.martinelectric.com | www.controlnetwork.com

No. 00505

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	8-15-25	6846-84

ADDRESS:

JOB LOCATION: Albany Airport New Escalators

ATTENTION: Mike Washburn

CELL PHONE:

WORK CONDITIONS: BP-04 PCO-297

DESCRIPTION OF WORK

Install temp lighting as we unable to work on escalator power due to scaffold removal. Add needed supports to conduits in elec. room.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs	Highboy UTO	2	

QTY	MATERIAL	UNIT	AMOUNT
8	24" Heavy duty Cable toes		$0.93
4	30A 600v Safety switch EATON		$991.68
12	25A 600v Fuses		$162.24
12	3/8" x 1/4" Bolts		$3.21
12	3/8" Fender washers		$1.49
12	3/8" lock washers		$0.49
10	3/8" Strut Nuts		$5.76
4	4 hole flat strut 90°		$21.38
8	3/8" beam Clamps		$28.16
6	Bridle Rings		$9.60
75'	10/3 Romex		$108.93
12	Red/yellow wire nuts		$1.49
1	4 hole inside strut 90		$2.98
2	3/4" strut straps		$1.56
2	3/8" Hollow wall anchors		$3.30

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis	8/15	2			$255.04
K. Kelter	8/15	8			$838.80
D. Supry	8/15	8			$838.80

Subtotal Labor

TOTAL MATERIAL	$1343.20
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$1932.64
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$3275.84
MARKUP (OH&P)	$327.58
SALES TAX	
TOTAL DUE	$3603.42

WORK ORDERED BY	DATE
Michael Washburn	8.15.25

CUSTOMER APPROVAL SIGNATURE	DATE
Ed Andras (UTO)	8/18/25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

www.martinelectric.com | www.controlnetwork.com

No. 00502

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone. 518-477-7577 | Fax. 518-477-9759

CUSTOMER: MLB / Turner

DATE: 8-15-25

JOB NO: 6846-84

ADDRESS:

JOB LOCATION: Albany Airport Escalator Power

ATTENTION: Mike Washburn

WORK CONDITIONS: NIGHTS

CELL PHONE: 518 338 8477

BP-04 PCO-297

DESCRIPTION OF WORK

Test and term line side feeder to 3 of 4 New escalators.

Work from 8-14-25 TO 8-15-25 Nights

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT

NAME	DATE	ST	OT	DT	AMOUNT
T. Epting	8/15		3		$413.34
T. Vermilya	8/15		3		$413.34

noff

PCO-297 Rec'd 12.18.25 TCCo

Thorpe Electric, Inc.

****

TO : GEORGE MARTIN ELECTRIC

FROM : knickc

EMAIL : JHATCH@THORPEELECTRIC.COM

SUBJECT : Order/Invoice Print #00

DATE : Mon Aug 25 07:49

****

Thorpe Electric Inc.
27 Washington Street
Rensselaer, NY. 12144
(518)462-5496
(518)462-3891 (fax)

JHATCH@THORPEELECTRIC.COM

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

7:48AM knickc/201

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
72818	8/25/25	3120	6846	18

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	8/25/25		1	JHAT

PART NUMBER / BIN	H/M	DESCRIPTION	QTY ORD		QTY SHP	QTY BKO / ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
30-341		IDEAL TAN TW WIRE NUT-100BX	18	EA	18	0	.20305	EA	3.65
52171-1/2-3/4-E		STL-CTY 2-1/8" 4SQ BOX COMBO KO	6	EA	6	0	1.6510	EA	9.91
52C14-5/8		STL-CTY 4SQ5/8D 1G RNG	3	EA	3	0	.9597	EA	2.88
850		ARL 3/8 90D SQZ FLEX CONN	6	EA	6	0	.9409	EA	5.65
30-072		IDEAL BLU 72B WIRE NUT-100BX	4	EA	4	0	.11469	EA	.46
16/2-SHLD-CMP		16/2-SHLD-CMP-PVC JKT.	3	EA	3	0	.26971	EA	.81
8400		ARL 3/8 MC-BX CONN W/SQR	4	EA	4	0	.3803	EA	1.52
RS-17CC		STL-CTY COVER F/2 DECORA	2	EA	2	0	1.2528	EA	2.51
RS-12 STLCTY		STL-CTY DPLX RCPT	1	EA	1	0	1.3598	EA	1.36
THHN12BLKSTR		THHN-12-BLACK-STRANDED 500FT REEL	42	EA	42	0	.24905	EA	10.46
901 ARL		ARL 3/4 SNAP-IN KO BLANK	1	EA	1	0	.2968	EA	.30
502 ARL		ARL 3/4 D/C BUSHED NIPPLE	4	EA	4	0	.6213	EA	2.49
402 ARL		ARL 3/4 STEEL LOCKNUT	4	EA	4	0	.1433	EA	.57
441		ARL 3/4 PLSTC INS BUSHING	4	EA	4	0	.1217	EA	.49

CONTINUED

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

7:48AM knickc/201

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
72818	8/25/25	3120	6846	18

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	8/25/25		1	JHAT

PART NUMBER / BIN / H/M	DESCRIPTION	QTY ORD		QTY SHP	QTY BKO ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
30-3404*	IDEAL 12GA SOL WIRE PIGTAIL	2	EA	2	0	.6116	EA	1.22
14H114	DOTTIE 1/4X1-1/4 ANCH	6	EA	6	0	.1914	EA	1.15
TEKHW1034	DOTTIE HEX HEAD	22	EA	22	0	.1104	EA	2.43
20336	MORRIS 8IN SCR MNT BLK UV CBLE TIE	4	EA	4	0	.1360	EA	.54
CAT-6PLENUM	PLENUM RATED CAT-6 BLUE PLENUM RATED	360	EA	360	0	.32348	EA	116.45
WP3414-WH	P&S 4-PORT DEC STRAP	1	EA	1	0	1.60	EA	1.60
LV1*	ARL LOW VOLT MTG BRACKET	1	EA	1	0	1.8218	EA	1.82
LC75DCGSST	EGS 3/4 D/C COND BODY	2	EA	2	0	5.9913	EA	11.98
TC75DCGSST	EGS 3/4 D/C COND BODY	4	EA	4	0	4.8331	EA	19.33
3/4 EMT	CONDUIT 3/4 EMT	100	EA	100	0	1.0840	EA	108.40
5075S	ETP 3/4 S/SCR EMT CPLG	6	EA	6	0	.3610	EA	2.17
4075S	ETP 3/4 S/SCR EMT CONN	12	EA	12	0	.3618	EA	4.34
3/4-EF/LTGRA	CONDUIT 3/4-EF/LT-GRAY LIQ-TITE	15	EA	15	0	1.5559	EA	23.34
B2009PA-ZN-3/4	B-LINE CLAMP	10	EA	10	0	.8003	EA	8.00

CONTINUED

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

7:48AM knickc/201 PAGE 3

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
72818	8/25/25	3120	6846	18

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	8/25/25		1	JHAT

PART NUMBER / BIN	H/M	DESCRIPTION	QTY ORD		QTY SHP	QTY BKO ORD	PRICE / UNITS	U/M	AMOUNT / DISC%
720S		ARL 1/2 TO 1 PLTD GRD CLAMP	4	EA	4	0	1.7058	EA	6.82
IS500		OZ-G BEAM CLAMP 1/4-20 TAP	3	EA	3	0	1.07	EA	3.21
H75SWB		APP 3/4COND HGR W/SWIV BLT	3	EA	3	0	.3554	EA	1.07
MB141		DOTTIE MACHINE BOLT	3	EA	3	0	.1013	EA	.30
FENW14114		DOTTIE FENDER WASHER	3	EA	3	0	.0897	EA	.27
52171-1/2-3/4-E		STL-CTY 2-1/8" 4SQ BOX COMBO KO	1	EA	1	0	1.6510	EA	1.65
52C1 STLCTY		STL-CTY 4SQ FLAT BLANK COVER	1	EA	1	0	.5355	EA	.54
4Q75T		OZ-G 3/4 STR INS L/T CONN	4	EA	4	0	4.59	EA	18.36
4Q975T		OZ-G 3/4 90D INS L/T CONN	4	EA	4	0	8.51	EA	34.04
3/4-EF/LTGRA		CONDUIT 3/4-EF/LT-GRAY LIQ-TITE	5	EA	5	0	1.5559	EA	7.78
IS500		OZ-G BEAM CLAMP 1/4-20 TAP	4	EA	4	0	1.07	EA	4.28
H75SWB		APP 3/4COND HGR W/SWIV BLT	5	EA	5	0	.3554	EA	1.78
1/4X6 ROD		B-LINE ZINC PLATED THREADED ROD PC	1	EA	1	0	2.19	EA	2.19
LW14 DOTTIE		DOTTIE LOCK WASHER	12	EA	12	0	.0260	EA	.31

CONTINUED

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

7:48AM knickc/201

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
72818	8/25/25	3120	6846	18

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	8/25/25		1	JHAT

PART NUMBER / BIN	H/M	DESCRIPTION	QTY ORD		QTY SHP	QTY BKO / ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
THHN10BLK25S		THHN-10-BLACK-STR-2500FT-REEL	25	EA	25	0	.36318	EA	9.08
30-3404*		IDEAL 12GA SOL WIRE PIGTAIL	1	EA	1	0	.6116	EA	.61
B54-SH-GALV10FT		B-LINE SLOT CHNL 14GA.	5	EA	5	0	1.4720	EA	7.36
MB14114		DOTTIE MACHINE BOLT	8	EA	8	0	.1248	EA	1.00
B200-PLTD		B-LINE 5/16 SQ WASHER	8	EA	8	0	.7201	EA	5.76
FENW14114		DOTTIE FENDER WASHER	10	EA	10	0	.0897	EA	.90
FENW38114		DOTTIE FENDER WASHER	8	EA	8	0	.1242	EA	.99
B200-PLTD		B-LINE 5/16 SQ WASHER	8	EA	8	0	.7201	EA	5.76
BL24H0-L		SOUTHWIRE 24" BLK CBLE TIE - 175LB	8		8	0	.1160		.93
HF361		ITE 3P 600V 30A SFTY SW	4	EA	4	0	247.92	EA	991.68
TRS25R		MFZ 25A 600V RK5 TD FUSE	12	EA	12	0	13.52	EA	162.24
MB38114		DOTTIE MACHINE BOLT	12	EA	12	0	.2673	EA	3.21
FENW38114		DOTTIE FENDER WASHER	12	EA	12	0	.1242	EA	1.49
LW38 DOTTIE		DOTTIE LOCK WASHER	12	EA	12	0	.0405	EA	.49

CONTINUED

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

7:48AM knickc/201 PAGE 5

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
72818	8/25/25	3120	6846	18

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	8/25/25		1	JHAT

PART NUMBER / BIN / H/M	DESCRIPTION	QTY ORD	QTY SHP	QTY BKO ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
N228-3/8	B-LINE PLTD SPRING NUT	10 EA	10	0	.5760	EA	5.76
B143-PLTD	B-LINE 4H FLAT CRNR PLATE	4 EA	4	0	5.3438	EA	21.38
IS502	OZ-G BEAM CLAMP 3/8-16 TAP	8 EA	8	0	3.52	EA	28.16
BR-20-4T	B-LINE 1-1/4 BRIDLE RING-ERC 4BRT20	6 EA	6	0	1.5997	EA	9.60
NMB10/3W/GRE	WIRE NM-B-10/3-W/GRD-1000FT-REEL	75 EA	75	0	1.45244	EA	108.93
30-1345J	IDEAL TAN/YELLOW TWISTER 500/JAR	12	12	0	.12382		1.49
B104-PLTD	B-LINE 4H ANGLE CONN	1 EA	1	0	2.9786	EA	2.98
B2002PA-ZN-3/4	B-LINE EMT CLAMP	2 EA	2	0	.7779	EA	1.56
DA38	DOTTIE DROP IN ANCHOR	2 EA	2	0	1.6477	EA	3.30

TOTAL GROSS	1,803.09
TOTAL TAX	144.25
SHIPPED AMOUNT	1,947.34
SHIPPED WEIGHT	3381.06

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC est. 1979	Job No.	6846-84
164 Columbia Tpk, Ste B, Rensselaer, NY 12144	Batch WE.	08.24.25
www.martinelectric.com | www.controlnetwork.com	Ticket #'s in Batch:	00512

CUSTOMER:	DATE:	Batch Period
MLB/Turner	9/2/2025	08.18.25-08.24.25

JOB LOCATION:	Job Status	Sales Tax		Allowable Mark Up	
Albany International Airport	In Progress	Taxable		Lab	10%
		Exempt	x	Mat	10%
		County		Sub	10%

Notes

Project not complete. Expect more tickets.

Processed by (Print)	Processed by: Signature	Date
Brianna Feldman	Brianna Feldman	9/2/25

Approved by (Print)	Approved by: Signature	Date

TOTAL MATERIAL	$ -
TOTAL EQUIPMENT	$ -
TOTAL LABOR	$ 592.26
TOTAL SUBCONTRACTOR	$ -
TOTAL INDIRECTS	$ -
SUBTOTAL	$ 592.26
MARKUP (OH&P)	$ 59.23
SALES TAX	$ -
TOTAL DUE	$ 651.49
"+ applicable tax"	$ -

			Page	1	of	1	Pages

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

www.martinelectric.com | www.controlnetwork.com

No. 00512

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone 518-477-7577 | Fax 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	8-20-25	68460-84

ADDRESS:	JOB LOCATION:
	Albany Airport New Escalator Power

ATTENTION:	WORK CONDITIONS:
Mike Washburn	

CELL PHONE:	
518 338 8477	BP-04 PCO-297

DESCRIPTION OF WORK

Energize circuits to new escalators for Kone to continue their install. Breaker 31, 33, 35 in panel 1QJ failed to close. Troubleshoot and found breaker faulty. Coordinate with Turner for a solution. Perform work around to get Kone power to continue w install.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis (MB)	8/20	3			$382.56
K. Kelter	8/20	2			$209.70

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC	Job No.	6846-84
164 Columbia Tpk, Ste B, Rensselaer, NY 12144	Batch WE.	9/14/2025
www.martinelectric.com | www.controlnetwork.com	Ticket #'s in Batch:	00537, 00533, 00540, 00535

CUSTOMER:	DATE:	Batch Period
MLB / Turner	9/24/2025	9/9/25 - 9/14/25

JOB LOCATION:	Job Status	Sales Tax		Allowable Mark Up	
Albany Airport	In progress	Taxable		Lab	10%
		Exempt	x	Mat	10%
		County		Sub	10%

Notes

Project not complete. Expect more tickets for this job.

TOTAL MATERIAL	$	2472.85
TOTAL EQUIPMENT	$	-
TOTAL LABOR	$	5188.00
TOTAL SUBCONTRACTOR	$	-
TOTAL INDIRECTS	$	-
SUBTOTAL	$	7660.85
MARKUP (OH&P)	$	766.08
SALES TAX	$	-
TOTAL DUE	$	8426.93
"+ applicable tax"	$	-

Processed by (Print)	Processed by: Signature	Date
Kaylee Schaefer-Hood	Kaylee Schaefer-Hood	9/24/2025

Approved by (Print)	Approved by: Signature	Date

Page 1 of 1 Pages

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est 1939

www.martinelectric.com | www.controlnetwork.com

No. 00537

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone 518-477-7577 | Fax 518-477-9750

CUSTOMER: MLB / Turner

DATE: 9-10-25

JOB NO: 68446-84

ADDRESS:

JOB LOCATION: Albany Airport Escalator Power

ATTENTION: Mike Washburn

WORK CONDITIONS:

CELL PHONE: 518 338 8477

BP-04 PCO-297 NIGHTS

DESCRIPTION OF WORK

Swapped elevator and escalators from temp power to perment power. Demo all temp power.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT

NAME	DATE	ST	OT	DT	AMOUNT
T. Epting	9/10		4		$551.12
T. Vermilya	9/10		4		$551.12

Subtotal Labor	
TOTAL MATERIAL	$0.00
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$1102.24
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$1102.24
MARKUP (OH&P)	$110.22
SALES TAX	
TOTAL DUE	$1212.46

WORK ORDERED BY: [signature] DATE: 9/10/25

CUSTOMER APPROVAL SIGNATURE: Ed Andras (via TC) DATE: 9/10/25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

est. 1933

www.martinelectric.com | www.controlnetwork.com

No. 00533

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER: MLB / Turner

DATE: 9-8-25

JOB NO: 6846-84

ADDRESS:

JOB LOCATION: Albany Airport New Escalator breakers

ATTENTION: Mike Washburn

WORK CONDITIONS:

CELL PHONE: 518 338 8477

BP-04 PCO-297 NIGHTS

DESCRIPTION OF WORK

Set up for Shutdown of Panel 1QJ To replace faulty breakers. Install work around to temp feed Elevator 6. Reused all materials for preveous Shutdown.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT

NAME	DATE	ST	OT	DT	AMOUNT
T. Epting	9/8		4		$551.12
T. Vermilya	9/8		4		$551.12
Subtotal Labor					

TOTAL MATERIAL	$0.00
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$1102.24
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$1102.24
MARKUP (OH&P)	$110.22
SALES TAX	
TOTAL DUE	$1212.46

WORK ORDERED BY — **DATE** 9/10/25

CUSTOMER APPROVAL SIGNATURE — **DATE** 9-10-25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est. 1938
www.martinelectric.com | www.controlnetwork.com

No. 00540

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144
Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER: MLB / Turner

DATE: 9-12-25

JOB NO: 6846-84

ADDRESS:

JOB LOCATION: Albany Airport Power to New Escalators

ATTENTION: Mike Washburn

WORK CONDITIONS:

CELL PHONE: 518 338 8477

BP-04 PCO-297

DESCRIPTION OF WORK

Install PVC conduit on mat slab for added 120 volt power to new escalator Foreign voltage power

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
40'	3/4" PVC sch-80		$30.77
4	3/4" PVC 90's		$4.64
10	3/4" PVC Couplings.		$2.20

NAME	DATE	ST	OT	DT	AMOUNT
L. Hotaling	9/12	2			$209.70
K. Safford	9/12	3			$314.55

Subtotal Labor	
TOTAL MATERIAL	$37.61
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$524.00
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$561.61
MARKUP (OH&P)	$56.16
SALES TAX	
TOTAL DUE	$617.77

WORK ORDERED BY: Martin Millard — DATE: 9/13/25

CUSTOMER APPROVAL SIGNATURE: CC Hughes (VIO) — DATE: 9/13/25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est 1979
www.martinelectric.com | www.controlnetwork.com

No. 00535

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144
Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	9-9-25	6846-84

ADDRESS:	JOB LOCATION:
	Albany Airport New Escalator breakers

ATTENTION:	WORK CONDITIONS:
Mike Washburn	

CELL PHONE:	
518 338 8477	BP-04 PCO-297 NIGHTS

DESCRIPTION OF WORK

Set up and shutdown panel 1QJ install new breakers, Terminate + Commision.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
3	GE Spectra RMS #SELA36A1003		
3	Trip plugs SRPE30A		
1	GE Spectra RMS #SELA36A10070		
1	Trip plug SRPE25A		
	PO# 46275		$1456.24
1	GEN SFLA36AT0250		
1	125A Trip plug		
3	SF250 frame Lug.		
	PO# 46209		$979.00

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis (LD)	9/9	2			$255.04
T. Epting	9/9		8		$1102.24
T. Vermilya	9/9		8		$1102.24

Subtotal Labor	
TOTAL MATERIAL	$2435.24
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$2459.52
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$4894.76
MARKUP (OH&P)	$489.48
SALES TAX	
TOTAL DUE	$5384.24

WORK ORDERED BY	DATE
Mark Martin	9/10/25
CUSTOMER APPROVAL SIGNATURE	**DATE**
EE Andres	9-10-25

PCO-297 Rec'd 12.18.25 TCCo

3/4SCH80COND	40	EA	40	0	.7693	EA	30.77
PVC 3/4 SCHEDULE-80 CONDUIT							
3/490DCONDEL	4	EA	4	0	1.1591	EA	4.64
PVC 3/4 90D COND ELL							
3/4CONDCPLG	10	EA	10	0	.2199	EA	2.20
PVC 3/4 CONDUIT CPLG							

PCO-297 Rec'd 12.18.25 TCCo

Date 08/15/2025

PURCHASE ORDER

PO # 46209

Title GE Breaker

Job # 6846-84 - Albany International Airport

MARTIN ELECTRIC
est. 1939

Martin Electric
518-477-7577

SENT BY		
David Pistritto	dpistritto@martinelectric.com	518-421-4275

VENDOR		SHIP TO	
RESA Power Solutions 2300 Zanker Road Suite D San Jose, CA 95131	SEAN NEWELL sean.newell@resapower.com 408-467-2206	Martin Electric 164 Columbia Turnpike Ste B Rensselaer, NY 12144	David Pistritto (518) 421-4275

REQUIRED DATE	TIME REQUIRED	SHIP VIA
Thursday, Aug 21st, 2025	ASAP / Rush	Direct to Address

DELIVERY NOTES
Please ship asap ground.

ADDITIONAL NOTES
-

#	QTY	UOM	DESCRIPTION	UNIT PRICE	EXT PRICE
1	1	EA	GEN_SFLA36AT0250 Lead Time: 0-2 Working Days Warranty: 1 Year Warranty RE-Certified - General Electric / GE SFLA 3p; 600v; 250a Max; Molded Case Circuit Breaker	$856.00	$856.00
2	1	EA	GEN_SRPF250A125 Warranty: 1 Year Warranty RE-Certified - General Electric; Rating Plug; Spectra Series; 125A	$78.00	$78.00
3	3	EA	GEN_TCAL29 Warranty: 1 Year Warranty RE-Certified - SF250 FRAME LUG	$15.00	$45.00

SUBTOTAL	$979.00
DISCOUNT	$0.00
SHIPPING	$0.00
TAXES:	$0.00
TOTAL	$979.00

PCO-297 Rec'd 12.18.25 TCCo

Date 08/21/2025

PURCHASE ORDER

MARTIN ELECTRIC est. 1939

Martin Electric
518-477-7577

PO # 46275

Title GE Breakers

Job # 6846-84 - Albany International Airport

Requisition: REQ-A3344

SENT BY		
David Pistritto	dpistritto@martinelectric.com	518-421-4275

VENDOR		SHIP TO	
RESA Power Solutions 2300 Zanker Road Suite D San Jose, CA 95131	SEAN NEWELL sean.newell@resapower.com 408-467-2206	Martin Electric 164 Columbia Turnpike Ste B Rensselaer, NY 12144	Jamie Nellis 518-366-7199

REQUIRED DATE	TIME REQUIRED	SHIP VIA
Wednesday, Aug 27th, 2025	AM (7-10 AM)	Direct to Address

DELIVERY NOTES

Please ship today if possible.

ADDITIONAL NOTES

-

#	QTY	UOM	DESCRIPTION	UNIT PRICE	EXT PRICE
1	3	EA	GEN_SELA36AI0030 Lead Time: 0-2 Working Days Warranty: 1 Year Warranty RE-Certified - E-FRAME 3P 600V 30A MAG-BREAK Notes: Brand/Model Subs OK	$201.00	$603.00
2	1	EA	GEN_SELA36AT0030 Lead Time: 0-2 Working Days Warranty: 1 Year Warranty RE-Certified - General Electric; Circuit Breakers; 30A; 3P; 600 VAC; Bolt-On; Lugs Not Included Notes: Brand/Model Subs OK	$335.00	$335.00
3	3	EA	GEN_SRPE30A30 Warranty: 1 Year Warranty RE-Certified - General Electric; Rating Plug; Spectra Series; 30A	$104.00	$312.00
4	1	EA	GEN_SRPE30A25 Warranty: 1 Year Warranty RE-Certified - General Electric; Rating Plug; Spectra Series; 25A; 30A Sensor	$104.00	$104.00
5	12	EA	GEN_TCAL18 Warranty: 1 Year Warranty RE-Certified - General Electric; Lug; For Spectra SE Frame	$8.52	$102.24

PCO-297 Rec'd 12.18.25 TCCo

Date 08/21/2025

PURCHASE ORDER

MARTIN ELECTRIC
est 1939

Martin Electric
518-477-7577

PO # 46275

Title GE Breakers

Job # 6846-84 - Albany International Airport

Requisition: REQ-A3344

Continued from Page 1

SUBTOTAL	$1,456.24
DISCOUNT	$0.00
SHIPPING	$0.00
TAXES:	$0.00
TOTAL	$1,456.24

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

164 Columbia Tpk, Ste B, Rensselaer, NY 12144

www.martinelectric.com | www.controlnetwork.com

Job No.	6846-84
Batch WE.	9/21/2025
Ticket #'s in Batch:	00553, 00550, 00546

CUSTOMER:	DATE:	Batch Period
MLB / Turner	9/30/2025	9/15/25 - 9/21/25

JOB LOCATION:	Job Status	Sales Tax		Allowable Mark Up	
Albany Airport	In progress	Taxable		Lab	10%
		Exempt	x	Mat	10%
		County		Sub	10%

Notes

Project not complete. Expect more tickets for this job.

TOTAL MATERIAL	$ 575.87
TOTAL EQUIPMENT	$ -
TOTAL LABOR	$ 6,578.56
TOTAL SUBCONTRACTOR	$ -
TOTAL INDIRECTS	$ -
SUBTOTAL	$ 7,154.43
MARKUP (OH&P)	$ 715.44
SALES TAX	$ -
TOTAL DUE	$ 7,869.87
"+ applicable tax"	$ -

Processed by (Print)	Processed by: Signature	Date
Kaylee Schaefer-Hood	Kaylee Schaefer-Hood	9/30/2025

Approved by (Print)	Approved by: Signature	Date

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PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est 1976
www.martinelectric.com | www.controlnetwork.com

No. 00553

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144
Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	9-19-25	6846-84

ADDRESS:	JOB LOCATION:
	Albany Airport New Escalator Power

ATTENTION:	WORK CONDITIONS:
Mike Washburn	

CELL PHONE:	
518 338 8477	BP-04 PCO -297

DESCRIPTION OF WORK

Install supports and Conduit for added 120 volt power to escalators work in escalator pits while Kone is here

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
150'	3/4" EMT		$128.80
10'	7/8" Uni strut		$14.72
2	Window clamps		$7.46
1	4"/16" SQ Box + Cover		$2.62
2	3/4" EMT Conn.		$0.72
18	3/4" EMT Couplings		$6.47
18	3/4" EMT strut straps		$14.28
10'	3/8" Threaded Rod		$4.96
4	3/8" Strut Nuts		$2.58
4	3/8" beam Clamps		$14.72
20	3/8" Nuts, fenders, Locks		$1.82
6	3/8" SQ Washers		$2.50
4	mc connectors w Anti shorts		$1.85
4	3/8" x 1 1/4" Bolts		$1.07
16	11" Cable ties		$0.62

NAME	DATE	ST	OT	DT	AMOUNT
L. Hotaling (E)	9/19	2			$232.02
K. Kelter	9/19	8			$838.80
K. Safford	9/19	8	1		$976.58

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

www.martinelectric.com | www.controlnetwork.com

No. 00550

164 Columbia Turnpike, Ste 8
Rensselaer, NY 12144
Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER: MLB / Turner

DATE: 9-18-25

JOB NO: 6846-84

ADDRESS:

JOB LOCATION: Albany Airport New Escalator 120 v

ATTENTION: Mike Washburn

WORK CONDITIONS:

CELL PHONE: 518 338 8477

BP-04 PCO-297

DESCRIPTION OF WORK

Install GFCI's, switches in covers racks for conduits back to electric room.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Rig		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
20'	7/8" Uni-strut		$29.44
14	3/8" SQ washers		$8.46
8	20A GFCI's receptacals		$125.60
8	20A Single pole switch		$22.80
8	4" SQ raised covers Decora and single switch.		$6.55
48	3/4" EMT Conn.		$1.44

NAME	DATE	ST	OT	DT	AMOUNT
L. Hotaling (A)	9/18	2			$232.02
K. Kelter	9/18	8			$838.80
K. Safford	9/18	8	2		$1114.36
J. Rehburg	9/18		1		$137.78

Subtotal Labor	
TOTAL MATERIAL	$194.29
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$2322.96
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$2517.25
MARKUP (OH&P)	$251.73
SALES TAX	
TOTAL DUE	$2768.98

WORK ORDERED BY — **DATE** 9/19/25

CUSTOMER APPROVAL SIGNATURE — **DATE** 9-19-25

D. Andrews (VAO)

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

est 1959

www.martinelectric.com | www.controlnetwork.com

No. 00546

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone 518-477-7577 | Fax 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	9-17-25	6846-84

ADDRESS:	JOB LOCATION:
	Albany Airport New Escalators Foreign Voltage

ATTENTION:	WORK CONDITIONS:
Mike Washburn	

CELL PHONE:	
518 338 8477	BP-04 PCO-297

DESCRIPTION OF WORK

Install wire and boxes in New Escalators for Added Lights, foreign voltage box, and GFCI's.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	681 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
160'	12/2 MC cable		$128.80
8	4" x 2 1/8" J-boxes		$13.42
24	MC Conn.		$9.13
24	Anti shorts		$1.97
8	3/8" one hole straps		$1.03
24	1" H.D. Thick steel self Tappers		$3.72
50	11" Cable ties		$2.10
8	8" #12 Ground tails		$4.92
6	1/4" beam clamps		$6.48
6	3/4" mineralac straps		$2.11
4	1/4" Strut nut		$2.31
4	1/4" x 1" bot + lock washer		$0.40

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis	9/17	2			$255.04
K. Kelter	9/17	8			$838.80
K. Safford	9/17	8	2		$1114.36

Subtotal Labor	
TOTAL MATERIAL	$176.39
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$2208.20
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$2384.59
MARKUP (OH&P)	$238.46
SALES TAX	
TOTAL DUE	$2623.05

WORK ORDERED BY	DATE
[signature]	9/18/25

CUSTOMER APPROVAL SIGNATURE	DATE
Ed Andras (HQ)	9-18-24

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

10:49AM knickc/151 ** REPRINT **

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
74257	9/30/25	3120	9/24	62

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	9/30/25		1	JHAT

PART NUMBER / BIN	H/M	DESCRIPTION	QTY ORD	QTY SHP	QTY BKO ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
12/2MCCLITER		MC-ALUM REEL W/GREEN GROUND 1000FT REEL	150 EA	150	0	.85864	EA	128.80
52171-1/2-3/4-E		STL-CTY 2-1/8" 4SQ BOX COMBO KO	8 EA	8	0	1.6769	EA	13.42
8400		ARL 3/8 MC-BX CONN W/SQR	24 EA	24	0	.3803	EA	9.13
AS0		ARL 14/2-12/2 ANTI-SHORT BUSH	24 EA	24	0	.0821	EA	1.97
11105-S		VICTOR 1/2 1H 1G STRAP	8 EA	8	0	.1291	EA	1.03
TEKHW10112		DOTTIE HEX HEAD	24 EA	24	0	.1551	EA	3.72
BR11S0-C		SOUTHWIRE 11IN STD BLK CBLE TIE-50LB	50	50	0	.0419		2.10
30-3404*		IDEAL 12GA SOL WIRE PIGTAIL	8 EA	8	0	.6144	EA	4.92
IS500		OZ-G BEAM CLAMP 1/4-20 TAP	6 EA	6	0	1.08	EA	6.48
H75SWB		APP 3/4COND HGR W/SWIV BLT	6 EA	6	0	.3517	EA	2.11
N224-1/4		B-LINE PLTD SPRING NUT	4 EA	4	0	.5765	EA	2.31
MB141		DOTTIE MACHINE BOLT	1 EA	1	0	.1015	EA	.10
B54-SH-GALV10FT		B-LINE SLOT CHNL 14GA.	20 EA	20	0	1.4720	EA	29.44
N228-3/8			14 EA	14	0	.6045	EA	8.46

CONTINUED

PE ELECTRIC SUPPLY
ASHINGTON STREET
SELAER, N.Y. 12144
'HONE 518-462-5496 **

D TO:
RGE MARTIN ELECTRIC
COLUMBIA TURNPIKE
TE 2
NSSELAER NY 12144

SHIP TO:
/

9AM knickc/151 ** REPRINT ** PAGE 2

ER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
257	9/30/25	3120	9/24	62

MS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
0 N30	********CUSTOMER PICKUP*********	9/30/25		1	JHAT

RT NUMBER / BIN	H/M	DESCRIPTION	QTY ORD		QTY SHP	QTY BKO / ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
		B-LINE PLTD SPRING NUT							
2097TRW		P&S 20A TR GFCI RCPT SELF TEST	8	EA	8	0	15.70	EA	125.60
CS20AC1-W		P&S 20A 120/277VAC WHT SW	8	EA	8	0	2.85	EA	22.80
RS-18CC		STL-CTY COVER F/ TOGGLE/DECORA	8	EA	8	0	.8184	EA	6.55
4075S		ETP 3/4 S/SCR EMT CONN	4	EA	4	0	.3608	EA	1.44
3/4 EMT		CONDUIT 3/4 EMT	150	EA	150	0	1.1086	EA	166.29
B54-SH-GALV10FT		B-LINE SLOT CHNL 14GA.	10	EA	10	0	1.4720	EA	14.72
B441-22-PLTD		B-LINE PLTD BEAM CLAMP	2	EA	2	0	3.7296	EA	7.46
721711/2&3/4		STL-CTY (NEW# 72171-1/2&3/4-E)	1	EA	1	0	2.6195	EA	2.62
72C1		STL-CTY 4-11/16SQ FLT BLNK CVR	1	EA	1	0	.9426	EA	.94
4075S		ETP 3/4 S/SCR EMT CONN	2	EA	2	0	.3608	EA	.72
5075S		ETP 3/4 S/SCR EMT CPLG	18	EA	18	0	.3595	EA	6.47
B2002PA-ZN-3/4		B-LINE EMT CLAMP	18	EA	18	0	.7934	EA	14.28
3/8X6 ROD		B-LINE ZINC PLATED THREADED ROD PC	2	EA	2	0	2.48	EA	4.96
N228-3/8			4	EA	4	0	.6448	EA	2.5[illegible]

CONTINUE

PCO-297 Rec'd 12.18.25 TCCo

STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

10:49AM knickc/151 ** REPRINT ** PAG

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	S
74257	9/30/25	3120	9/24	

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKE
2/10 N30	********CUSTOMER PICKUP**********	9/30/25		1	JHAT

PART NUMBER / BIN	H/M	DESCRIPTION	QTY ORD		QTY SHP	QTY BKO ORD	PRICE / UNITS	U/M / DISC%	AMOUN
		B-LINE PLTD SPRING NUT							
IS502		OZ-G BEAM CLAMP 3/8-16 TAP	4	EA	4	0	3.68	EA	14.
HN38		DOTTIE STEEL HEX NUT	20	EA	20	0	.0908	EA	1.8
FENW38114		DOTTIE FENDER WASHER	20	EA	20	0	.1249	EA	2.5
LW38 DOTTIE		DOTTIE LOCK WASHER	20	EA	20	0	.0413	EA	.83
B201-PLTD		B-LINE 3/8 SQ WASHER	6	EA	6	0	.7200	EA	4.32
8400		ARL 3/8 MC-BX CONN W/SQR	4	EA	4	0	.3803	EA	1.52
AS0		ARL 14/2-12/2 ANTI-SHORT BUSH	4	EA	4	0	.0821	EA	.33
MB38114		DOTTIE MACHINE BOLT	4	EA	4	0	.2677	EA	1.07
BR11S9-C		SOUTHWIRE 11IN STD CLR CBLE TIE-50LB	16		16	0	.0388		.62
L630-C		P&S LKG CONN-NEMA L6-30R	1	EA	1	0	21.95	EA	21.95
THQB2130		GE	1	EA	1	0	52.40	EA	52.40
841		ARL 3/8-IN NMC CONN	1	EA	1	0	.3040	EA	.30
371		ARL 3/4 1H STL EMT STRAP	5	EA	5	0	.1094	EA	.55
CAT32HP			2	EA	2	0	2.6336	EA	5.27

CONTINUED

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

10:49AM knickc/151 ** REPRINT **

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
74257	9/30/25	3120	9/24	62

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	9/30/25		1	JHAT

PART NUMBER / BIN	H/M	DESCRIPTION	QTY ORD	QTY SHP	QTY BKO	PRICE / ORD UNITS	U/M / DISC%	AMOUNT
		ERC 2IN CAT5 CABLE CLIP						
843S		ARL 1-IN 2-SCR SEC CONN	3 EA	3	0	1.7131	EA	5.14
442		ARL 1-IN PLSTC INS BUSHING	1 EA	1	0	.2048	EA	.20
30-341		IDEAL TAN TW WIRE NUT-100BX	6 EA	6	0	.20462	EA	1.23
SSC14B		DOTTIE 1/4X1-1/4 ROD HANGER	11 EA	11	0	1.6011	EA	17.61
8X8X7 PVC BOX		PVC J-BOX 8X8X7	1 EA	1	0	74.9966	EA	75.00
B2003PA-ZN-1		B-LINE PLTD EMT CLAMP	3 EA	3	0	.8800	EA	2.64

TOTAL GROSS	801.44
TOTAL TAX	64.12
SHIPPED AMOUNT	865.56
SHIPPED WEIGHT	32960.53

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

164 Columbia Tpk, Ste B, Rensselaer, NY 12144

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Job No.	6846-84
Batch WE.	9/28/2025
Ticket #'s in Batch:	00557, 00558, 00559

CUSTOMER:	DATE:	Batch Period
MLB Turner	10/9/2025	9/22/25 - 9/28/25

JOB LOCATION:	Job Status	Sales Tax		Allowable Mark Up	
Albany Airport	In progress	Taxable		Lab	10%
		Exempt	x	Mat	10%
		County		Sub	10%

Notes

Project not complete. Expect more tickets for this job.

TOTAL MATERIAL	$	338.65
TOTAL EQUIPMENT	$	-
TOTAL LABOR	$	4,377.67
TOTAL SUBCONTRACTOR	$	-
TOTAL INDIRECTS	$	-
SUBTOTAL	$	4,716.32
MARKUP (OH&P)	$	471.63
SALES TAX	$	-
TOTAL DUE	$	5,187.95
"+ applicable tax"	$	-

Processed by (Print)	Processed by: Signature	Date
Kaylee Schaefer-Hood	Kaylee Schaefer-Hood	10/9/2025

Approved by (Print)	Approved by: Signature	Date

Page 1 of 1 Pages

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est. 1939

No. 00557

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144
www.martinelectric.com | www.controlnetwork.com
Phone: 518-477-7577 | Fax: 518-477-9750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	9-22-25	6846-84

ADDRESS:	JOB LOCATION:

ATTENTION:	WORK CONDITIONS:
Mike Washburn	
CELL PHONE:	
518 338 5477	BP-04 PCO-297

DESCRIPTION OF WORK

Install supports and conduit for added 120 volt power to escalators

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
20'	7/8" Uni-strut		$29.44
10'	1 5/8" Uni-strut		$26.42
16	3/8" SQ. Washers		$11.52
6	3/8" NUTS		$3.87
14	3/8" lock washers		$0.58
6'	3/8" threaded Rod		$2.48
80'	3/4" EMT		$88.69
3	3/4" EMT Conn.		$1.08
7	3/4" EMT Coupl.		$2.51
8	3/4" Strut straps		$6.35
10	3/8" Strut Nuts		$6.45
16	3/8" x 1 3/4" Bolts		$4.28
20	3/8" fender washers		$2.50
1	3/4" Code Keeper		$4.19
1	4" x 2 1/8" J-box w Cover		$2.21
2	4" 11/16 x 2 1/8" J-box w Cover		$7.13
6	3/8" beam Clamps		$22.86

NAME	DATE	ST	OT	DT	AMOUNT
K. Kelter	9/22	8			$838.80
K. Safford	9/22	8			$838.80
L. Hotaling	9/22	2			$232.02
Subtotal Labor					

TOTAL MATERIAL	$222.56
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$1909.62
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$2132.18
MARKUP (OH&P)	$213.22
SALES TAX	
TOTAL DUE	$2345.40

WORK ORDERED BY	DATE
Martin Mullarkey	9/23/25
CUSTOMER APPROVAL SIGNATURE	**DATE**
Ed Hynes (VTC)	9-23-25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

est 1979

www.martinelectric.com | www.controlnetwork.com

No. 00558

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144
Phone: 518-477-7577 | Fax: 518-477-8750

CUSTOMER:	DATE:	JOB NO:
MLB / Turner	9-23-25	68416-84

ADDRESS:

JOB LOCATION: Albany Airport. Added 120v to escalators

ATTENTION: Mike Washburn

CELL PHONE: 518 338 8477

WORK CONDITIONS: BP-04 PCO - 297

DESCRIPTION OF WORK

120 volt power to escalators, Route MC's through escalators install. Lights and wire 2 of 4.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Traders		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
20	Red / Yellow Wire Nuts		$2.63
6	¼" Strut Nuts		$3.46
9	2" J-hooks		$44.87
18	¼" x ½" bolts		$1.52
18	¼" Split washers		$0.47
12	½" Romex Conn.		$3.61
11	11" Cable ties		$0.46
25'	12/2 MC		$21.47

NAME	DATE	ST	OT	DT	AMOUNT
K. Kelter	9/23	6			$629.10
K. Safford	9/23	6			$629.10
L. Hotaling	9/23	1			$116.01

Subtotal Labor	
TOTAL MATERIAL	$78.49
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$1374.21
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$1452.70
MARKUP (OH&P)	$145.27
SALES TAX	
TOTAL DUE	$1597.97

WORK ORDERED BY: Michael Martin — DATE: 9-24-25

CUSTOMER APPROVAL SIGNATURE: Ed Andres (VM) — DATE: 9-24-25

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est. 1919

No. 00559

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

www.martinelectric.com | www.controlnetwork.com

Phone 518-477-7577 | Fax 518-477-9750

CUSTOMER: MLB / Turner

DATE: 9-24-25

JOB NO: 6846-84

ADDRESS:

JOB LOCATION: Albany Airport 120v escalator Add Power

ATTENTION: Mike Washburn

WORK CONDITIONS:

CELL PHONE:

BP-04 PCO-297

DESCRIPTION OF WORK

Complete install of lights, switches, GFCI's in new escalator Pits.

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
4	MC Conn. w Anti-shorts		$0.33
3	1/4" Beam clamps		$3.34
12	11" Cable ties		$0.50
2	3/4" Micratak straps		$0.70
2	1/4" x 1/2" bolts		$0.17
2	1/4" Split washers		$0.05
8	LED work light, handheld Magnetic base.		$15.68

NAME	DATE	ST	OT	DT	AMOUNT
K. Kelter	9/24	4			$419.40
K. Safford	9/24	4			$419.40
J. Nellis	9/24	2			$255.04
Subtotal Labor					

TOTAL MATERIAL	$37.60
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$1093.84
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$1131.44
MARKUP (OH&P)	$113.14
SALES TAX	
TOTAL DUE	$1244.58

WORK ORDERED BY: Mark Mills — DATE: 9/25/25

CUSTOMER APPROVAL SIGNATURE: Ed Hughes — DATE: 9-25-25

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

12:58PM knickc/153

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
74557	10/07/25	3120	10/1	18

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	10/07/25		1	JHAT

PART NUMBER / BIN	H/M	DESCRIPTION	QTY ORD		QTY SHP	QTY BKO / ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
SESER43WGRAL		WIRE	120	EA	120	0	1.47741	EA	177.29
843S		ARL 1-IN 2-SCR SEC CONN	4	EA	4	0	1.7131	EA	6.85
THQB2160		GE 2P60 GE BOLT IN BRKR	2	EA	2	0	54.00	EA	108.00
2-IN90DCONDE		PVC 2-IN 90D COND ELL	4	EA	4	0	4.7294	EA	18.92
2-INCONDCPLG		PVC 2-IN CONDUIT CPLG	10	EA	10	0	.8202	EA	8.20
B54-SH-GALV10FT		B-LINE SLOT CHNL 14GA.	20	EA	20	0	1.4720	EA	29.44
B22-SH-10FT-		STRUT 12GA 1-5/8D SLOTTED CHANNEL	10	EA	10	0	2.6416	EA	26.42
B201-PLTD		B-LINE 3/8 SQ WASHER	16	EA	16	0	.7200	EA	11.52
N228-3/8		B-LINE PLTD SPRING NUT	6	EA	6	0	.6448	EA	3.87
LW38 DOTTIE		DOTTIE LOCK WASHER	14	EA	14	0	.0413	EA	.58
3/8X6 ROD		B-LINE ZINC PLATED THREADED ROD PC	1	EA	1	0	2.48	EA	2.48
3/4 EMT		CONDUIT 3/4 EMT	80	EA	80	0	1.1086	EA	88.69
4075S		ETP 3/4 S/SCR EMT CONN	3	EA	3	0	.3603	EA	1.08
5075S		ETP 3/4 S/SCR EMT CPLG	7	EA	7	0	.3589	EA	2.51

CONTINUED

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

12:58PM knickc/153

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
74557	10/07/25	3120	10/1	18

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	10/07/25		1	JHAT

PART NUMBER / BIN	QTY ORD / H/M	DESCRIPTION	QTY SHP	QTY BKO / ORD UNITS	PRICE / DISC%	U/M	AMOUNT
B2002PA-ZN-3/4	8	EA	8	0	.7934	EA	6.35
		B-LINE EMT CLAMP					
N228-3/8	10	EA	10	0	.6448	EA	6.45
		B-LINE PLTD SPRING NUT					
MB38114	16	EA	16	0	.2677	EA	4.28
		DOTTIE MACHINE BOLT					
FENW38114	20	EA	20	0	.1249	EA	2.50
		DOTTIE FENDER WASHER					
*812MB18A	1	EAC	1	0	4.1878	EAC	4.19
		ERC COMBO BOX/CONDUIT HANGER 1/2-3/4					
52171-1/2-3/4-E	1	EA	1	0	1.6769	EA	1.68
		STL-CTY 2-1/8" 4SQ BOX COMBO KO					
52C1 STLCTY	1	EA	1	0	.5345	EA	.53
		STL-CTY 4SQ FLAT BLANK COVER					
721711/2&3/4	2	EA	2	0	2.6195	EA	5.24
		STL-CTY (NEW# 72171-1/2&3/4-E)					
72C1	2	EA	2	0	.9426	EA	1.89
		STL-CTY 4-11/16SQ FLT BLNK CVR					
IS502	6	EA	6	0	3.81	EA	22.86
		OZ-G BEAM CLAMP 3/8-16 TAP					
30-1347JR	20	EA	20	0	.13162	EA	2.63
		IDEAL RED/YELLOW WIRENUT, 400/JAR					
N224-1/4	6	EA	6	0	.5765	EA	3.46
		B-LINE PLTD SPRING NUT					
CAT3224TZ	9		9	0	4.9859		44.87
		SOUTHWIRE 2"FLANGE MNT J-HOOK					
MB1412	18	EA	18	0	.0846	EA	1.52
		DOTTIE MACHINE BOLT					

CONTINUED

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

12:58PM knickc/153 PAGE 3

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
74557	10/07/25	3120	10/1	18

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	10/07/25		1	JHAT

PART NUMBER / BIN	H/M	DESCRIPTION	QTY ORD		QTY SHP	QTY BKO ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
LW14 DOTTIE		DOTTIE LOCK WASHER	18	EA	18	0	.0261	EA	.47
841		ARL 3/8-IN NMC CONN	12	EA	12	0	.3012	EA	3.61
BR11SO-C		SOUTHWIRE 11IN STD BLK CBLE TIE-50LB	11		11	0	.0419		.46
12/2MCCLITER		MC-ALUM REEL W/GREEN GROUND 1000FT REEL	25	EA	25	0	.85864	EA	21.47
8400		ARL 3/8 MC-BX CONN W/SQR	4	EA	4	0	.3803	EA	1.52
AS0		ARL 14/2-12/2 ANTI-SHORT BUSH	4	EA	4	0	.0822	EA	.33
IS500		OZ-G BEAM CLAMP 1/4-20 TAP	3	EA	3	0	1.08	EA	3.24
BR11SO-C		SOUTHWIRE 11IN STD BLK CBLE TIE-50LB	12		12	0	.0419		.50
H75SWB		APP 3/4COND HGR W/SWIV BLT	2	EA	2	0	.3513	EA	.70
MB1412		DOTTIE MACHINE BOLT	2	EA	2	0	.0846	EA	.17
LW14 DOTTIE		DOTTIE LOCK WASHER	2	EA	2	0	.0261	EA	.05
2-INSCH40CON		PVC 2-IN SCHEDULE-40 CONDUIT	300	EA	300	0	1.2550	EA	376.50
1-INSCH40CON		PVC 1-IN SCHEDULE-40 CONDUIT	300	EA	300	0	.6046	EA	181.38
4-INSCH40CON			220	EA	220	0	3.3154	EA	729.39

CONTINUED

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC	Job No.	6846-84
164 Columbia Tpk, Ste B, Rensselaer, NY 12144	Batch WE.	10/5/2025
www.martinelectric.com | www.controlnetwork.com	Ticket #'s in Batch:	00566

CUSTOMER:	DATE:	Batch Period
MLB / Turner	10/16/2025	9/29/25 - 10/5/25

JOB LOCATION:	Job Status	Sales Tax		Allowable Mark Up	
Albany Airport	In progress	Taxable		Lab	10%
		Exempt	x	Mat	10%
		County		Sub	10%

Notes

Project not complete. Expect more tickets for this job.

TOTAL MATERIAL	$	566.70
TOTAL EQUIPMENT	$	-
TOTAL LABOR	$	1,932.64
TOTAL SUBCONTRACTOR	$	-
TOTAL INDIRECTS	$	-
SUBTOTAL	$	2,499.34
MARKUP (OH&P)	$	249.93
SALES TAX	$	-
TOTAL DUE	$	2,749.27
"+ applicable tax"	$	-

Processed by (Print)	Processed by: Signature	Date
Kaylee Schaefer-Hood	Kaylee Schaefer-Hood	10/16/2025

Approved by (Print)	Approved by: Signature	Date

Page 1 of 1 Pages

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC

www.martinelectric.com | www.controlnetwork.com

No. 00566

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone 518-477-7577 | Fax 518-477-9750

CUSTOMER: MLB / Turner

DATE: 10-1-25

JOB NO: 68416-84

ADDRESS:

JOB LOCATION: Albany Airport Added 120v Power escalators

ATTENTION: Mike Washburn

WORK CONDITIONS:

CELL PHONE: 518 338 8477

BP-04 PCO -297

DESCRIPTION OF WORK

Complete conduit and pull wire from ILV To new escalators

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circut Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
5'	1 5/8" Uni strut		$13.20
2	Window Clamp		$7.46
2	3/4" Strut strap		$1.60
20'	3/4" Sch-80 PVC		$14.64
1980'	#12 THHN Copper wire		$522.09
8	11" BK Cable Ties		$0.34
3	4"/16" Blank Covers		$3.04
14	Tan wire Nuts		$2.87
12	3/4" Plastic threaded bushings		$1.46

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis	10/1	2			$255.04
K. Kelter	10/1	8			$838.80
K. Saffard	10/1	8			$838.80

noff

PCO-297 Rec'd 12.18.25 TCCo

Thorpe Electric, Inc.

****

TO : GEORGE MARTIN ELECTRIC

FROM : knickc

EMAIL : JHATCH@THORPEELECTRIC.COM

SUBJECT : Order/Invoice Print #00

DATE : Mon Nov 17 10:35

****

Thorpe Electric Inc.
27 Washington Street
Rensselaer, NY. 12144
(518)462-5496
(518)462-3891 (fax)

JHATCH@THORPEELECTRIC.COM

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

10:34AM knickc/143

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
76017	11/17/25	3120	6846-E84	62

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	11/17/25		1	JHAT

PART NUMBER / BIN	QTY ORD / H/M	DESCRIPTION	QTY SHP	QTY BKO / ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
B22-SH-10FT-	5	EA	5	0	2.6403	EA	13.20
		STRUT 12GA 1-5/8D SLOTTED CHANNEL					
B441-22-PLTD	2	EA	2	0	3.7296	EA	7.46
		B-LINE PLTD BEAM CLAMP					
B2009PA-ZN-3/4	2	EA	2	0	.8003	EA	1.60
		B-LINE CLAMP					
3/4SCH80COND	20	EA	20	0	.7319	EA	14.64
		PVC 3/4 SCHEDULE-80 CONDUIT					
THHN12BLKSTR	1980	EA	1980	0	.26368	EA	522.09
		THHN-12-BLACK-STRANDED 500FT REEL					
BR11SO-C	8		8	0	.0421		.34
		SOUTHWIRE 11IN STD BLK CBLE TIE-50LB					
72C1	3	EA	3	0	1.0134	EA	3.04
		STL-CTY 4-11/16SQ FLT BLNK CVR					
30-341	14	EA	14	0	.20529	EA	2.87
		IDEAL TAN TW WIRE NUT-100BX					
441	12	EA	12	0	.1219	EA	1.46
		ARL 3/4 PLSTC INS BUSHING					

TOTAL GROSS	566.70
TOTAL TAX	45.34
SHIPPED AMOUNT	612.04
SHIPPED WEIGHT	1211.57

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est 1919

164 Columbia Tpk, Ste B, Rensselaer, NY 12144

www.martinelectric.com | www.controlnetwork.com

Job No.	6846-84
Batch WE.	10/19/25
Ticket #'s in Batch:	00569

CUSTOMER:	DATE:	Batch Period
MLB / Turner	10/28/2025	10/13/25 - 10/19/25

JOB LOCATION:	Job Status	Sales Tax		Allowable Mark Up	
Albany Airport	In progress	Taxable		Lab	10%
		Exempt	x	Mat	10%
		County		Sub	10%

Notes

Project not complete. Expect more tickets for this job.

TOTAL MATERIAL	$	37.71
TOTAL EQUIPMENT	$	-
TOTAL LABOR	$	966.32
TOTAL SUBCONTRACTOR	$	-
TOTAL INDIRECTS	$	-
SUBTOTAL	$	1,004.03
MARKUP (OH&P)	$	100.40
SALES TAX	$	-
TOTAL DUE	$	1,104.43
"+ applicable tax"	$	-

Processed by (Print)	Processed by: Signature	Date
Kaylee Schaefer-Hood	Kaylee Schaefer-Hood	10/28/2025

Approved by (Print)	Approved by: Signature	Date

Page 1 of 1 Pages

PCO-297 Rec'd 12.18.25 TCCo

MARTIN ELECTRIC
est 1939

www.martinelectric.com | www.controlnetwork.com

No. 00569

164 Columbia Turnpike, Ste B
Rensselaer, NY 12144

Phone 518-477-7577 | Fax 518-477-9750

CUSTOMER: MLB / Turner

DATE: 10-15-25

JOB NO: 6846-84

ADDRESS:

JOB LOCATION: Albany Airport. New Escolators

ATTENTION: Mike Washburn

WORK CONDITIONS:

CELL PHONE: 518 338 8477

BP-04 PCO - 297

DESCRIPTION OF WORK

EQUIPMENT USAGE

Equipment	Qty	Unit	Equipment	Qty	Unit
Service Van		Days	881 Bender		Days
Lift		Days	555 Bender		Days
Specialty Lift		Days	Punch Set		Days
Compressor		Days	Confined Space Pkg		Days
Generator		Days	Bucket Truck		Days
Excavator		Days	Trencher		Days
Dump Truck		Days	Core Drill		Hours
Fluke Meter		Days	Crimper		Hours
Trailers		Days	Trailered Genset		Per Scale
Circuit Tracer		Hrs			

QTY	MATERIAL	UNIT	AMOUNT
40'	12/2 mc cable		$33.83
3	Single mc conn.		$1.13
2	11" Ground tails		$1.24
11	11" Cable ties		$0.46
8	Red/yellow wire nuts		$1.05

NAME	DATE	ST	OT	DT	AMOUNT
J. Nellis (F)	10/15	1			$127.52
K. Kelter	10/15	4			$419.40
M. Safford	10/15	4			$419.40

Subtotal Labor

TOTAL MATERIAL	$37.71
TOTAL EQUIPMENT	$0.00
TOTAL LABOR	$966.32
TOTAL SUBCONTRACTOR	$0.00
TOTAL INDIRECTS	$0.00
SUBTOTAL	$1004.03
MARKUP (OH&P)	$100.40
SALES TAX	
TOTAL DUE	$1104.43

WORK ORDERED BY: Michael Weeks — DATE: 10/15/25

CUSTOMER APPROVAL SIGNATURE: Ed Andres (VIO) — DATE: 10/16/25

noff

PCO-297 Rec'd 12.18.25 TCCo

Thorpe Electric, Inc.

****

TO : GEORGE MARTIN ELECTRIC

FROM : knickc

EMAIL : JHATCH@THORPEELECTRIC.COM

SUBJECT : Order/Invoice Print #00

DATE : Wed Nov 12 12:50

****

Thorpe Electric Inc.
27 Washington Street
Rensselaer, NY. 12144
(518)462-5496
(518)462-3891 (fax)

JHATCH@THORPEELECTRIC.COM

FROM:
THORPE ELECTRIC SUPPLY
27 WASHINGTON STREET
RENSSELAER, N.Y. 12144
** PHONE 518-462-5496 **

* E S T I M A T E *

PCO-297 Rec'd 12.18.25 TCCo

SOLD TO:
GEORGE MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
SUITE 2
RENSSELAER NY 12144

SHIP TO:
/

12:49PM knickc/87

ORDER NO	ORDER DATE	CUSTOMER	CUSTOMER P.O. NO.	SLSMN
75877	11/12/25	3120	6846-84	21

TERMS	SHIP VIA/ROUTING	DATE REQUESTED	SHIPPED	LOC	TAKEN BY
2/10 N30	********CUSTOMER PICKUP*********	11/12/25		1	JHAT

PART NUMBER / BIN	H/M	DESCRIPTION	QTY ORD		QTY SHP	QTY BKO ORD	PRICE / UNITS	U/M / DISC%	AMOUNT
12/2MCCLITER		MC-ALUM REEL W/GREEN GROUND 1000FT REEL	40	EA	40	0	.84586	EA	33.83
8400		ARL 3/8 MC-BX CONN W/SQR	3	EA	3	0	.3781	EA	1.13
30-3404*		IDEAL 12GA SOL WIRE PIGTAIL	2	EA	2	0	.6185	EA	1.24
BR11SO-C		SOUTHWIRE 11IN STD BLK CBLE TIE-50LB	11		11	0	.0421		.46
30-1347JR		IDEAL RED/YELLOW WIRENUT, 400/JAR	8	EA	8	0	.13162	EA	1.05

TOTAL GROSS	37.71
TOTAL TAX	3.02
SHIPPED AMOUNT	40.73
SHIPPED WEIGHT	7600.00

ɔb ID: PG-23-116A
-oject: Albany Airport BP-04

PCO-297 Rec'd 12.18.25 TCCo

GJM MARTIN ELECTRIC
Certified WBE

ɔ: 6846-84: PCO-297 Escalator Power from Alternate Power Source

Change Order Summary

19 Nov 2025 11:03:59

ax Rate status: Default **Bid Name:** BASE BID **Bid Template:** SHORT MARKUP -ELECTRIC

ɔrawing	Phase	Quote $	Material $	Equip $	SubCon $	Labor Hrs
	BRANCH > LEVEL 1	0.00	-5,174.99	0.00	0.00	-84.81
	Sheet Totals:	0.00	-5,174.99	0.00	0.00	-84.81
	Tax:	0.00	0.00	0.00	0.00	

d Notes:

		Sub Total (Quo/Mat/Equip/Sub):	-5,174.99
TAX RATES		**Sales Tax:**	0.00
Material:	0.0000%	**Sub Total:**	-5,174.99
Quote:	0.0000%	**Direct Labor $:**	-8,105.21
Labor:	0.0000%	**Indirect Labor $:**	0.00
Equipment:	0.0000%	**Labor Escalation:**	0.00
Subcontract:	0.0000%	**Labor Tax:**	0.00
Job:	0.0000%	**Direct Job Costs** (2.38%):	-324.21
MISCELLANEOUS			
Avg. Lbr. Rate (Cost):	95.57	**Prime Cost:**	-13,604.41
Avg. Lbr. Rate (Bid):	95.57	**Overhead** (Avg. 0.00%):	0.00
Total Square Feet:	1.00	**Net Cost:**	-13,604.41
Cost Per Sq. Ft.:	-13,604.41		
Labor $ Per Sq. Ft.:	-8,105.21	**Profit** (Avg. 0.00%):	0.00
Labor Hrs Per Sq. Ft.:	-84.81	**Job Tax:**	0.00
Quantity of Units:	1.00	**Bond** (0.0000%):	0.00
Cost Per Unit:	-13,604.41	**Lump Sum:**	0.00
Calc. Adjustment:	0.00%	**Selling Price:**	-13,604.41

LABOR ADJUST

ESTIMATED HOURS	ELECTRICAL	MACHINE OPERATOR	LOW VOLTAGE	Labor Class 4	Labor Class 5	Labor Class 6	Labor Class 7	Labor Class 8	Labor Class 9	Labor Class 10
REGULAR	-84.81	--	--	--	--	--	--	--	--	--
OVERTIME	--	--	--	--	--	--	--	--	--	--
SHIFT-2	--	--	--	--	--	--	--	--	--	--
SHIFT-3	--	--	--	--	--	--	--	--	--	--
DOUBLE TIME	--	--	--	--	--	--	--	--	--	--
ESTIMATED HOURS:	-84.81	--	--	--	--	--	--	--	--	--
LOSS LBR ADJ:	--	--	--	--	--	--	--	--	--	--
CALCULATED HRS										
REGULAR	-84.81	--	--	--	--	--	--	--	--	--
OVERTIME	--	--	--	--	--	--	--	--	--	--
SHIFT-2	--	--	--	--	--	--	--	--	--	--
SHIFT-3	--	--	--	--	--	--	--	--	--	--
DOUBLE TIME	--	--	--	--	--	--	--	--	--	--
TOTAL ADJ LABOR:	-84.81	--	--	--	--	--	--	--	--	--

TOTAL ADJUSTED LABOR HOURS: -84.81

DIRECT LABOR

Labor Class	Job Description	Labor Type	Crew	Rate	Man Hours	Extension
ELECTRICAL	FOREMEN (WORKING)	REGULAR	1	$100.13	-42.41	-$4,246.19
	JOURNEYMEN	REGULAR	1	$91.00	-42.41	-$3,859.02

AVERAGE DIRECT LABOR RATE: $95.57

TOTAL DIRECT LABOR: -$8,105.21

INDIRECT LABOR

Labor Description	Hours	Rate	Ext $

TOTAL INDIRECT LABOR: $0.00

DIRECT LABOR TOTAL:	-8,105.21	
INDIRECT LABOR TOTAL:	0.00	
LABOR ESCALATION:	0.00	
LABOR $ ADJUSTMENT:	0.00	
LABOR TAX:	0.00	
LABOR TOTAL:		-$8,105.21

MATERIAL:	-5,174.99	
MATERIAL ESCALATION:	0.00	
MATERIAL ADJUSTMENT:	0.00	
MATERIAL TAX:	0.00	
MATERIAL TOTAL:		-$5,174.99

QUOTES

Component	Vendor	Amount

QUOTED MATERIAL:	0.00	
ADJUSTMENT:	0.00	
QUOTE TAX:	0.00	
QUOTED MATERIAL TOTAL:		$0.00

SUBCONTRACTS

Component	Vendor	Amount

SUBCONTRACTS:	0.00	
ADJUSTMENT:	0.00	
SUBCONTRACT TAX:	0.00	
SUBCONTRACTS TOTAL:		$0.00

EQUIPMENT

Component	Vendor	Amount

EQUIPMENT:	0.00	
ADJUSTMENT:	0.00	
EQUIPMENT TAX:	0.00	
EQUIPMENT TOTAL:		$0.00

DIRECT JOB COSTS

Description	Dollars
SAFETY	-243.16
WARRANTY	-81.05

DIRECT JOB COSTS:	-324.21	
ADJUSTMENT:	0.00	
TOTAL DIRECT JOB COSTS:		-$324.21
JOB COST w/NO OVERHEAD:		**-$13,604.41**

OVERHEAD

MATERIAL OVERHEAD:(0% markup)	0.00
QUOTES OVERHEAD:(0% markup)	0.00
LABOR OVERHEAD:(0% markup)	0.00
SUBCONTRACTS OVERHEAD:(0% markup)	0.00
EQUIPMENT OVERHEAD:(0% markup)	0.00
DJC OVERHEAD:(0% markup)	0.00

TOTAL OVERHEAD:	$0.00
JOB COST w/OVERHEAD:	**-$13,604.41**

PROFIT	
MATERIAL PROFIT:(0% markup)	0.00
QUOTES PROFIT:(0% markup)	0.00
LABOR PROFIT:(0% markup)	0.00
SUBCONTRACTS PROFIT:(0% markup)	0.00
EQUIPMENT PROFIT:(0% markup)	0.00
DJC PROFIT:(0% markup)	0.00

TOTAL PROFIT: $0.00

MISCELLANEOUS	
JOB TAX:	0.00
BOND:	0.00

MISCELLANEOUS TOTAL: $0.00

LUMP SUM	
LUMP SUM 1:	0.00
LUMP SUM 2:	0.00
LUMP SUM 3:	0.00
LUMP SUM 4:	0.00

LUMP SUM TOTAL: $0.00

BID TOTAL: **-$13,604.41**

PCO-297 Rec'd 12.18.25 TCCo

ID: PG-23-116A
ject: Albany Airport BP-04

GJM MARTIN ELECTRIC
Certified WBE

6846-84: PCO-297 Escalator Power from Alternate Power Source

Takeoff

19 Nov 2025 11:04:58

ıse: BRANCH
SubPhase: LEVEL 1

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
	0.00				**CREDIT 4-ESCALATORS FEEDERS FROM PNL 3EM - (SEE E-101 MARK-UP)**				
TITLE	-110.00	EA	M	1 1/4	EMT ON-TRAPEZE	0.0000	0.00	0.0000	0.00
10056	-440.00	FT	M	1 1/4	EMT	2.4691	-1,086.40	0.0620	-27.28
20751	-8.00	EA	M	1 1/4	EMT 90-ELBOW	8.6747	-69.40	0.3200	-2.56
20741	-4.00	EA	M	1 1/4	EMT FIELD-BEND	0.0000	0.00	0.6400	-2.56
70039	-1,140.00	FT	M	2.	THHN/THWN CU (STR)	2.2587	-2,574.86	0.0170	-19.38
70230	-380.00	FT	M	8	GREEN THHN CU (GRD 100A)	0.6105	-232.00	0.0090	-3.42
30554	-36.00	EA	M	1 1/4	EMT STEEL-COMP COUPLING	2.1937	-78.97	0.2000	-7.20
630169	-55.00	EA	M	1 1/4	CABLE/CONDUIT 1-PIECE STRUT CLAMP	1.5500	-85.25	0.0400	-2.20
30680	-8.00	EA	M	1 1/4	EMT STEEL COMP CONNECTOR	2.0715	-16.57	0.4000	-3.20
40142	-8.00	EA	M	1 1/4	GROUNDING BUSHING	7.4020	-59.22	0.3500	-2.80
TITLE	-14.00	EA	M		TRAPEZE 1/2-THRD-ROD/ STL-BEAM	0.0000	0.00	0.0000	0.00
240010	-28.00	FT	M	1 5/8" x 1 5/8"H	12G STRUT CHNL 1-1/8"SLOT PRE-GALV	5.0000	-140.00	0.1225	-3.43
161296	-112.00	FT	M	1/2-13	THREADED ROD	1.8578	-208.07	0.1100	-12.32
240243	-28.00	EA	M	1/2-13EG	STRUT SPRING NUT (1 5/8H)	1.0448	-29.25	0.0600	-1.68
160998	-56.00	EA	M	1/2-13	PLTD HEX NUTS	0.2518	-14.10	0.0600	-3.36
160397	-56.00	EA	M	1/2"	PLTD FLAT WASHER	0.2481	-13.89	0.0012	-0.07
160409	-56.00	EA	M	1/2"	PLTD LOCK WASHER	0.0895	-5.01	0.0012	-0.07
160182	-28.00	EA	M	1/2-13	MALLEABLE BEAM CLAMP	4.5500	-127.40	0.3000	-8.40
TITLE	-1.00	EA	M	12x12x6	PULL BOX-PAINT SCREW CVR NO/KO ON STEEL	0.0000	0.00	0.0000	0.00
710222	-1.00	EA	M	12x12x6	PULL BOX-PAINT SCREW CVR NO/KO	44.3900	-44.39	1.7000	-1.70
630586	-2.00	EA	M	1/4-20	ADJ BEAM CLAMP UP TO 1/2 FLANGE	2.1719	-4.34	0.3000	-0.60
160786	-2.00	EA	M	1/4-20 x 1"	PLTD MACHINE SCREWS	0.1562	-0.31	0.0700	-0.14
160394	-2.00	EA	M	1/4"	PLTD FLAT WASHER	0.0619	-0.12	0.0012	0.00
160405	-2.00	EA	M	1/4"	PLTD LOCK WASHER	0.0367	-0.07	0.0012	0.00
600196	-8.00	EA	M	1 1/4	ENCLOSURE HOLE PUNCH -STEEL	0.0000	0.00	0.3000	-2.40

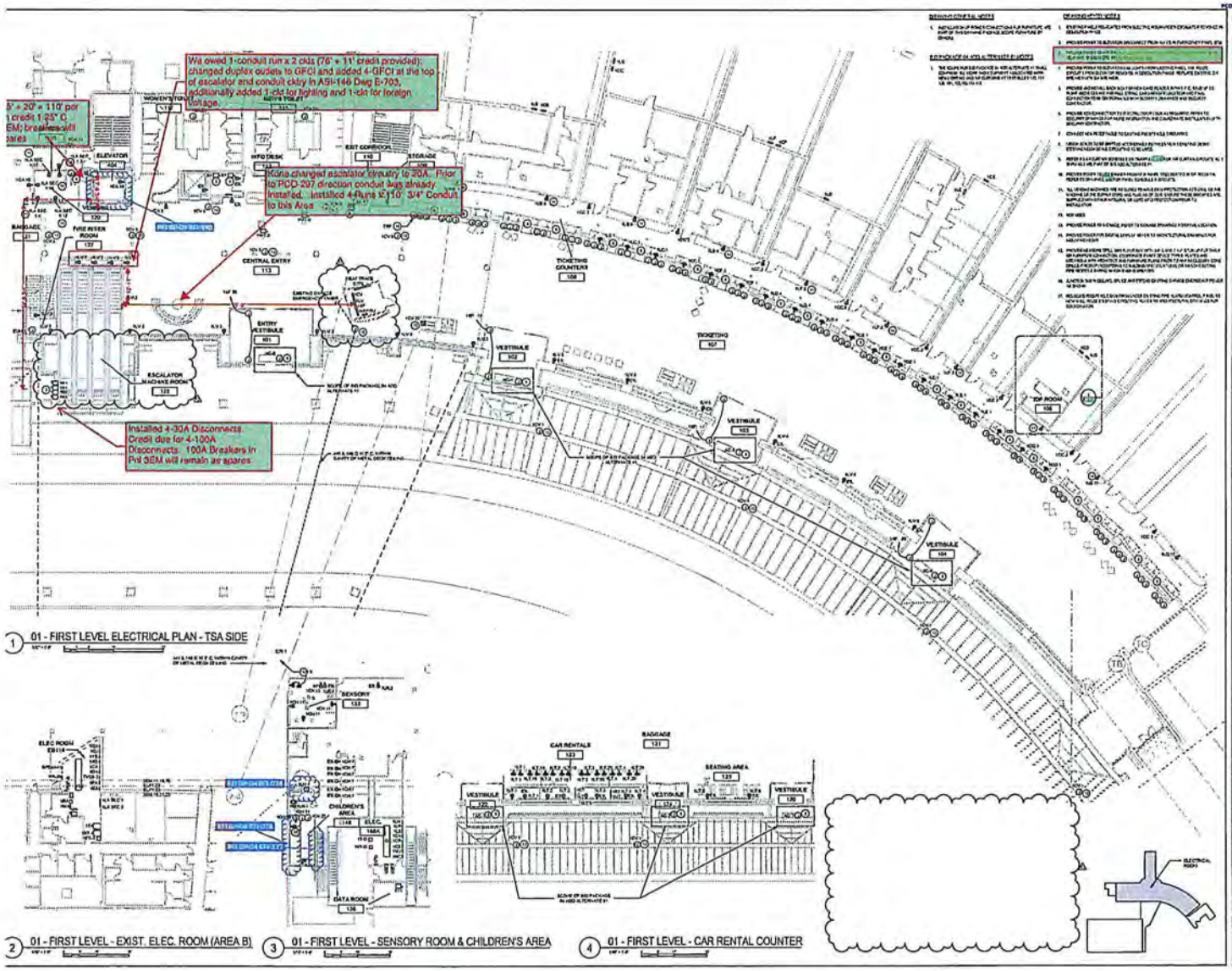
ase: BRANCH
SubPhase: LEVEL 1

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
TITLE	-4.00	EA	M	1 1/4	FLEXIBLE ALUM CONDUIT	0.0000	0.00	0.0000	0.00
50022	-12.00	FT	M	1 1/4	FLEXIBLE ALUM CONDUIT	1.8010	-21.61	0.0900	-1.08
70039	-72.00	FT	M	2.	THHN/THWN CU (STR)	2.2587	-162.62	0.0170	-1.22
70230	-24.00	FT	M	8	GREEN THHN CU (GRD 100A)	0.6105	-14.65	0.0090	-0.22
50033	-4.00	EA	M	1 1/4	FLEX COND ANGLE CONN	11.1892	-44.76	0.2400	-0.96
50044	-4.00	EA	M	1 1/4	FLEX COND STRAIGHT CONN	14.0454	-56.18	0.2000	-0.80
40235	-8.00	EA	M	1 1/4	PLASTIC BUSHING	0.3762	-3.01	0.1700	-1.36
500196	-8.00	EA	M	1 1/4	ENCLOSURE HOLE PUNCH -STEEL	0.0000	0.00	0.3000	-2.40
220095	-4.00	EA	M	100/3	NF/HD/600V N-1 SAFETY-SW	291.8100	-1,167.24	4.0000	-16.00
	0.00				**CREDIT 1-CONDUIT AND 2-BRANCH CIRCUITS OWED TO BOTTOM OF ESCALATOR**				
TITLE	-90.00	EA	M		3/4 EMT ON TRAPEZE MULTI RUN	0.0000	0.00	0.0000	0.00
10054	-90.00	FT	M	3/4	EMT	0.8848	-79.63	0.0500	-4.50
20749	0.00	EA	M	3/4	EMT 90-ELBOW	4.4406	0.00	0.2200	0.00
20739	-6.00	EA	M	3/4	EMT FIELD-BEND	0.0000	0.00	0.1920	-1.15
30552	0.00	EA	M	3/4	EMT STEEL-COMP COUPLING	0.4047	0.00	0.1400	0.00
630167	-14.00	EA	M	3/4	CABLE/CONDUIT 1-PIECE STRUT CLAMP	0.7500	-10.50	0.0300	-0.42
30678	-4.00	EA	M	3/4	EMT STEEL COMP CONNECTOR	0.3350	-1.34	0.2000	-0.80
40233	-4.00	EA	M	3/4	PLASTIC BUSHING	0.1559	-0.62	0.1200	-0.48
70030	-396.00	FT	M	10	THHN/THWN CU (SOL)	0.3042	-120.46	0.0070	-2.77
100139	-6.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1187	-0.71	0.0600	-0.36
70225	-99.00	FT	M	10	GREEN THHN CU SOL (GRD 60A)	0.3042	-30.11	0.0070	-0.69
100139	-2.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1187	-0.24	0.0600	-0.12
150041	-2.00	EA	M	2-1/8"D	4"SQ CMB-KO NO BRKT	2.9179	-5.84	0.3000	-0.60
150096	-2.00	EA	M		4"SQ BLANK COVER	0.9334	-1.87	0.0800	-0.16
630505	-2.00	EA	M	THREAD ROD MOUNT	COMB BOX & 1/2 > 3/4" SNP-CLS CONDHGR-CO	3.9745	-7.95	0.2500	-0.50
240302	-2.00	EA	M	1/4-20	STRUT CHNL TWIRL-NUT-ZN	1.4804	-2.96	0.0700	-0.14
160786	-2.00	EA	M	1/4-20 x 1"	PLTD MACHINE SCREWS	0.1542	-0.31	0.0700	-0.14
160394	-2.00	EA	M	1/4"	PLTD FLAT WASHER	0.0683	-0.14	0.0012	0.00
100155	-2.00	EA	M	#12 SOL	8" PIGTAIL W/GRD SCREW	0.5508	-1.10	0.0600	-0.12
TITLE	-4.00	EA	M	#12 3/4" EMT	20A 2G DX COML	0.0000	0.00	0.0000	0.00
140016	-8.00	EA	M	20A	DX RECEPT COMMERCIAL GRADE	1.9500	-15.60	0.3000	-2.40
140862	-4.00	EA	M	2-DUPLEX	2G STAINLESS STEEL PLATE	2.7100	-10.84	0.1200	-0.48
150047	-4.00	EA	M	2-1/8"D	4"SQ CMB-KO CV- BRKT	1.7519	-7.01	0.3000	-1.20
150075	-4.00	EA	M	5/8"RISE 7.5-CI	2G 4"SQ PLASTER-RING	0.9021	-3.61	0.0800	-0.32

PCO-297 Rec'd 12.18.25 TCCo

ıse: BRANCH
SubPhase: LEVEL 1

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
161188	-24.00	EA	M	#10 x 1"	TEK SCREW	0.1304	-3.13	0.0240	-0.58
100155	-4.00	EA	M	#12 SOL	8" PIGTAIL W/GRD SCREW	0.5508	-2.20	0.0600	-0.24
100139	-5.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1187	-0.59	0.0600	-0.30
	0.00				**ADDED WORK SCOPE FOR ESCALATOR FEEDERS**				
	0.00				**BELOW WORK INSTALLED PRIOR TO PCO-297 DIRECTION NOT ON T&M - SEE E-101 MARK-UP**				
TITLE	13.00	EA	M		12G GALV TRAPEZE 3/8-ROD ON STL/BJ	0.0000	0.00	0.0000	0.00
240011	26.00	FT	M	1 5/8" x 1 5/8"H	12G STRUT CHNL 1-1/8"SLOT GALV	1.8575	48.30	0.1225	3.19
161313	104.00	FT	M	3/8-16	GALV THREADED ROD	2.0959	217.97	0.1100	11.44
240334	26.00	EA	M	3/8-HDG	STRUT NO TWIST SQ WASHER	3.4576	89.90	0.0400	1.04
161010	52.00	EA	M	3/8-16	GALV HEX NUTS	0.0020	0.10	0.0360	1.87
160482	26.00	EA	M	3/8 x 1 1/4"	STN-STL FENDER WASHER	0.4909	12.76	0.0012	0.03
160187	26.00	EA	M	3/8-16	GALV BEAM CLAMP 500LB	8.4290	219.15	0.2100	5.46
TITLE	1.00	EA	M	12x12x6	PULL BOX-PAINT SCREW CVR NO/KO ON STEEL	0.0000	0.00	0.0000	0.00
710222	1.00	EA	M	12x12x6	PULL BOX-PAINT SCREW CVR NO/KO	44.3900	44.39	1.7000	1.70
530586	2.00	EA	M	1/4-20	ADJ BEAM CLAMP UP TO 1/2 FLANGE	2.1719	4.34	0.3000	0.60
160786	2.00	EA	M	1/4-20 x 1"	PLTD MACHINE SCREWS	0.1562	0.31	0.0700	0.14
160394	2.00	EA	M	1/4"	PLTD FLAT WASHER	0.0619	0.12	0.0012	0.00
160405	2.00	EA	M	1/4"	PLTD LOCK WASHER	0.0367	0.07	0.0012	0.00
TITLE	440.00	EA	M		3/4 EMT ON TRAPEZE MULTI RUN	0.0000	0.00	0.0000	0.00
10054	440.00	FT	M	3/4	EMT	0.9902	435.69	0.0500	22.00
20749	8.00	EA	M	3/4	EMT 90-ELBOW	4.0947	32.76	0.2200	1.76
20739	4.00	EA	M	3/4	EMT FIELD-BEND	0.0000	0.00	0.1920	0.77
30562	52.00	EA	M	3/4	EMT STEEL-COMP COUPLING RT	0.3518	18.29	0.1400	7.28
530167	61.00	EA	M	3/4	CABLE/CONDUIT 1-PIECE STRUT CLAMP	4.2902	261.70	0.0300	1.83
30708	8.00	EA	M	3/4	EMT STEEL COMP INS-THRT CONN RT	0.5130	4.10	0.3000	2.40
40233	8.00	EA	M	3/4	PLASTIC BUSHING	0.1896	1.52	0.1200	0.96
					Phase Totals:		**-5,174.99**		**-84.81**
					Job Totals:		**-5,174.99**		**-84.81**



1 01 - FIRST LEVEL ELECTRICAL PLAN - TSA SIDE

2 01 - FIRST LEVEL - EXIST. ELEC. ROOM (AREA B)

3 01 - FIRST LEVEL - SENSORY ROOM & CHILDREN'S AREA

4 01 - FIRST LEVEL - CAR RENTAL COUNTER

CHA

ALBANY COUNTY AIRPORT AUTHORITY

BID PACKAGE
ISSUED FOR BI

ALB - Central Terminal
Passenger Screening

ELECTRICAL PLAN - LE
I - CONNECTOR FLOO
PLAN - TSA SIDE

E-101

PCO-297 Rec'd 12.18.25 TCCo

Everett Jones

From: Lackraj, Natram - (NYN) <nlackraj@tcco.com>
Sent: Thursday, July 17, 2025 2:51 PM
To: Jamie Nellis; Andres, Edward F - (NYN); Kyle Delair; Everett Jones; Mike Washburn; Marty Millington
Subject: RE: Power to escalator.

Jamie,

As discussed, please procced with power from these existing escalator panels, using PCO – 297.

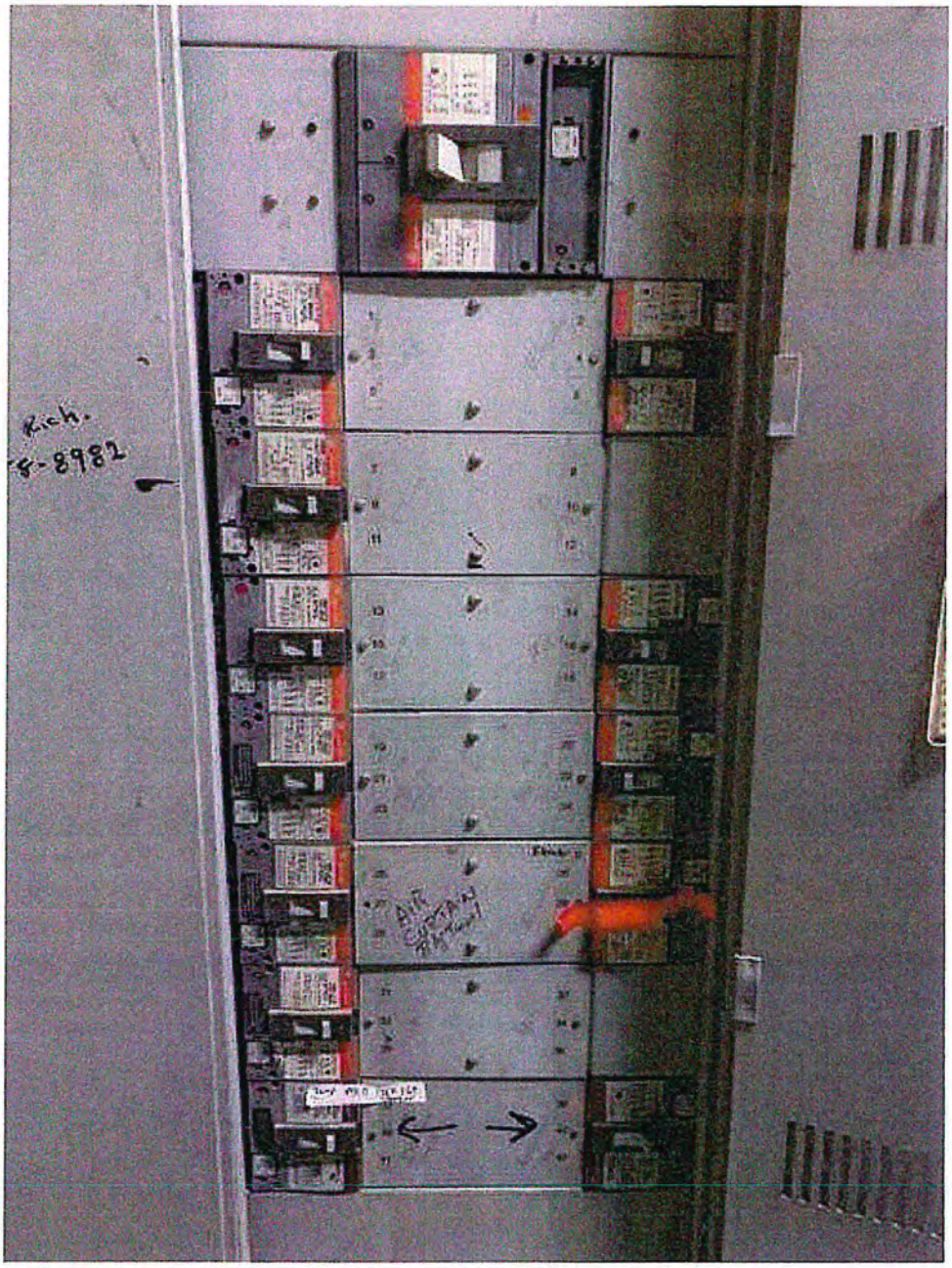
Thanks,

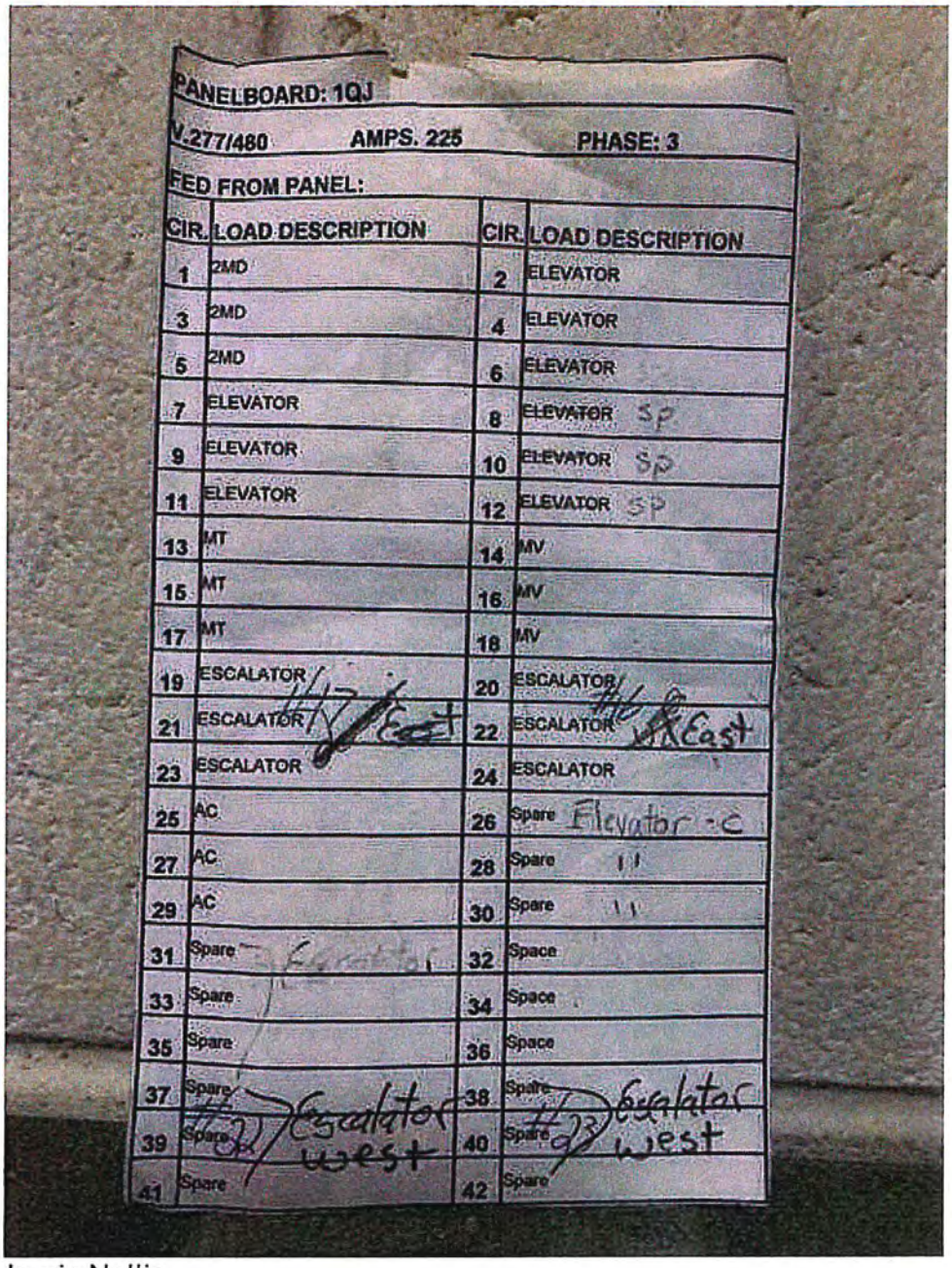
Nate Lackraj | Superintendent
Turner Construction Company - NYN
mobile 518.708.5445 | nlackraj@tcco.com

From: Jamie Nellis <JNellis@martinelectric.com>
Sent: Friday, July 11, 2025 8:57 AM
To: Andres, Edward F - (NYN) <efandres@tcco.com>; Kyle Delair <kdelair@martinelectric.com>; Lackraj, Natram - (NYN) <nlackraj@tcco.com>; Everett Jones <ejones@martinelectric.com>; Mike Washburn <mwashburn@mlbind.com>; Marty Millington <mmillington@mlbind.com>
Subject: Power to escalator.

EXTERNAL EMAIL - Please Handle Cautiously

Nate, as requested I did look into availability to feed new escalators from existing 480 volt panel. (See attached photos) It appears there would be 2 breakers available for two escalator, and we would need to procure two additional breakers with trips units for the other two escalators and install during a shutdown. Be advised, a new pathway would need to be installed from panel 1QJ to new escalator equipment room for the two escalators. My opinion would be a cost different due to the added labor for install from existing main electric room and we have already installed some of the original branch circuit conduit down from the 3rd floor electric room as design had the original feed from there. Kyle and Everett will work on that difference.
Hope this information is helpful, and please advise how you would like to proceed.
Thank you.


Rich.
8-8982



PANELBOARD: 1QJ

V.277/480 AMPS. 225 PHASE: 3

FED FROM PANEL:

CIR.	LOAD DESCRIPTION	CIR.	LOAD DESCRIPTION
1	2MD	2	ELEVATOR
3	2MD	4	ELEVATOR
5	2MD	6	ELEVATOR
7	ELEVATOR	8	ELEVATOR SP
9	ELEVATOR	10	ELEVATOR SP
11	ELEVATOR	12	ELEVATOR SP
13	MT	14	MV
15	MT	16	MV
17	MT	18	MV
19	ESCALATOR #17 East	20	ESCALATOR #16 East
21	ESCALATOR	22	ESCALATOR
23	ESCALATOR	24	ESCALATOR
25	AC	26	Spare Elevator #C
27	AC	28	Spare "
29	AC	30	Spare "
31	Spare Escalator	32	Space
33	Spare	34	Space
35	Spare	36	Space
37	Spare #22 Escalator west	38	Spare #23 Escalator west
39	Spare	40	Spare
41	Spare	42	Spare

Jamie Nellis
Martin Electric
Cell: (518)-366-7199
Jnellis@martinelectric.com

PCO-297 Rec'd 12.18.25 TCCo

Everett Jones

From: Jamie Nellis
Sent: Monday, August 18, 2025 8:35 AM
To: Kyle Delair
Cc: Everett Jones
Subject: Re: Panel 1QJ failed breaker

Kyle, at request of Turner Ed A. I'm using the same number as the new escalator work. 6846-84. PCO-297.

Jamie Nellis
Martin Electric
Cell: (518)-366-7199
Jnellis@martinelectric.com

On Aug 18, 2025, at 8:27 AM, Kyle Delair <kdelair@martinelectric.com> wrote:

Jamie,

Did we set un am extra # for ordering this breaker?

Kyle M. Delair
Project Manager
Martin Electric Inc.
164 Columbia Tpk, Suite B
Rensselaer, NY 12144
P: 518.477.7577, Ext. 107
F: 518.477.9750
C: 518.879.2993
kdelair@martinelectric.com

From: Lackraj, Natram - (NYN) <nlackraj@tcco.com>
Sent: Thursday, August 14, 2025 3:05 PM
To: Jamie Nellis <JNellis@martinelectric.com>; Andres, Edward F - (NYN) <efandres@tcco.com>; Kyle Delair <kdelair@martinelectric.com>; Marty Millington <mmillington@mlbind.com>; Mike Washburn <mwashburn@mlbind.com>
Cc: Matt Mokey <mmokey@albanyairport.com>; Damien Pinto <dpinto@mlbind.com>
Subject: RE: Panel 1QJ failed breaker

Jamie,

Please proceed with ordering breaker.

Please let me know the schedule for the next shutdown.

Thanks,

Nate Lackraj | Superintendent
Turner Construction Company - NYN
mobile 518.708.5445 | nlackraj@tcco.com

From: Jamie Nellis <JNellis@martinelectric.com>
Sent: Thursday, August 14, 2025 2:59 PM
To: Lackraj, Natram - (NYN) <nlackraj@tcco.com>; Andres, Edward F - (NYN) <efandres@tcco.com>; Kyle Delair <kdelair@martinelectric.com>; Marty Millington <mmillington@mlbind.com>; Mike Washburn <mwashburn@mlbind.com>
Subject: Panel 1QJ failed breaker

EXTERNAL EMAIL - Please Handle Cautiously

Nate, as we had discussed while returning elevator 6 back to its original power breaker, the breaker would not remain in the closed position. We verified with no load attached, so we feel the breaker is faulty and would need to be replaced. This email is to confirm your verbal confirmation to order and replace stated faulty breaker under BP-04 PCO-297. This replacement will require an additional shutdown at a later date after the new breaker has arrived. Attached is a quote for new breaker.
Thank you.

Jamie Nellis
Martin Electric
Cell: (518)-366-7199
Jnellis@martinelectric.com

PCO-297 Rec'd 12.18.25 TCCo

Everett Jones

From: Andres, Edward F - (NYN) <efandres@tcco.com>
Sent: Tuesday, July 22, 2025 11:07 AM
To: Jamie Nellis; Lackraj, Natram - (NYN); Kyle Delair
Cc: Wagner, Robert C - (NYN)
Subject: RE: New escalator power feeds.

Jamie,

Please proceed with purchase of breakers Working on shutdown date

Thanks,
Eddie

Edward Andres | Superintendent | New York North Turner Construction Company | Special Projects Division
mobile 518.858.0651 | efandres@tcco.com

-----Original Message-----
From: Jamie Nellis <JNellis@martinelectric.com>
Sent: Tuesday, July 22, 2025 6:32 AM
To: Andres, Edward F - (NYN) <efandres@tcco.com>; Lackraj, Natram - (NYN) <nlackraj@tcco.com>; Kyle Delair <kdelair@martinelectric.com>
Subject: New escalator power feeds.

EXTERNAL EMAIL -- Please Handle Cautiously

Ed, as discussed. We have received a quote for 2 new breakers with 30 amp trip module plugs and required panel bus finger kit. $1511.12 is quote plus tax and shipping. As well I will need to schedule a shutdown during night shift in order to install quoted items, and terminate wiring.
Please provide date power will be required at escalators.
Thank you.

Jamie Nellis
Martin Electric
Cell: (518)-366-7199
Jnellis@martinelectric.com

PCO-297 Rec'd 12.18.25 TCCo

Everett Jones

From: Jamie Nellis
Sent: Saturday, September 13, 2025 10:07 AM
To: Kyle Delair; Everett Jones
Subject: Fwd: Added escalator power
Attachments: 20250913001305111.pdf

Jamie Nellis
Martin Electric
Cell: (518)-366-7199
Jnellis@martinelectric.com

Begin forwarded message:

From: "Andres, Edward F - (NYN)" <efandres@tcco.com>
Date: September 13, 2025 at 9:09:53 AM EDT
To: Craig Dittl <cdittl@mlbind.com>, Jeffrey Lino <Jlino@mlbind.com>, mwashburn@mlbind.com, mmillington@mlbind.com
Cc: Jamie Nellis <JNellis@martinelectric.com>, "Wagner, Robert C - (NYN)" <rwagner@tcco.com>, "Bagshaw, Hannah E - (NYN)" <hbagshaw@tcco.com>, "Lackraj, Natram - (NYN)" <nlackraj@tcco.com>, "McNeil, Brian - (NYN)" <bmcneil@tcco.com>
Subject: Added escalator power

Criag,

Martin is approved to proceed with additional circuits needed for the escalator work; after walking the area with Marty and Jamie, Martin will be summitting an RFI next week
Please use PCO 297

Thanks,
Eddie

Edward Andres | Superintendent | New York North
Turner Construction Company | Special Projects Division
mobile 518.858.0651 | efandres@tcco.com

PCO-297 Rec'd 12.18.25 TCCo

361343 19

WIRING: LINE INPUT, ONE MOTOR, SLEEP MODE, PM BRAKE, & PAWL BRAKE

WIRING DIAGRAM NO.:	5134665SD10
LINE VOLTAGE:	480VAC, 3PH, 60HZ
MOTOR TYPE:	1200RPM JIALI
MOTOR POWER:	SINGLE MOTOR, 7.5KW THROUGH 15KW
STARTER:	SOFT STARTER
MAINTENANCE SPEED:	BY AC DRIVE
STANDBY SPEED:	BY AC DRIVE

CONTROLLER TYPE :	ANSI 501 FOR NON-GOSD TM
CONTROL VOLTAGE :	24VDC CLASS2
MAIN SERVICE BRAKES :	ONE PERMANENT MAGNETIC BRAKE
MAIN DRIVE SHAFT BRAKES	ONE OR TWO PAWL BRAKES
SOFT STARTER :	INTERNAL TO CONTROLLER
AC DRIVE :	INTERNAL TO CONTROLLER
SLEEP MODE CONTROLLER :	INTERNAL TO CONTROLLER

INDEX

SHEET	DETAILS
1	INDEX
2	INPUT POWER, AC DRIVE, MOTOR, MOTOR CONTACTORS, OLR'S, SOFT STARTER, TX1, TX4, & PS1
3	TX1, TX2, AUXILIARY BRAKES & CONTROLLER, & PS1 INPUTS
4	BRAKE AND BRAKE CONTROLLER, POWER SUPPLY PCB, & SOFT STARTER CONTROL WIRING AND PARAMETER SETTINGS
5	AC DRIVE CONTROL & A4 I/O WIRING
6	AC DRIVE PARAMETER SETTINGS

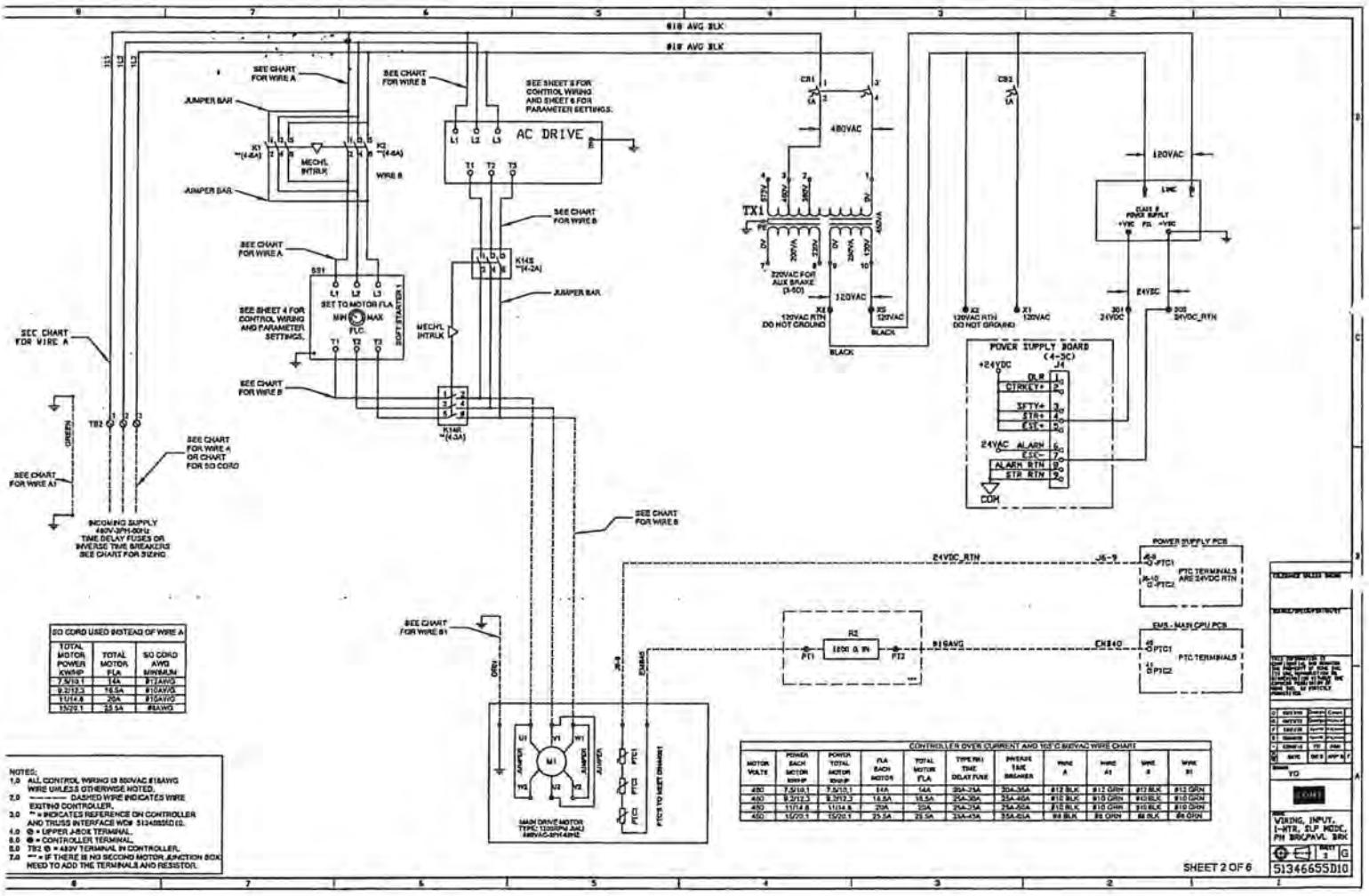
(CONNECTIONS BY OTHERS)

SHEET & LOCATION ID	VOLTAGE	FUSING	FUNCTION
(2-B8)	480VAC - 3PH - 60HZ	SEE SHEET 2	CONTROLLER INPUT POWER

WIRING, INPUT, 1-MTR, SLP MODE, PM BRK, PAWL BRK

5134665SD10

PCO-297 Rec'd 12.18.25 TCCo



SO CORD USED INSTEAD OF WIRE A		
TOTAL MOTOR POWER KWHP	TOTAL MOTOR FLA	SO CORD AWG MINIMUM
7.5/10.1	14A	#12AWG
9.3/12.3	16.5A	#10AWG
11/14.8	20A	#10AWG
15/20.1	25.5A	#8AWG

NOTES:
1.0 ALL CONTROL WIRING IS 600VAC #18AWG WIRE UNLESS OTHERWISE NOTED.
2.0 ———— DASHED WIRE INDICATES WIRE EXITING CONTROLLER.
3.0 "" = INDICATES REFERENCE ON CONTROLLER AND TRUSS INTERFACE WD# 51346655D10.
4.0 ⊕ = UPPER J-BOX TERMINAL.
5.0 ⊕ = CONTROLLER TERMINAL.
6.0 TB2 ⊕ = 480V TERMINAL IN CONTROLLER.
7.0 — = IF THERE IS NO SECOND MOTOR JUNCTION BOX NEED TO ADD THE TERMINALS AND RESISTOR.

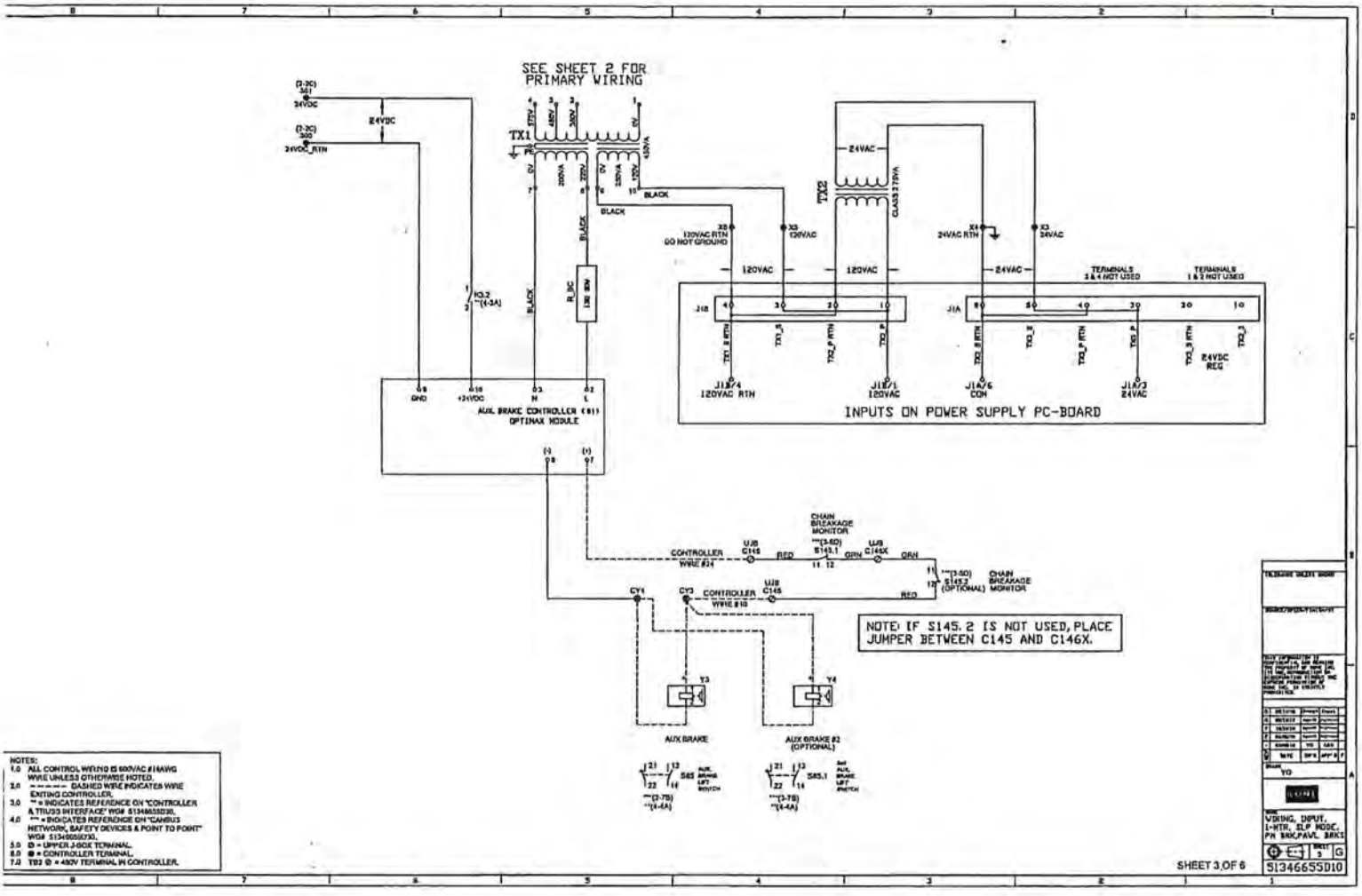
CONTROLLER OVER CURRENT AND 105°C 600VAC WIRE CHART										
MOTOR VOLTS	POWER EACH MOTOR KWHP	POWER TOTAL MOTOR KWHP	FLA EACH MOTOR	TOTAL MOTOR FLA	TYPE RK1 TIME DELAY FUSE	INVERSE TIME BREAKER	WIRE A	WIRE A1	WIRE B	WIRE B1
460	7.5/10.1	7.5/10.1	14A	14A	35A-25A	35A-35A	#12 BLK	#12 GRN	#12 BLK	#12 GRN
460	9.3/12.3	9.3/12.3	16.5A	16.5A	35A-30A	35A-40A	#10 BLK	#10 GRN	#10 BLK	#10 GRN
460	11/14.8	11/14.8	20A	20A	35A-35A	35A-50A	#10 BLK	#10 GRN	#10 BLK	#10 GRN
460	15/20.1	15/20.1	25.5A	25.5A	35A-45A	35A-60A	#8 BLK	#8 GRN	#8 BLK	#8 GRN

WIRING, INPUT, 1-HTR, SLP HEAT, PH BRK/PAVL BRK

SHEET 2 OF 6

51346655D10

PCO-297 Rec'd 12.18.25 TCCo



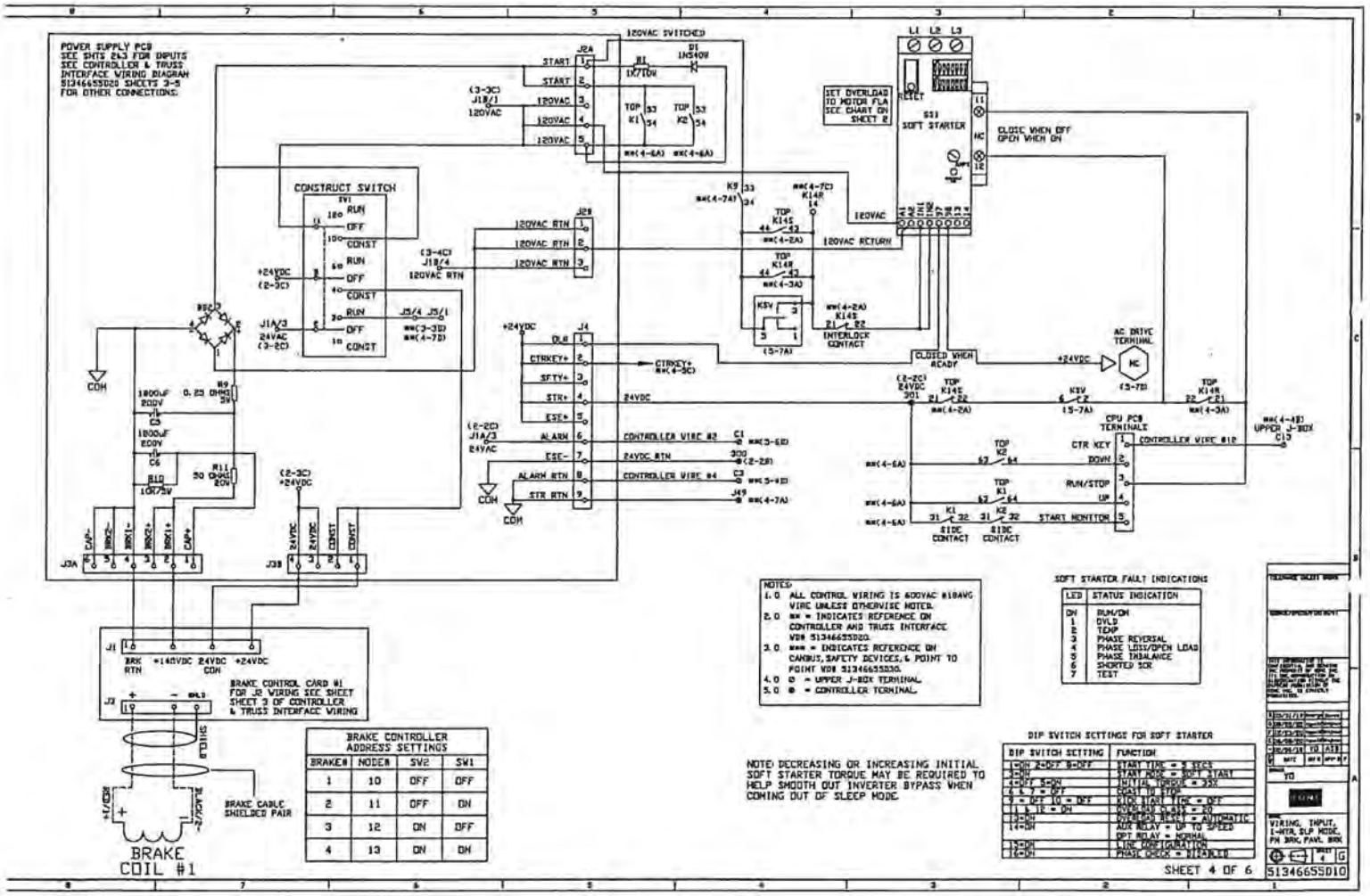
NOTES:
1.0 ALL CONTROL WIRING IS 600VAC #18AWG WIRE UNLESS OTHERWISE NOTED.
2.0 – – – – – DASHED WIRE INDICATES WIRE EXITING CONTROLLER.
3.0 "" = INDICATES REFERENCE ON "CONTROLLER & TRUSS INTERFACE" WD# 51346655D30.
4.0 "" = INDICATES REFERENCE ON "CANBUS NETWORK, SAFETY DEVICES & POINT TO POINT" WD# 51346655D30.
5.0 ⊙ = UPPER J-BOX TERMINAL.
6.0 ● = CONTROLLER TERMINAL.
7.0 TB2 ⊙ = 480V TERMINAL IN CONTROLLER.

SHEET 3 OF 6

WIRING, INPUT, 1-MTR, SLP MODE, P/N 81K,PAVL 8#K1

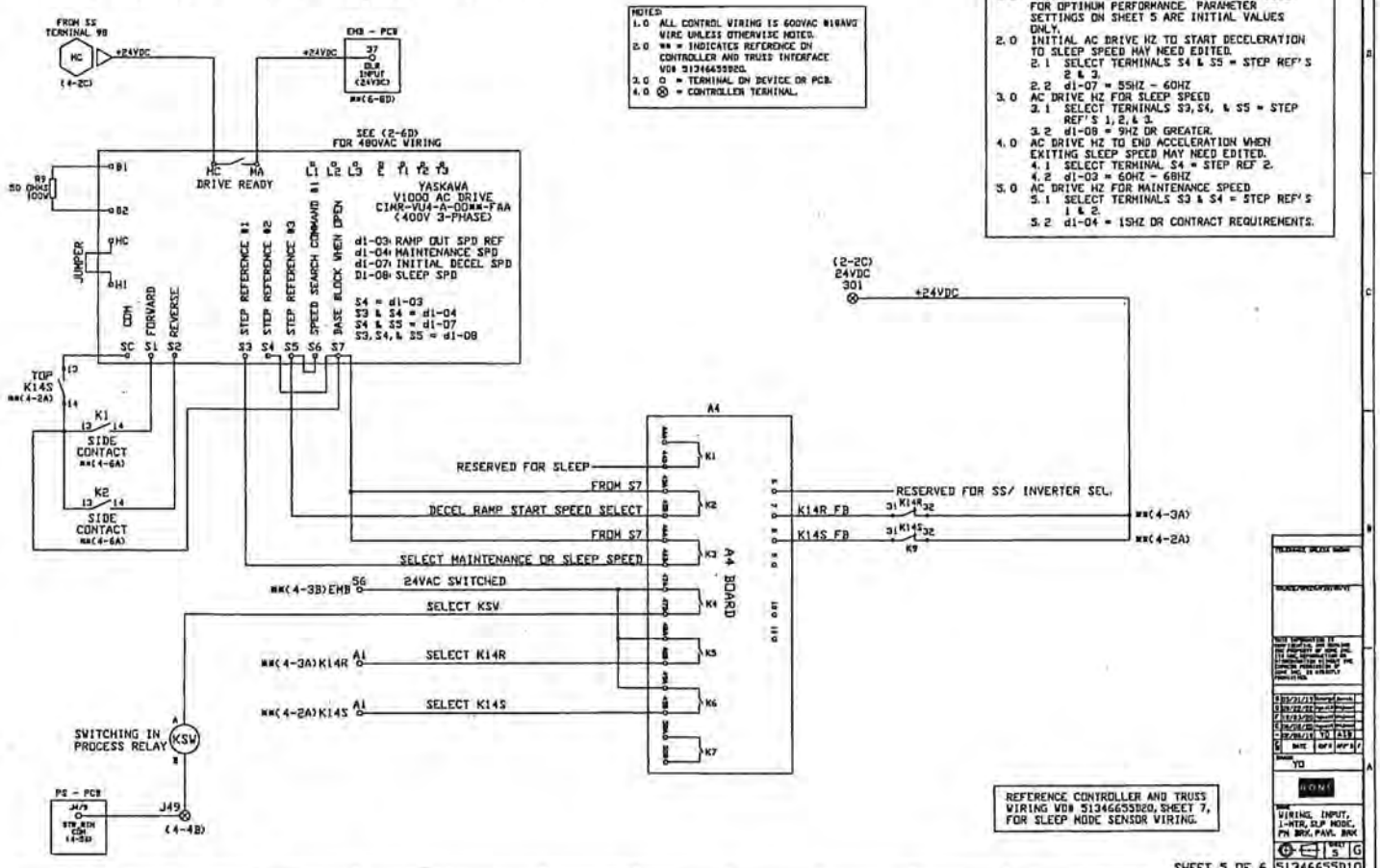
51346655D10

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PCO-297 Rec'd 12.18.25 TCCo

AC DRIVE CONTROL & A4 I/O WIRING



PCO-297 Rec'd 12.18.25 TCCo

AC DRIVE PARAMETERS & PROGRAMMING NOTES

PARAMETER	DEFAULT	SETTING	DESCRIPTION
A1-01	0	2	SET TO 0 TO MAKE PARAMETERS READ ONLY. SET TO 2 TO MAKE PARAMETERS READ/WRITE.
02-09	1 OR 3	1	REGION SETTING (REGION SETTING 1 = USA)
A1-03	0	2220	OPERATION 2-WIRE INITIALIZATION
NOTE: SETTING A1-03 TO PERFORM 2-WIRE INITIALIZATION WILL RETURN ALL PARAMETERS TO THEIR DEFAULT VALUES. ALL CHANGES MADE PRIOR TO 2-WIRE INITIALIZATION WILL BE LOST WHEN 2-WIRE INITIALIZATION IS PERFORMED.			
A1-02	0	0	CONTROL METHOD: V/F
b1-01	1	0	HZ REF = U1-01 OR d1-02 TO d1-17
b1-02	0	1	RUN COMMAND FROM TERMINALS S1-S7
b1-03	0	1	STOPPING METHOD: COAST TO STOP
b3-01	0	0	DISABLE SPEED SEARCH ON RUN COMMAND
b3-03	2.0S	1.2S	SPEED SEARCH DECCELERATION TIME
b3-05	0.2S	0.0S	SPEED SEARCH DELAY TIME
b3-24	0	0	CURRENT DETECTION SPEED SEARCH
C1-01	10	2.0	ACCELERATION TIME IN SECONDS (SEE NOTE 4 FOR SETTING NOTE)
C1-02	10	2.0	DECCELERATION TIME IN SECONDS
C4-01	1.00	NO CHANGE	TORQUE COMPENSATION GAIN (INCREASE IN 0.05 INCREMENTS IF NEEDED)
C4-03	0.0%	NO CHANGE	TORQUE COMPENSATION AT FORWARD START (ACTIVE WITH OPEN LOOP VECTOR ONLY)
C4-04	0.0%	NO CHANGE	TORQUE COMPENSATION AT REVERSE START (ACTIVE WITH OPEN LOOP VECTOR ONLY)
C4-05	10mS	NO CHANGE	TORQUE COMPENSATION AT START TIME CONSTANT
C6-01	1	0	DRIVE DUTY MODE = HEAVY DUTY
C6-02	VARIES	2	CARRIER FREQUENCY SELECTION 5.0KHZ (INITIAL SETTING ONLY)
d1-02	0.00HZ	30.00	SPEED REF #2 = STEP REF #1 TERMINAL S3 (NOT USED)
d1-03	0.00HZ	57.00	SPEED REF #3 = STEP REF #2 TERMINAL S4 (RAMP OUT OF SLEEP MODE)
d1-04	0.00HZ	15.00	SPEED REF #4 = STEP REF #1 & #2 TERMINALS S3 & S4 (MAINTENANCE SPEED)
d1-05	0.00HZ	30.00	SPEED REF #5 = STEP REF #3 TERMINAL S5 (NOT USED)
d1-07	0.00HZ	35.00	SPEED REF #7 = STEP REF #2 & #3 TERMINALS S4 & S5 (START DECEL RAMP)
d1-08	0.00HZ	15.00	SPEED REF #8 = STEP REF #1 #2, & #3 TERMINALS S3, S4, & S5 (SLEEP SPEED)

PARAMETERS SHOWN ARE INITIAL SETTINGS AND MAY REQUIRE JOB SPECIFIC ADJUSTMENT

PARAMETER	DEFAULT	SETTING	DESCRIPTION
E1-01	460VAC	460VAC	INPUT VOLTAGE TO DRIVE
E1-03	F	F	V/F PATTERN SELECTION CUSTOM
E1-04	60.0HZ	72.00	MAXIMUM OUTPUT FREQUENCY
E1-05	460VAC	460VAC	MAXIMUM OUTPUT VOLTAGE
E1-06	60.0HZ	60.0HZ	BASE OUTPUT FREQUENCY
E1-07	3.0HZ	3.0HZ	MID OUTPUT FREQUENCY
E1-08	18.4VAC	46.0VAC	MID OUTPUT FREQUENCY VOLTAGE
E1-09	1.5HZ	1.5HZ	MINIMUM OUTPUT FREQUENCY
E1-10	13.8VAC	26.0VAC	MINIMUM OUTPUT FREQUENCY VOLTAGE
E1-13	0.0VAC	460VAC	BASE VOLTAGE
E2-01	VARIES	FLA	TOTAL FLA OF MOTOR(S) CONNECTED TO AC DRIVE
E2-04	4 POLES	6 POLES	NUMBER OF MOTOR POLES (1200 RPM JTALI MOTOR)
E2-11	VARIES	KW	TOTAL KW OF MOTOR(S) CONNECTED TO AC DRIVE
H1-01	40	40	TERMINAL S1 = FORWARD
H1-02	41	41	TERMINAL S2 = REVERSE
H1-03	24	3	TERMINAL S3 = STEP REF #1
H1-04	14	4	TERMINAL S4 = STEP REF #2
H1-05	3	5	TERMINAL S5 = STEP REF #3
H1-06	4	61	TERMINAL S6 = EXTERNAL SPEED SEARCH COMMAND #1. START SEARCH FROM F1-04
H1-07	6	9	TERMINAL S7 = EXTERNAL BASE BLOCK N.C. CLOSED = NORMAL OPERATION
H2-01	E	6	MC & MA CONTACTS CLOSE WHEN INVERTER READY AND IN THE DRIVE MODE.
L1-01	1	0	MOTOR OVERLOAD PROTECTION DISABLED
L2-02	0.2S	0.2S	MOMENTARY POWER LOSS MINIMUM BASEBLOCK TIME
L3-01	1	0	STALL PREVENTION = ENABLED
L5-01	0	10	NUMBER OF AUTO RESET ATTEMPTS
L8-10	0	1	SWITCH ON HEAT SINK FAN ALL OF THE TIME
L8-18	1	0	SOFTWARE CURRENT LIMIT = DISABLED
AUTO-TUNING PARAMETERS			
H1-07	6	F	TERMINAL S7 = NOT USED DURING AUTO-TUNE AFTER AUTO-TUNE SET = 9
T1-01	VARIES	2	AUTO-TUNING MODE: STATIONARY AUTO-TUNING FOR LINE-TO-LINE RESISTANCE
T1-02	VARIES	VARIES	MOTOR RATED POWER: SET TO MOTOR NAMEPLATE KW RATING
T1-04	VARIES	VARIES	MOTOR RATED FLA: SET TO MOTOR NAMEPLATE FLA

NOTES:

1.0 ALL PARAMETERS TO REMAIN IN THEIR INITIAL DEFAULT STATE EXCEPT AS NOTED IN CHART.
1.1 PARAMETER 02-09 MUST BE SET TO 1 BEFORE PERFORMING DEFAULT CONFIGURATION.

2.0 PERFORM A DEFAULT CONFIGURATION BY ENTERING THE VALUE 2220 INTO PARAMETER A1-03.
2.1 THE AC DRIVE WILL RETURN ALL PARAMETER SETTINGS TO THE 2-WIRE DEFAULT STATE AND THEN A1-03 WILL RETURN TO THE VALUE OF 0.

3.0 AFTER DRIVE HAS BEEN DEFAULTED TO THE 2-WIRE CONFIGURATION THEN DO THE FOLLOWING:
3.1 PROGRAM ALL OTHER PARAMETERS TO AS SHOWN IN CHART.
3.2 SET THE PARAMETERS IN THE ORDER SHOWN STARTING WITH THE LEFT SIDE CHART PARAMETER A1-02.

4.0 AFTER PARAMETERS HAVE BEEN SET PER CHART THEN PERFORM AN AUTO-TURE UTILIZING THE DRIVE KEY PAD.
4.1 GOT TO PROGRAM MODE AND SET H1-07 = F TO NOT USE TERMINAL S7.
4.2 GO TO THE AUTO-TUNE MENU AND THEN PRESS "ENTER". NOTE: AUTO-TUNE MENU IS DISPLAYED AS "ArUn".
4.3 WHILE IN THE AUTO-TUNE MODE SET PARAMETERS T1-01, T1-02, & T1-04 PER CHART THEN PRESS THE ARROW KEY ONE MORE TIME.
4.4 BEFORE PRESSING "RUN" TO START AUTO-TUNE, CONNECT MOTOR TO AC DRIVE BY ACTUATING AND HOLDING THE K14S CONTACTOR.
4.4.1 OR, CONNECT 24VAC FROM CPU BOARD TERMINAL 44 TO CPU BOARD TERMINAL 60.
4.5 WHILE K14S IS ACTUATED AND CONNECTING THE AC DRIVE TO THE MOTOR, PRESS THE "RUN" KEY AND WAIT FOR THE AUTO-TUNING PROCESS TO FINISH.
4.6 WHEN THE AC DRIVE DISPLAY INDICATES THAT AUTO-TUNING IS COMPLETE THEN:
4.6.1 REMOVE JUMPER FROM TERMINALS 44 & 60 TO RELEASE THE K14S CONTACTOR.
4.6.2 RETURN PARAMETER H1-07 BACK TO "9"
4.6.3 PUT THE AC DRIVE INTO RUN MODE.

5.0 C1-01 = 3 SECONDS = ACCEL RATE = 0.67FT/S/S.
C1-01 = 2 SECONDS = ACCEL RATE = 1.00FT/S/S.

6.0 d1-03: RAMP OUT SPD REF = S4
d1-04: MAINTENANCE SPD = S3 & S4
d1-07: INITIAL DECEL SPD = S4 & S5
D1-08: SLEEP MODE SPD = S3, S4, & S5

7.0 d1-07: INITIAL DECEL SPD MAY NEED TO BE ADJUSTED UPWARDS OR DOWNWARDS FOR SMOOTHER TRANSITION TO SLEEP MODE DEPENDING ON THE RISE OF THE ESCALATOR.

REVISIONS			
0	08/31/11	Removed Parts	
1	04/20/21	Removed Parts	
2	04/20/21	Removed Parts	
3	05/05/22	Removed Parts	
4	12/09/22	TG	ASB
5	DWG	APP'D	APP'D

YO

VIRING, INPUT, 1-HTR, SLP MODE, PM BRK, PAVL BRK

SHEET 6 OF 6 | 51346655010

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ESCALATOR WIRING: CONTROLLER AND TRUSS INTERFACE

WIRING DIAGRAM NO.:	51346655D20
LINE VOLTAGE:	480VAC, 3PH, 60HZ
MOTORS:	DUAL OR SINGLE 1200RPM JIALI MOTORS
STARTER:	SOFT STARTER
MAINTENANCE SPEED:	BY AC DRIVE
STANDBY SPEED:	BY AC DRIVE

CONTROLLER TYPE :	ANSI 501 FOR NON-GOSD TM ESCALATORS
CONTROL VOLTAGE :	24VDC CLASS2
MAIN SERVICE BRAKES :	PERMANENT MAGNETIC BRAKE(S)
MAIN DRIVE SHAFT BRAKES :	ONE OR TWO PAWL BRAKES
SOFT STARTER :	INTERNAL TO CONTROLLER
AC DRIVE :	INTERNAL TO CONTROLLER
SLEEP MODE CONTROLLER :	INTERNAL TO CONTROLLER

INDEX

SHEET DETAILS

1 INDEX
2 RELAY COIL AND CONTACT REFERENCE CHART
3 CABINET FANS, ENCODER, BRAKE CONTROL CARD(S) J2, POWER SUPPLY PCB J5
4 START SWITCHES, PENDENT CONTROL CIRCUIT, MOTOR CONTACTORS, AND SAFETY CHAIN SUMMARY
5 ALARM BUZZERS AND SAFETY EXTENSION PCB 24VAC & 24VDC SUPPLY
6 FOREIGN VOLTAGE RELAY BOX - PIT LIGHTS, GFCI OUTLETS & AUTO-OILER, EMB PCB INPUT TERMINALS
7 PLUGGABLE ESCALATOR LIGHTS
8 PLUGGABLE KEY SWITCHES
9 SLEEP MODE SENSORS AND A4 I/O BOARD

CONNECTIONS BY OTHERS:

SHEET & LOCATION ID	VOLTAGE	FUSING	FUNCTION
(6-7B)	120VAC - 1PH - 60HZ	20 - 40 AMPS	TRUSS LIGHTS AND RECEPTACLES

YO

WIRING, SLP MODE, CONTROLLER AND TRUSS INTERFACE

51346655D20

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RELAY	K1	K2		K3, 2	K9	K14R	K14S	EH3 PCB RELAY K1 & K2	EH3 PCB RELAY K3	EH3 PCB RELAY K4	EH3 PCB RELAY K5	EH3 PCB RELAY K6	PS PCB RELAY K1
COIL	(4-6A) 120VAC	(4-6A) 120VAC		(4-3A) 24VAC	(4-3A) 24VAC	(4-3A) 24VAC	(4-2A) 24VAC	NOT SHOWN 24VDC	NOT SHOWN 24VDC	NOT SHOWN 24VDC	NOT SHOWN 24VDC	NOT SHOWN 24VDC	(3-2C) 24VAC
FUNCTION	RUN UP	RUN DOWN		AUX BRAKE POWER	INSPECT	RUN SOFT STARTER	RUN INVERTER	EH3 SAFC RELAYS	EH3 START RELAY	EH3 WYE-DELTA RELAY	EH3 ALARM RELAY	EH3 BRAKE RELAY	PS PCB POWER ON RELAY
CONTACT 1	N.O. #(2-7D)	N.O. #(2-6D)		N.O. #(3-6C)	N.O. (13 & 14) (4-6C)	N.O. #(2-6C)	N.O. #(2-6C)	(3-5C & 4-6D)	N.O. & N.C.(4-3D)	N.O. & N.C.(4-3D)	N.O. & N.C.(4-2D)	N.O. & N.C. (3-4C) & (4-1B)	N.C. (3-3C)
CONTACT 2	N.O. #(2-7D)	N.O. #(2-6D)		N.O. (NOT USED)	N.C. (21 & 22) (4-5B)	N.O. #(2-6C)	N.O. #(2-6C)						
CONTACT 3	N.O. #(2-7D)	N.O. #(2-6D)		N.O. (NOT USED)	N.O. (33 & 34) #(4-4D)	N.O. #(2-6C)	N.O. #(2-6C)						
CONTACT 4	N.C. - INTRLCK (4-6B)	N.C. - INTRLCK (4-6A)		N.C. - INTRLCK (NOT USED)	N.O. (43 & 44) #(5-3B)	N.C. - INTRLCK (NOT USED)	N.C. - INTRLCK #(4-4C)						
CONTACT 5	N.O. - TOP #(4-5D) (53 & 54)	N.O. - TOP #(4-4B) (53 & 54)				N.O. - TOP (13 & 14) (4-6B)	N.O. - TOP (13 & 14) #(5-8C)						
CONTACT 6	N.O. - TOP #(4-2D) (63 & 64)	N.O. - TOP #(4-3B) (63 & 64)				N.C. - TOP (21 & 22) #(4-1C)	N.C. - TOP (21 & 22) #(4-3C)						
CONTACT 7	N.O. - TOP (4-6B) (73 & 74)	N.O. - TOP (4-6B) (73 & 74)				N.C. - TOP (31 & 32) #(5-3B)	N.C. - TOP (31 & 32) #(5-3B)						
CONTACT 8	N.O. - TOP (4-5A) (83 & 84)	N.O. - TOP (4-5A) (83 & 84)				N.O. - TOP (43 & 44) #(4-4C)	N.O. - TOP (43 & 44) #(4-4C)						
CONTACT 9	N.C. - SIDE MOUNT #(4-3B) (31-32)	N.C. - SIDE MOUNT #(4-3B) (31-32)											
CONTACT 10	N.O. - SIDE MOUNT #(5-7B) (13-14)	N.O. - SIDE MOUNT #(5-7B) (13-14)											

NOTE: # = INDICATES REFERENCE ON LINE INPUT AND MOTOR WIRING DIAGRAM.

RELAY	K1X	K2X	DH (ICE CUBE)		US (ICE CUBE)	BS (ICE CUBE)		KSV (ICE CUBE)					
COIL	(6-6C) 120VAC	(6-6C) 120VAC	(6-6C) 120VAC		(4-6C) 24VAC	(4-6C) 24VAC		#(5-7A) 24VAC					
FUNCTION	FOREIGN VOLT. UP RUN	FOREIGN VOLT. DOWN RUN	CONTROLLER POWER ON INDICATION		UP START PILOT RELAY	DOWN START PILOT RELAY		SWITCHING IN PROCESS RELAY					
CONTACT 1	N.O. (13 & 14) (6-3D)	N.O. (13 & 14) (6-5D)	N.O. - (5 & 3) (6-3C)		N.O. - (5 & 3) (4-6B)	N.O. - (5 & 3) (4-6B)		N.O. - (5 & 3) #(4-4C)					
CONTACT 2	N.C. (21 & 22) (6-5D)	N.C. (21 & 22) (6-5D)	N.C. - (5 & 1) (NOT USED)		N.C. - (5 & 1) (NOT USED)	N.C. - (5 & 1) (NOT USED)		N.C. - (5 & 1) (NOT USED)					
CONTACT 3	N.O. (33 & 34) (6-4C)	N.O. (33 & 34) (6-4C)	N.O. - (6 & 4) (NOT USED)		N.O. - (6 & 4) (4-5A)	N.O. - (6 & 4) (NOT USED)		N.O. - (6 & 4) (NOT USED)					
CONTACT 4	N.O. (43 & 44) (6-4B)	N.O. (43 & 44) (6-4A)	N.C. - (6 & 2) (NOT USED)		N.C. - (6 & 2) (NOT USED)	N.C. - (6 & 2) (NOT USED)		N.C. - (6 & 2) #(4-2C)					
CONTACT 5													
CONTACT 6													
CONTACT 7													
CONTACT 8													

NOTE: # = INDICATES REFERENCE ON LINE INPUT AND MOTOR WIRING DIAGRAM.

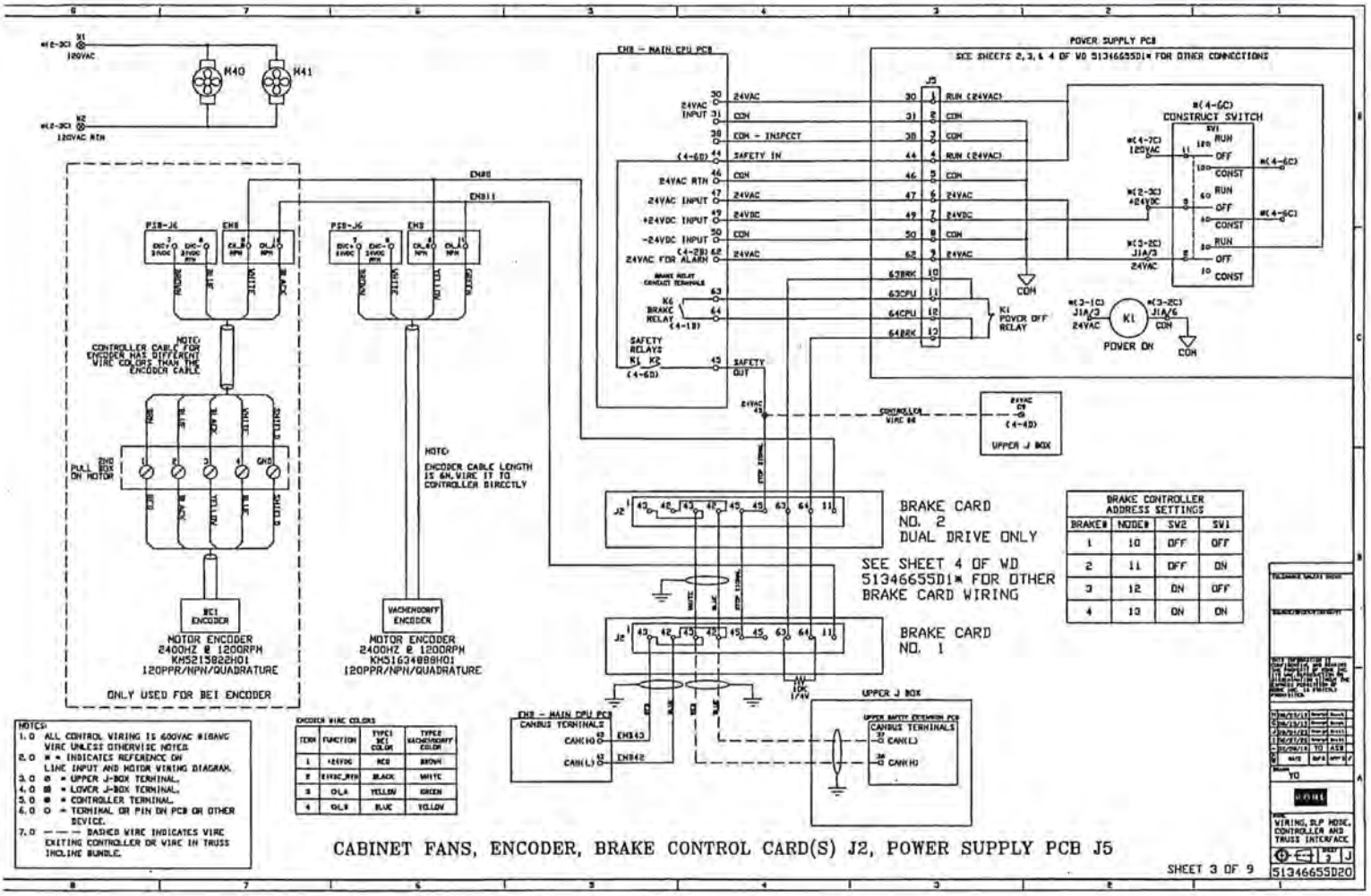
RELAY COIL AND CONTACT REFERENCE CHART

WIRING, SLP MODE, CONTROLLER AND TRUSS INTERFACE

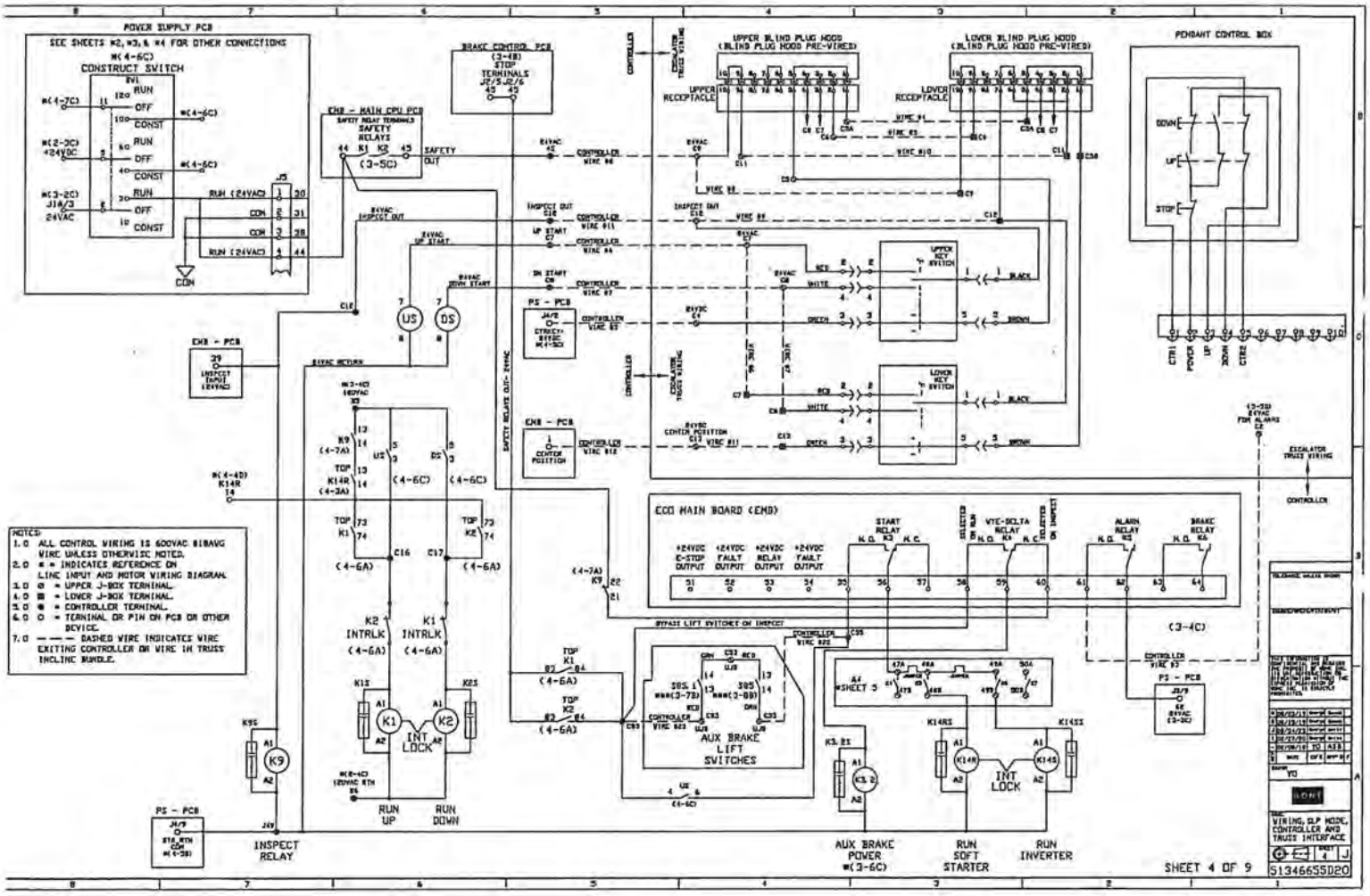
SHEET 2 OF 9

51346655D20

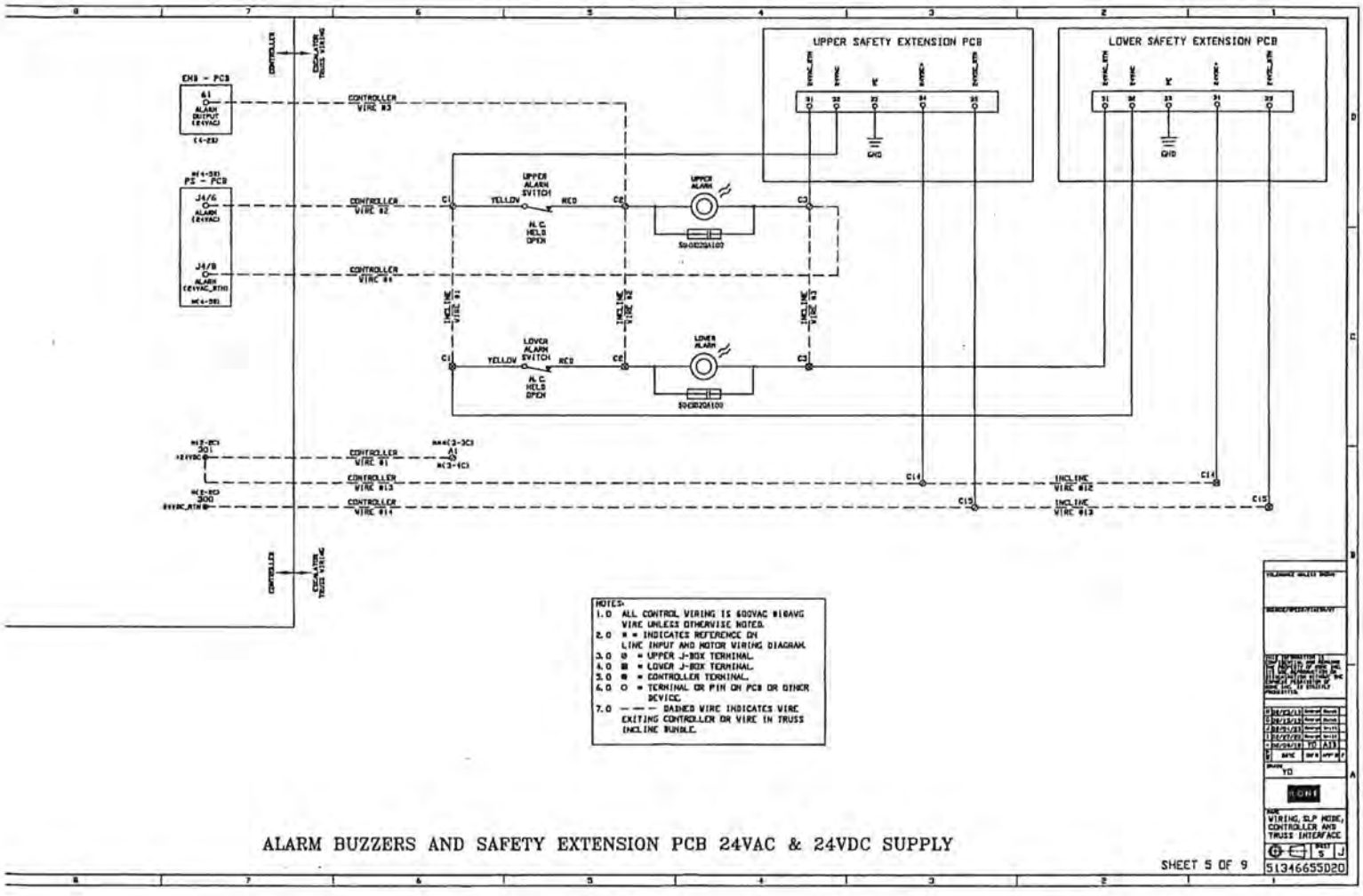
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PCO-297 Rec'd 12.18.25 TCCo



NOTES:
1.0 ALL CONTROL WIRING IS 600VAC 18AWG WIRE UNLESS OTHERWISE NOTED.
2.0 # = INDICATES REFERENCE ON LINE INPUT AND MOTOR WIRING DIAGRAM.
3.0 ⊕ = UPPER J-BOX TERMINAL.
4.0 ⊞ = LOWER J-BOX TERMINAL.
5.0 ■ = CONTROLLER TERMINAL.
6.0 ○ = TERMINAL OR PIN ON PCB OR OTHER DEVICE.
7.0 – – – – DASHED WIRE INDICATES WIRE EXITING CONTROLLER OR WIRE IN TRUSS INCLINE BUNDLE.

ALARM BUZZERS AND SAFETY EXTENSION PCB 24VAC & 24VDC SUPPLY

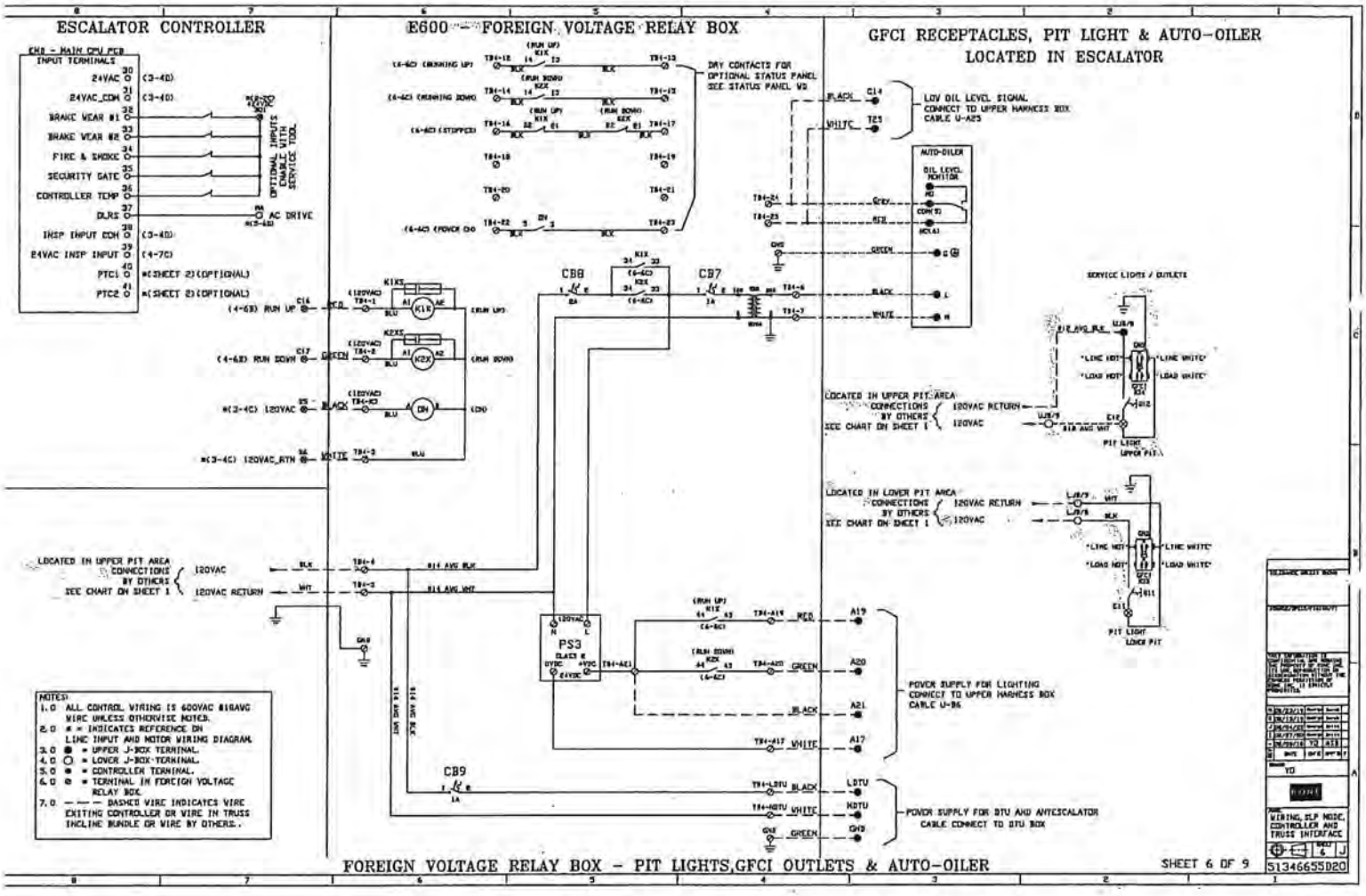
SHEET 5 OF 9

WIRING, SLP MODE, CONTROLLER AND TRUSS INTERFACE

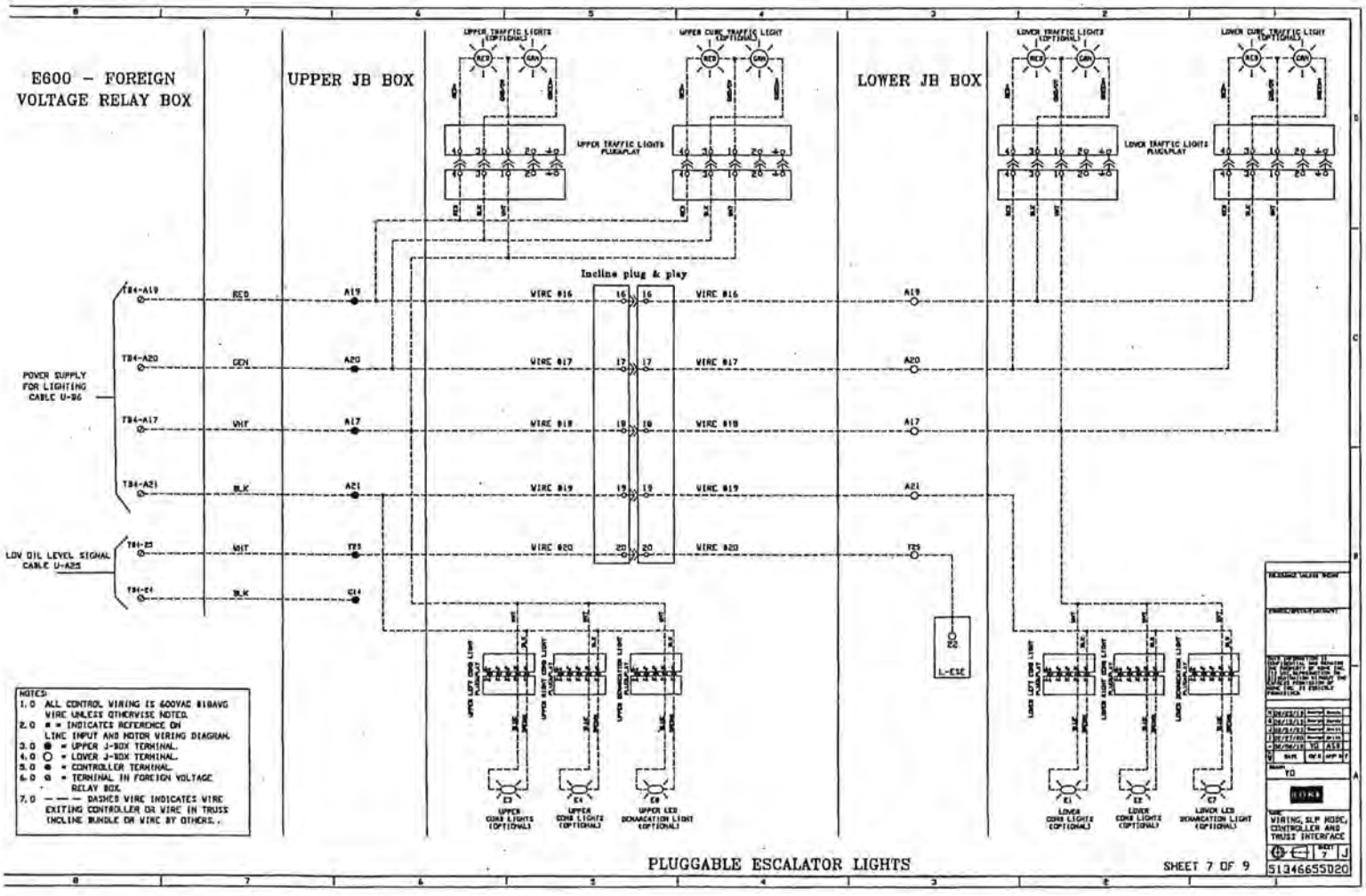
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51346655D20

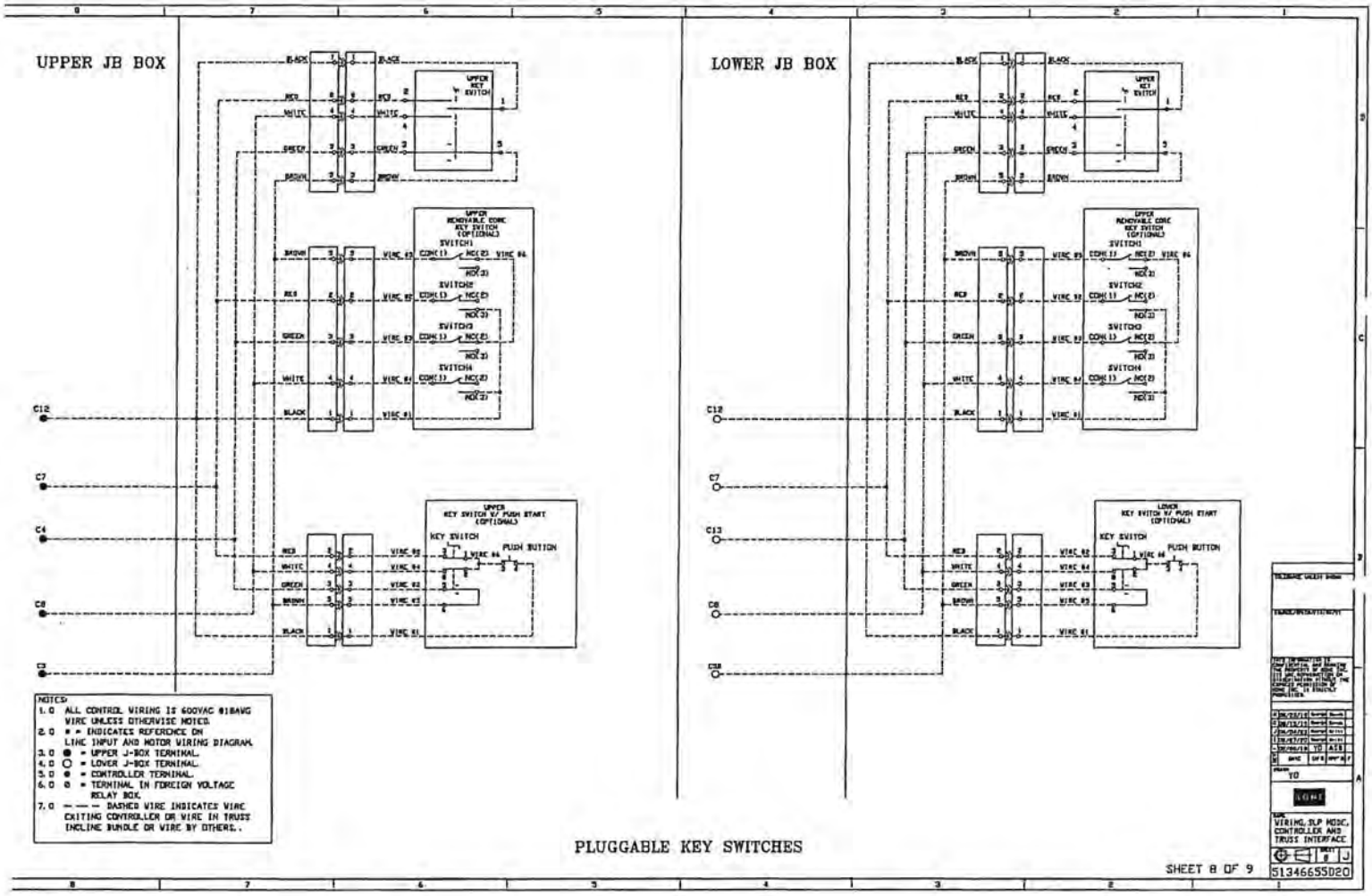
PCO-297 Rec'd 12.18.25 TCCo



PCO-297 Rec'd 12.18.25 TCCo



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PLUGGABLE KEY SWITCHES

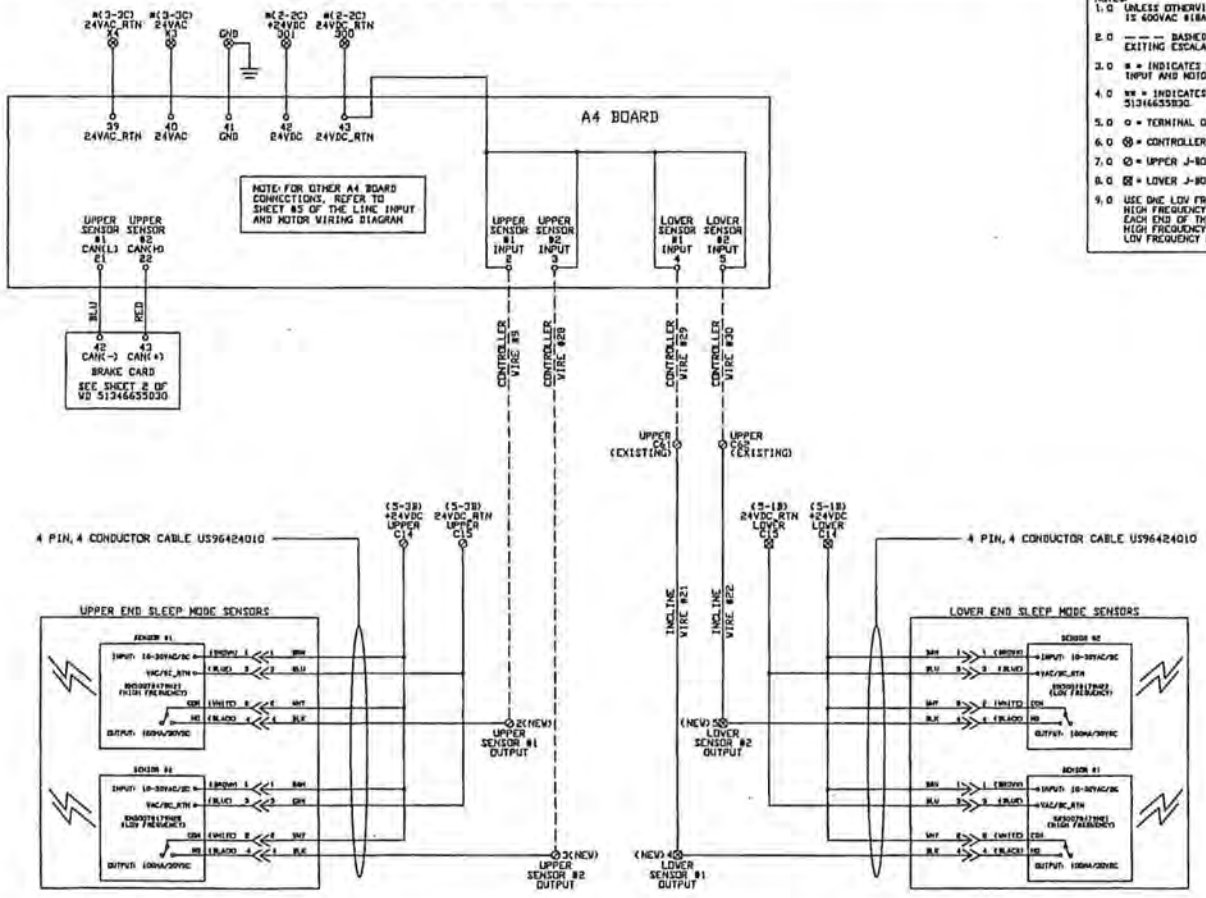
VIRING, SLP MODC, CONTROLLER AND TRUSS INTERFACE

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51346655020

PCO-297 Rec'd 12.18.25 TCCo

A4 BOARD AND SLEEP MODE SENSORS



NOTES:
1. ⊙ UNLESS OTHERWISE NOTED ALL WIRING IS 600VAC #18AWG.
2. ⊙ — — — DASHED WIRE INDICATES WIRE EXITING ESCALATOR CONTROLLER.
3. ⊙ # = INDICATES REFERENCE ON LINE INPUT AND MOTOR WIRING DIAGRAM.
4. ⊙ ## = INDICATES REFERENCE ON VD 51346655030.
5. ⊙ ○ = TERMINAL ON DEVICE OR PCB.
6. ⊙ ⊗ = CONTROLLER TERMINAL.
7. ⊙ ∅ = UPPER J-BOX TERMINAL.
8. ⊙ ⊠ = LOWER J-BOX TERMINAL.
9. ⊙ USE ONE LOW FREQUENCY & ONE HIGH FREQUENCY RADAR SENSOR AT EACH END OF THE ESCALATOR.
   HIGH FREQUENCY PT# KHS0078479H21
   LOW FREQUENCY PT# KHS0078479H22

D	08/25/25	YG	A1B
C	08/18/25	YG	A1B
B	08/14/25	YG	A1B
A	08/07/25	YG	A1B
REV	DATE	BY	APP'D

Drawn: YG

VIRING, SLP MODE CONTROLLER AND TRUSS INTERFACE

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PCO-297 Rec'd 12.18.25 TCCo

PCO-297 Rec'd 12.18.25 TCCo

ESCALATOR WIRING: CANBUS NETWORK,SAFETY DEVICES,& POINT TO POINT

WIRING DIAGRAM NO. :	51346655D30
LINE VOLTAGE :	480VAC, 3PH, 60HZ
MOTORS :	SINGLE OR DUAL 1200 RPM JIALI MOTORS
STARTER :	SOFT STARTER
MAINTENANCE SPEED :	BY AC DRIVE
STANDBY SPEED :	BY AC DRIVE

CONTROLLER TYPE :	ANSI 501 FOR NON-GOSD TM ESCALATORS
CONTROL VOLTAGE :	24VDC CLASS2
MAIN SERVICE BRAKES :	PERMANENT MAGNETIC BRAKE(S)
MAIN DRIVE SHAFT BRAKES :	ONE OR TWO PAWL BRAKES
SOFT STARTER :	INTERNAL TO CONTROLLER
AC DRIVE :	INTERNAL TO CONTROLLER
SLEEP MODE CONTROLLER :	INTERNAL TO CONTROLLER

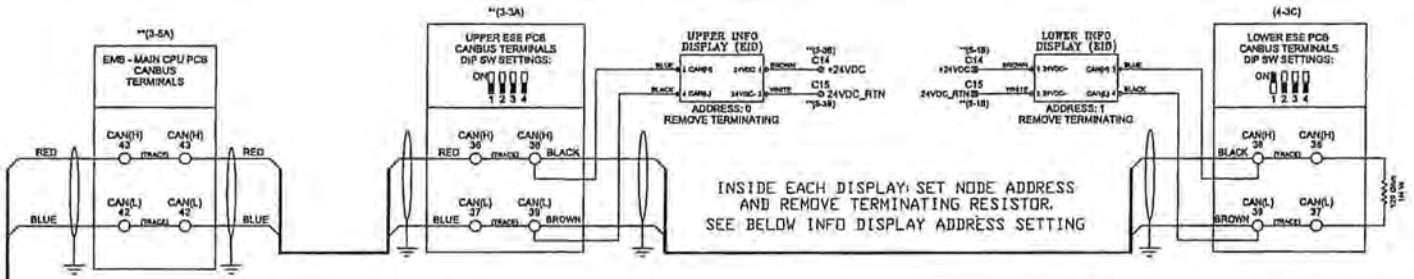
INDEX

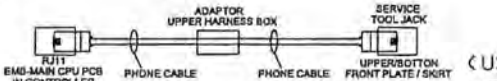
SHEET	DETAILS
1	INDEX
2	CANBUS NETWORK: EMB, ESE'S, BRAKE PCB'S, A4 I/O BOARD & INFO DISPLAYS
3	UPPER SAFETY SWITCHES AND DEVICES AND UPPER SAFETY EXTENSION PCB INPUTS
4	LOWER SAFETY SWITCHES AND DEVICES AND LOWER SAFETY EXTENSION PCB INPUTS
5	POINT TO POINT WIRING AND DIP SWITCH SETTINGS

51346655D30

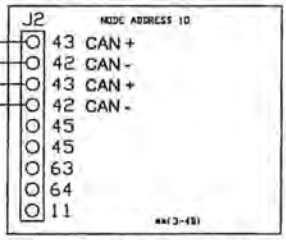
PCO-297 Rec'd 12.18.25 TCCo

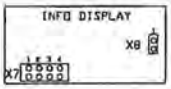
CANBUS NETWORK: EMB, ESE'S, BRAKE PCB'S, AND INFO DISPLAYS





BRAKE CONTROLLER #1 (USED WITH 1 OR 2 BRAKES)

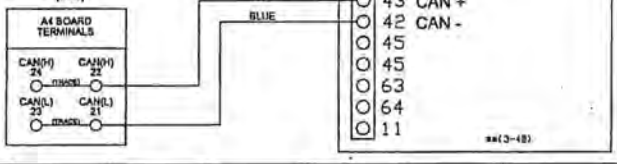




INFO DISPLAY ADDRESS SETTINGS						
EID#	NODE#	1	2	3	4	ADDRESS
1	X7	OFF	OFF	OFF	OFF	0
1	X8	OFF	/	/	/	/
2	X7	ON	OFF	OFF	OFF	1
2	X8	OFF	/	/	/	/

NOTES:
1.0 ALL CONTROL WIRING IS 600VAC #18AWG WIRE UNLESS OTHERWISE NOTED.
2.0 * = INDICATES REFERENCE ON LINE INPUT AND MOTOR WIRING DIAGRAM.
3.0 ** = INDICATES REFERENCE ON CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, S1346655D20.
4.0 ⊕ = UPPER J-BOX TERMINAL.
5.0 ⊠ = LOWER J-BOX TERMINAL.
6.0 ⊕ = CONTROLLER TERMINAL.
7.0 ○ = TERMINAL OR PIN ON PCB OR OTHER DEVICE.
8.0 - - - - - DASHED WIRE INDICATES WIRE EXITING CONTROLLER OR WIRE IN TRUSS INCLINE BUNDLE.

BRAKE CONTROLLER #2 (USED WITH 2ND BRAKE ONLY)

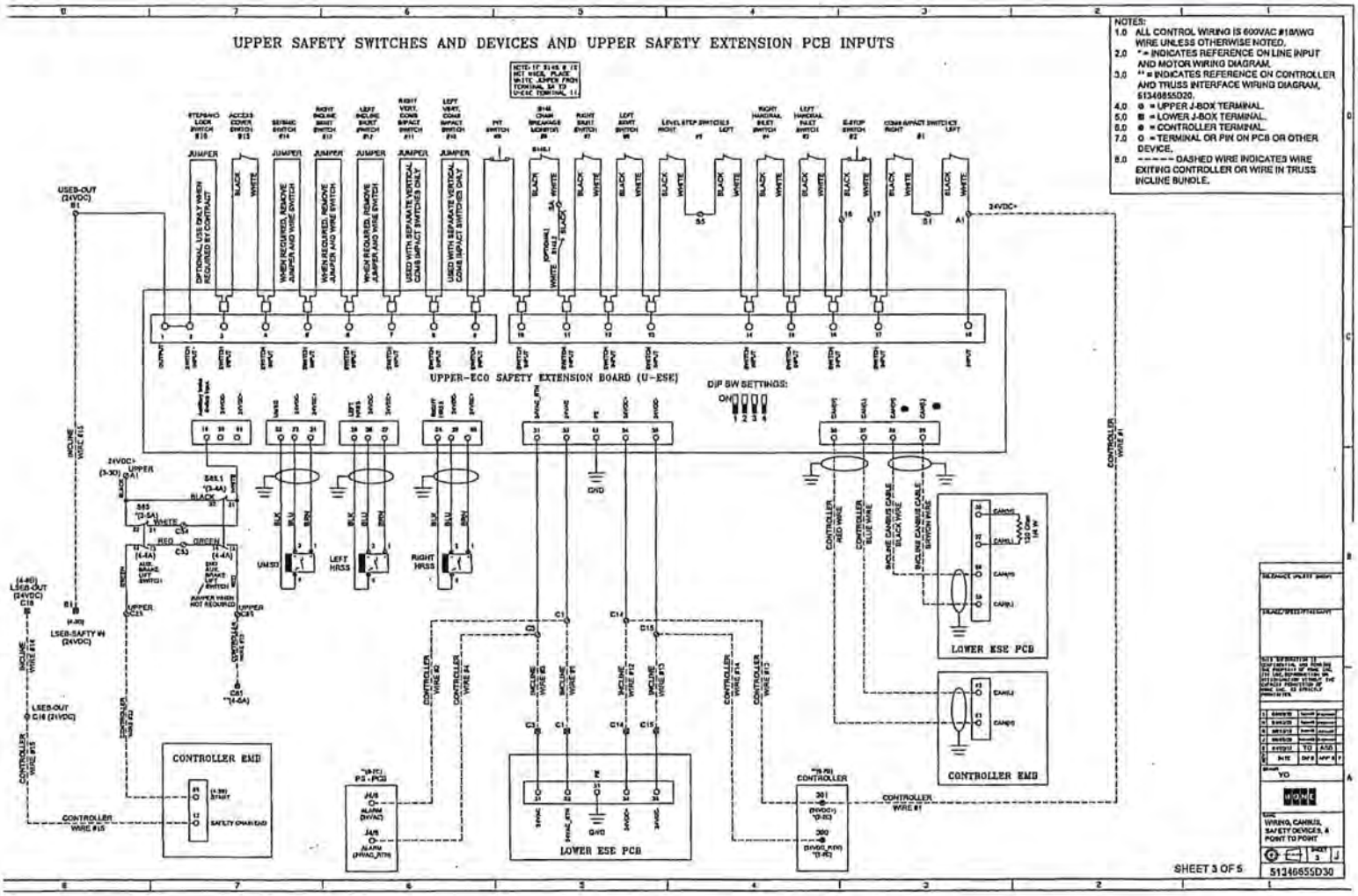


BRAKE CONTROLLER ADDRESS SETTINGS			
BRAKE#	NODE#	SW2	SW1
1	10	OFF	OFF
2	11	OFF	ON
3	12	ON	OFF
4	13	ON	ON

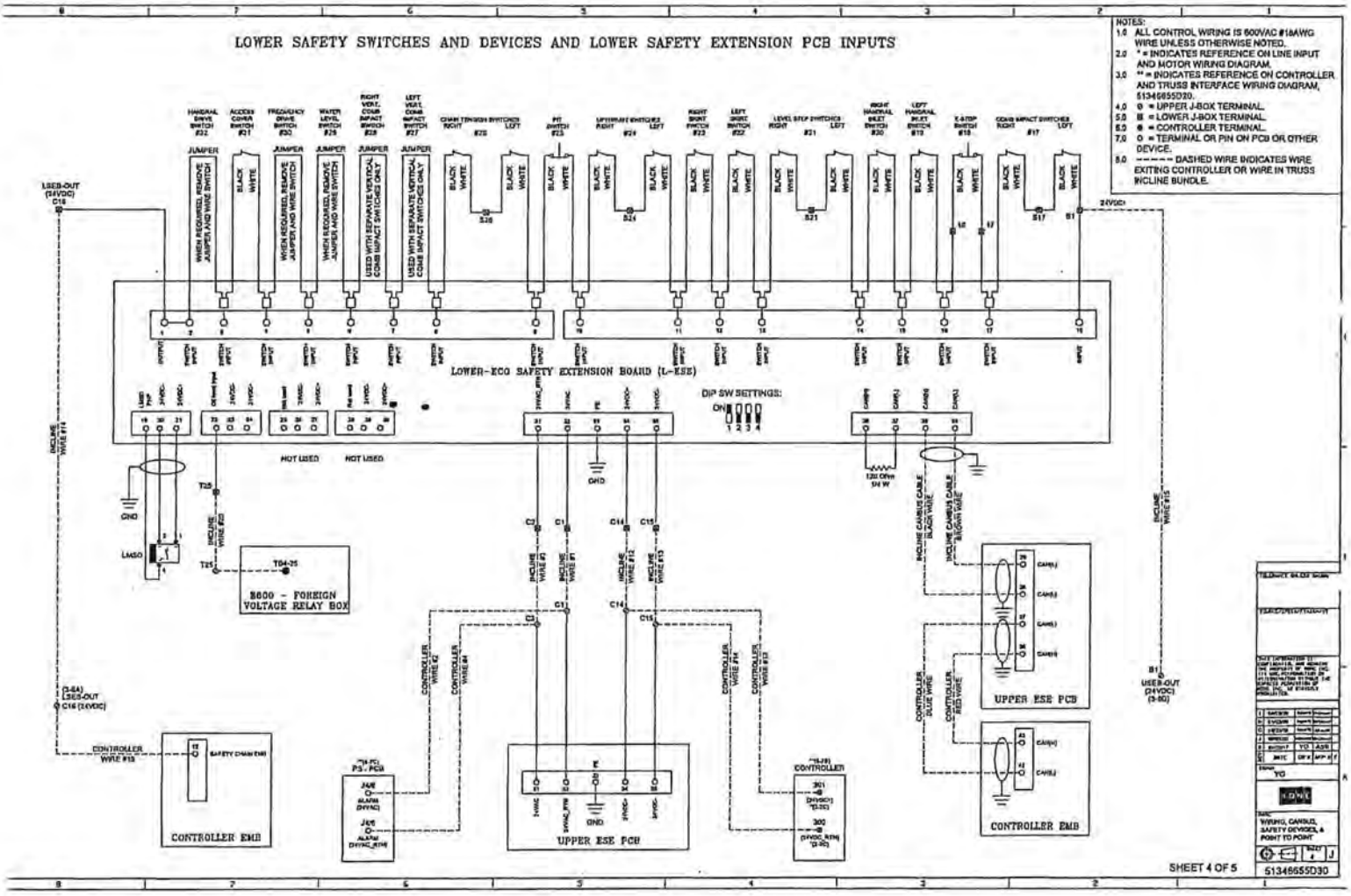
SHEET 2 OF 5

S1346655D30

PCO-297 Rec'd 12.18.25 TCCo



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POINT TO POINT WIRING AND DIP SWITCH SETTINGS

UPPER J-BOX TO LOWER J-BOX

UPPER J-BOX TERMINALS	INCLINE CABLE	LOWER J-BOX TERMINALS
C1	WIRE #1	C1
C2	WIRE #2	C2
C3	WIRE #3	C3
C5A	WIRE #4	C5A
C6	WIRE #5	C6
C7	WIRE #6	C7
C8	WIRE #7	C8
C9	WIRE #8	C9
C12	WIRE #9	C12
C11	WIRE #10	C11
C13	WIRE #11	C13
C14	WIRE #12	C14
C15	WIRE #13	C15
C16	WIRE #14	C16
B1	WIRE #15	B1
A19	WIRE #16	A19
A20	WIRE #17	A20
A17	WIRE #18	A17
A21	WIRE #19	A21
T25	WIRE #20	T25
C61	BLACK	4
C62	WHITE	5
GND	SHIELD	GND
SPARE	RED	SPARE
SPARE	BLUE	SPARE
GND	SHIELD	GND

SHTS 6, & 7 FOR LED DEMARC & TRAFFIC LIGHTS

UPPER J-BOX TO LOWER J-BOX

UPPER J-BOX TERMINALS	INCLINE CABLE	LOWER J-BOX TERMINALS
(ESC) - 38	BLACK	(ESC) - 38
(ESC) - 39	BROWN	(ESC) - 39
GND	SHIELD	GND

PHONE CABLE

RJ11 COUPLER OUTPUT — BOTTOM FRONT PLATE

SEE CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, 51346655D20, SHEET 7

LOWER J-BOX TO LOWER DEMARC LIGHTS

LOWER J-BOX TERMINALS	2-#18AVG SO CORD	LOWER DEMARC LIGHT WIRES
A21	BLUE	BLACK
A17	WHITE	WHITE

UPPER J-BOX TO CONTROLLER

UPPER J-BOX TERMINALS	CONTROL CABLE	CONTROLLER TERMINALS
A1	WIRE #1	30I (24VDC)
C1	WIRE #2	(PS)-J4/6
C2	WIRE #3	(CM3)-61
C3	WIRE #4	(PS)-J4/8
C4	WIRE #5	(PS)-J4/2
C7	WIRE #6	C7
C8	WIRE #7	C8
C9	WIRE #8	45
2	WIRE #9	(A4)-2
C14S	WIRE #10	CY3 (AUX BRAKE)
C12	WIRE #11	C12
C13	WIRE #12	(CM3) - 1
C14	WIRE #13	30I (24VDC)
C15	WIRE #14	30O (24VDC_RTN)
C16	WIRE #15	(CM3) - 12
SPARE	WIRE #20	SPARE
C55	WIRE #22	C55(CM3S3)
C85	WIRE #23	C05
C14S	WIRE #24	CY(2)-7(AUX BRK PWR)
3	WIRE #28	(A4)-3
C61	WIRE #30	(A4)-4
C62	WIRE #31	(A4)-5
SPARE	SPARE	SPARE
SPARE	SPARE	SPARE
(ESC) - 36	RED	(CM3) - 43
(ESC) - 37	BLUE	(CM3) - 42
GND	SHIELD	GND

SEE CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, 51346655D20, SHEET 7

UPPER LEFT TRAFFIC LIGHT TO UPPER J-BOX (OPTIONAL)

SEE CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, 51346655D20, SHEET 7

LOWER RIGHT TRAFFIC LIGHT TO LOWER J-BOX (OPTIONAL)

SEE CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, 51346655D20, SHEET 7

UPPER J-BOX TO DEMARC LIGHTS (OPTIONAL)

UPPER J-BOX TERMINALS	2-#18AVG SO CORD	UPPER DEMARC LIGHT WIRES
A21	BLUE	BLACK
A17	WHITE	WHITE

SEE CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, 51346655D20, SHEET 9

A4 BOARD AND SLEEP MODE SENSOR WIRING

SEE CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, 51346655D20, SHEET 6

FOREIGN VOLTAGE J-BOX E600 TO UPPER J-BOX

UPPER J-BOX TERMINALS	4-#18AVG SO CORD	FOREIGN VOLTAGE J-BOX TERMINALS
A17	WHITE	T84 - A17
A19	RED	T84 - A19
A20	GREEN	T84 - A20
A21	BLACK	T84 - A21

2-#18AVG SO CORD

C14	BLACK	T84 - 24
T25	WHITE	T84 - 25

SEE CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, 51346655D20, SHEET 6

FOREIGN VOLTAGE J-BOX E600 TO CONTROLLER

CONTROLLER TERMINALS	4-#18AVG SO CORD	FOREIGN VOLTAGE J-BOX TERMINALS
C16	RED	T84 - 1
C17	GREEN	T84 - 2
X5	BLACK	T84 - X3
X6	WHITE	T84 - 3

SEE CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, 51346655D20, SHEET 6

FOREIGN VOLTAGE J-BOX E600 TO PIT LIGHTS & RECEPTACLES

SEE CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, 51346655D20, SHEET 6

FOREIGN VOLTAGE J-BOX E600 TO AUTO-DILER

UPPER J-BOX TO CONTROLLER (OUT OF TRUSS) (OPTIONAL)

ONLY USED FOR CONTROLLER OUT OF TRUSS

UPPER J-BOX TERMINALS	CONTROL CABLE	CONTROLLER TERMINALS
C55	WIRE #22	C55(CM3S3)
C55	WIRE #16	C55(CM3S3)
C85	WIRE #23	C85
C85	WIRE #17	C85

CONNECT TWO WIRES TO REDUCE THE CABLE RESISTANCE

SEE CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, 51346655D20, SHEET 7

UPPER LEFT COMBLIGHT TO UPPER J-BOX (OPTIONAL)

UPPER J-BOX TERMINALS	2-#18AVG SO CORD	COMBLIGHT WIRES
A21	BLUE	BLACK
A17	WHITE	WHITE

SEE CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, 51346655D20, SHEET 7

UPPER RIGHT COMBLIGHT TO UPPER J-BOX (OPTIONAL)

UPPER J-BOX TERMINALS	2-#18AVG SO CORD	COMBLIGHT WIRES
A21	BLUE	BLACK
A17	WHITE	WHITE

SEE CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, 51346655D20, SHEET 7

LOWER LEFT COMBLIGHT TO LOWER J-BOX (OPTIONAL)

LOWER J-BOX TERMINALS	2-#18AVG SO CORD	COMBLIGHT WIRES
A21	BLUE	BLACK
A17	WHITE	WHITE

SEE CONTROLLER AND TRUSS INTERFACE WIRING DIAGRAM, 51346655D20, SHEET 7

LOWER RIGHT COMBLIGHT TO LOWER J-BOX (OPTIONAL)

LOWER J-BOX TERMINALS	2-#18AVG SO CORD	COMBLIGHT WIRES
A21	BLUE	BLACK
A17	WHITE	WHITE

DIP SWITCH SETTINGS

(UPPER ESC PCB)
SEE CANBUS NETWORK, SAFETY DEVICES & POINT TO POINT WIRING DIAGRAM, 51346655D30, SHEET 2 & 3

(LOWER ESC PCB)
SEE CANBUS NETWORK, SAFETY DEVICES & POINT TO POINT WIRING DIAGRAM, 51346655D30, SHEET 2 & 4

(BRAKE CONTROLLER PCB)
SEE CANBUS NETWORK, SAFETY DEVICES & POINT TO POINT WIRING DIAGRAM, 51346655D30, SHEET 2

(SOFT STARTER)
SEE LINE INPUT AND MOTOR WIRING DIAGRAM, 51346655D1*, SHEET 4

(CONTROLLER ECO-MAIN PCB)
DIP SWITCHES S250 & S251 MUST BE SET THE SAME
SWITCH(S) 1 THRU 4 = ON
SWITCH(S) 5 THRU 8 = OFF

SHEET 5 OF 5

WIRING, CABLE, SAFETY DEVICES, & POINT TO POINT

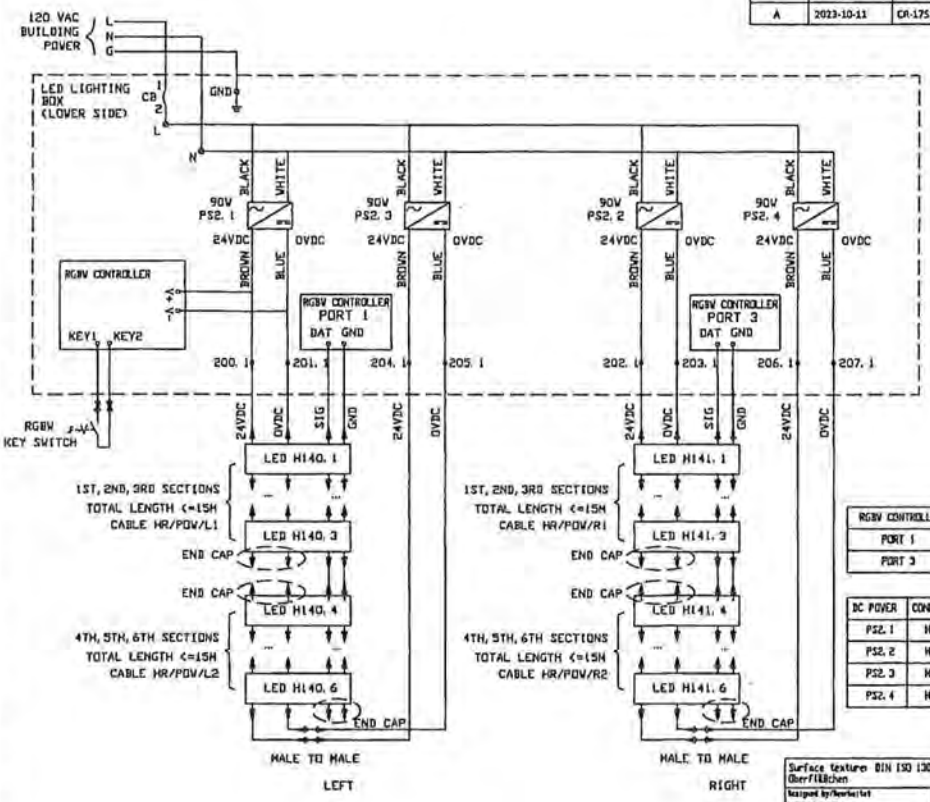
51346655D30

PCO-297 Rec'd 12.18.25 TCCo

PCO-297 Rec'd 12.18.25 TCCo

Product family / Produkt familie					–	–	–	–	Original/Urspr. –
Assembly group / Baugruppe					–	–	–	–	Replacing/Ersetzt für –

Issue index	Date / Datum	No. of change / Änderungs-Nr.	Change description / Änderungs-Beschreibung	Changed by / Geändert von	Approved by / Freigegeben
-	2022-11-27	CR-171875	RGBW LIGHTING IMPLEMENT TO TM210/220	MSHA0003	CHNJMWAN
A	2023-10-11	CR-175897	ADD THE LED POWER BOX TERMINAL L & N	HGA010	CHNJMWAN



NOTES:

1) THE DRAWING IS SHOWING THE MAXIMUM CASE OF HANDRAIL LED LENGTH, SEE CONNECTION LIST CHART FOR CONNECTION DETAIL.

2) POWER SUPPLIER NO AND CABLE MARK NEED FOLLOW THE CONNECTION LIST CHART.

3) REFER TO 51397906D90 ABOUT THE CONNECTION DETAIL.

4) ONE PWOER SUPPLY CAN SUPPORT NO MORE THAN 15M LIGHT STRIP.

RGBW CONTROLLER	CONNECTION CABLE	LED NO	NOTE
PORT 1	HR/SIG/L	H140. 1	RGBW LIGHTING TRIP SIGNAL HAND IN HAND
PORT 3	HR/SIG/R	H141. 1	RGBW LIGHTING TRIP SIGNAL HAND IN HAND

DC POWER	CONNECTION CABLE	TERMINAL NO	LED NO	CONDITION
PS2. 1	HR/POW/L1	200. 1 FOR +24V 201. 1 FOR 0V	H140. 1/H140. 2/H140. 3	DIM_ES_HR_LGT_TOTAL_SINGLE <=15M
PS2. 2	HR/POW/R1	202. 1 FOR +24V 203. 1 FOR 0V	H141. 1/H141. 2/H141. 3	DIM_ES_HR_LGT_TOTAL_SINGLE >15M
PS2. 3	HR/POW/L2	204. 1 FOR +24V 205. 1 FOR 0V	H140. 4/H140. 5/H140. 6	DIM_ES_HR_LGT_TOTAL_SINGLE <=15M
PS2. 4	HR/POW/R2	206. 1 FOR +24V 207. 1 FOR 0V	H141. 4/H141. 5/H141. 6	DIM_ES_HR_LGT_TOTAL_SINGLE >15M

General tolerances / Allgemeintoleranzen DIN ISO 2768	TK	> 0.5 < 3	> 3 < 6	> 6 < 30	> 30 < 120	> 120 < 400	> 400 < 1000	> 1000 < 2000	> 2000 < 4000
	m	±0.1	±0.1	±0.2	±0.3	±0.5	±0.8	±1.2	±2

Surface texture DIN ISO 1302 Oberfläche | Roughness criteriu DIN 4768 Rauheitsmessgr0683e | Standard parts per DIN 6930 n Standteile

Designed by/Konstruiert: MSHA0003 | Checked by/Geprüft: HGA010 | Oberfl. – Schutz/Surface protect. – | Material / Werkst. – | Norm/Gerricht by | Scale/Maßstab DI

Dept./Abteilung: CRB | Date/Datum: 2022. 11. 27 | Approved by/Freigegeben: CHNJMWAN

Title: WIRING, CON HANDRAIL/SKIRT RGBW LIGHTING

Drawing name: HR RGBW LIGHTING CONNECTION

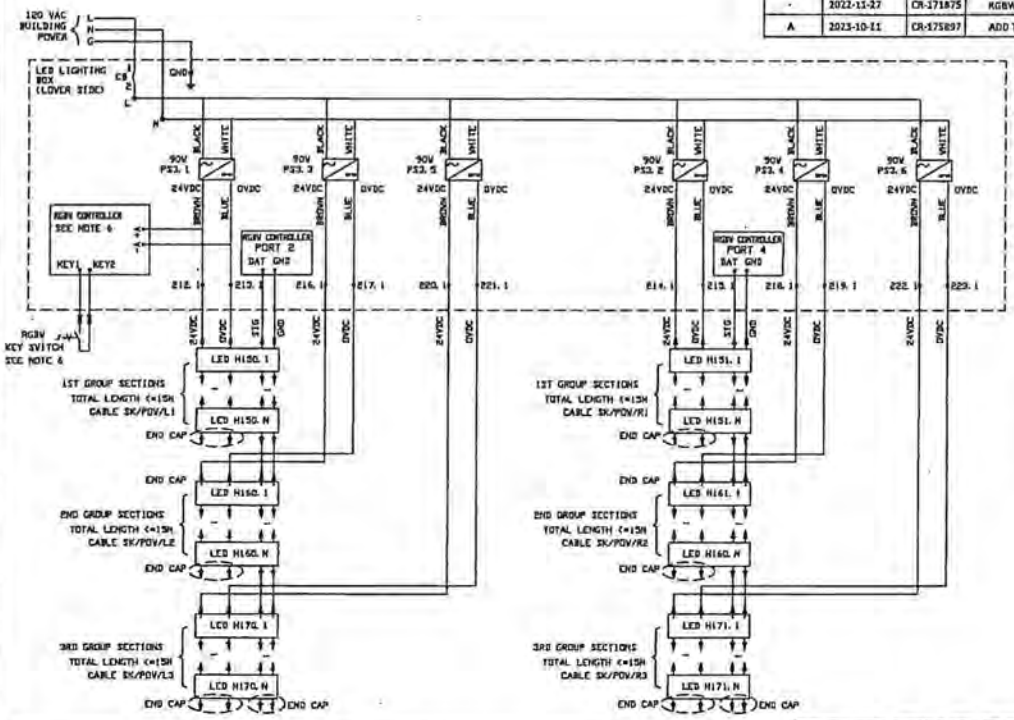
KONE Elevator
88 Gucheng Zhong Road,
Kunshan, Jiangsu 215316
China

Drawing number/Zeichnungs-Nr.: 51397906D85 | Issue/Index: A | Page/Blatt: 1 (3)

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Product family / Produkt Familie										Origin/Origin: -
Assembly group / Baugruppe										Replacing/Ersatz für: -

Issue / Index	Date / Datum	No of change / Änderungs-Nr.	Change description / Änderungs-Beschreibung	Changed by / Geändert von	Approved by / Freigegeben
-	2022-11-27	CR-171875	RGBW LIGHTING IMPLEMENT TO TM210/220	MSHA0003	CHNJMWAN
A	2023-10-11	CR-175897	ADD THE LED POWER BOX TERMINAL L & N	HGAQ10	CHNJMWAN



NOTES:

1) THE DRAWING IS SHOWING THE MAXIMUM CASE OF SKIRT LED LENGTH, SEE CONNECTION LIST CHART FOR CONNECTION DETAIL.
2) THE SKIRT LED STRIP LENGTH IS VARIABLE, RELATED TO SKIRT LENGTH.
3) POWER SUPPLIER NO. # AND CABLE MARK NEED FOLLOW THE CONNECTION LIST CHART.
4) REFER TO 51397906D90 ABOUT THE CONNECTION DETAIL.
5) ONE PWOER SUPPLY CAN SUPPORT NO MORE THAN 15M LIGHT STRIP.
6) IF UNIT BOTH HAVE HR AND SKIRT LIGHTING, RGBW CONTROLLER AND KEY SWITCH FOLLOW HR LIGHTING WIRING.

DC POWER	CONNECTION CABLE	TERMINAL NO	LED NO	CONDITION	NOTE
PS3. 1	SK/PDV/L1	216.1 FOR +24V 215.1 FOR 0V	H150. 1~N	1ST GROUP SKIRT LIGHT (<=15M LEFT	1. EACH GROUP LED STRIP POWER ARE HANG IN HANG. 2. ALL LEFT/RIGHT SIDE LED STRIP SIGNALS ARE HANG IN HANG.
PS3. 2	SK/PDV/R1	214.1 FOR +24V 213.1 FOR 0V	H151. 1~N	1ST GROUP SKIRT LIGHT (<=15M RIGHT	
PS3. 3	SK/PDV/L2	218.1 FOR +24V 217.1 FOR 0V	H160. 1~N	2ND GROUP SKIRT LIGHT (<=15M LEFT	
PS3. 4	SK/PDV/R2	216.1 FOR +24V 215.1 FOR 0V	H161. 1~N	2ND GROUP SKIRT LIGHT (<=15M RIGHT	
PS2. 5	SK/PDV/L3	220.1 FOR +24V 221.1 FOR 0V	H170. 1~N	3RD GROUP SKIRT LIGHT (<=15M LEFT	
PS2. 6	SK/PDV/R3	222.1 FOR +24V 223.1 FOR 0V	H171. 1~N	3RD GROUP SKIRT LIGHT (<=15M RIGHT	

RGBW CONTROLLER	CONNECTION CABLE	LED NO	NOTE
PORT 2	SK/SIG/L	H150. N/160. N/170. N	RGBW LIGHTING TRIP SIGNAL HANG IN HANG
PORT 4	SK/SIG/R	H151. N/161. N/171. N	RGBW LIGHTING TRIP SIGNAL HANG IN HANG

General tolerances / Allgemeintoleranzen DIN ISO 2768	TK	) 0.5 (3	) 3 (6	) 6 (30	) 30 (120	) 120 (400	) 400 (1000	) 1000 (2000	) 2000 (4000
	m	±0.1	±0.1	±0.2	±0.3	±0.5	±0.8	±1.2	±2

Surface texture DIN ISO 1302 / Oberflächen	Roughness criteria DIN 4768 / Rauheitsmessgröße	Stamped parts per DIN 6930 / Stanzteile
	-	-

Designed by/Bearbeitet	Checked by/Geprüft	Chk'd. - Date/Datum / Surface protect.	Material / Werkst.	Raw/Gewicht kg	Scale/Maßstab
MSHA0003	HGAQ10	-	-		N1

Dept./Abteilung	Date/Datum	Approved by/Freigegeben
CRD	2022. 11. 27	CHNJMWAN

Title: WIRING, CON HANDRAIL/SKIRT RGBW LIGHTING

Benennung: SK RGBW LIGHTING CONNECTION

Drawing number/Zeichnungs-Nr.: 51397906D85

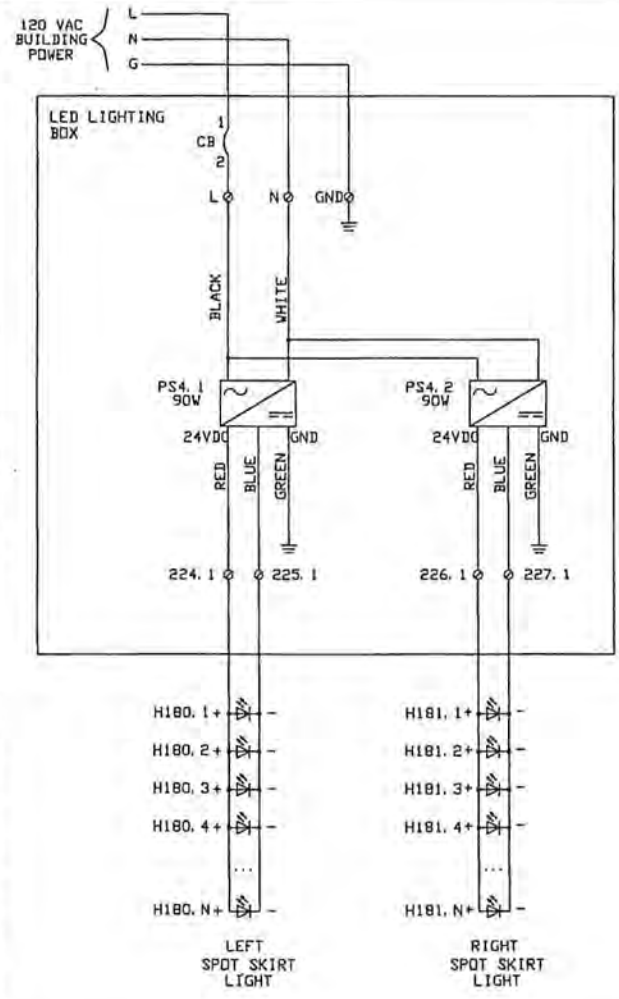
Issue/Index: A

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Product family / Produkt familie	-	-	-	-	-	-	-	-	Origin/Urspr.
Assembly group / Baugruppe	-	-	-	-	-	-	-	-	Replacing/Ersetzt für: -

Issue Index	Date / Datum	No of change / Änderungs-Nr.	Change description / Änderungs-Beschreibung	Changed by / Geändert von	Approved by / Freigegeben
-	2022-11-27	CR-171875	RGBW LIGHTING IMPLEMENT TO TM210/220	MSHA0003	CHNIMWAN
A	2023-10-11	CR-175897	ADD THE LED POWER BOX TERMINAL L & N	HGAQ10	CHNIMWAN

DC POWER	CONNECTION CABLE	TERMINAL NO	LED NO	CONDITION
PS4. 1	SK/LS1	224. 1 FOR +24V 225. 1 FOR 0V	H180. N	TYP_ESC_SKIRT_LIGHT = 1
PS4. 2	SK/RS1	226. 1 FOR +24V 227. 1 FOR 0V	H181. N	TYP_ESC_SKIRT_LIGHT = 1

■ THE QUANTITY OF SPOT LIGHT REFER TO QTY_ES_SK_SPOT_LGT_SINGLE

NOTES:

1) THE DRAWING IS SHOWING THE MAXIMUM CASE OF SKIRT LED LENGHT, SEE CONNECTION LIST CHART FOR CONNECTION DETAIL.

2) POWER SUPPLIER NO AND CABLE MARK NEED FOLLOW THE CONNECTION LIST CHART

3) REFER TO 51397906D90 ABOUT THE CONNECTION DETAIL.

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A1

General tolerances / Allgemeintoleranzen DIN ISO 2768	TK	> 0.5 ≤ 3	> 3 ≤ 6	> 6 ≤ 30	> 30 ≤ 120	> 120 ≤ 400	> 400 ≤ 1000	> 1000 ≤ 2000	> 2000 ≤ 4000
	m	±0.1	±0.1	±0.2	±0.3	±0.5	±0.8	±1.2	±2

Surface texture: DIN ISO 1302 / Oberflächen — Roughness criteria: DIN 4768 / Rauheitsmessgröße — Stamped parts per: DIN 6930 n / Stanzteile

Designed by/Bearbeitet	Checked by/Geprüft	Dep't. – Schutz/Surface protect.	Material / Werkst.	Mass/Gewicht kg	Scale/Maßstab
MSHA0003	HGAQ10	-	-		1:1

Dept./Abteilung	Date/Datum	Approved by/Freigegeben
CRD	2022.11.27	CHNJMWAN

Title: WIRING, CON HANDRAIL/SKIRT RGBW LIGHTING

Drawing: SK SPOT LIGHTING CONNECTION

KONE Elevator
88 Gucheng Zhong Road,
Kunshan, Jiangsu 215316
China

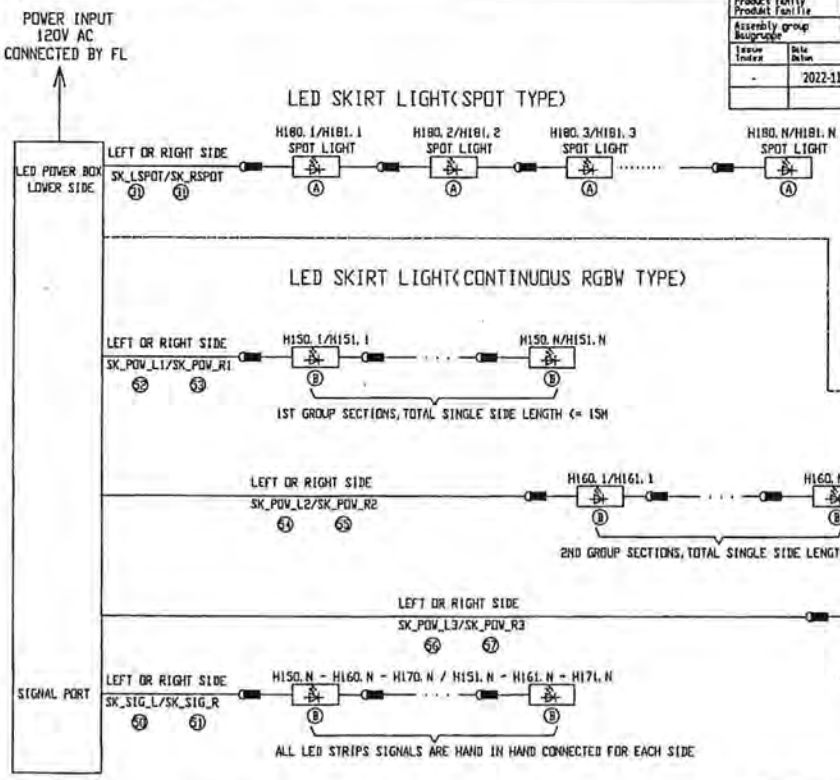
Drawing number/Zeichnungs-Nr.: 51397906D85

Issue/Index: A

Page/Blatt: 3 (3)

PCO-297 Rec'd 12.18.25 TCCo

~~PCO-297 Rec'd 12.18.25 TCCo~~



Product family / Produkt familie									Original/Vorgänger: -
Assembly group / Baugruppe									Replacing/Ersetzt für: -

Issue Index	Date / Datum	No. of change / Änderungs-Nr.	Change description / Änderungs-Beschreibung	Checked by / Geprüft von	Approved by / Freigegeben
-	2022-11-27	CR-171874		MSHA0003	CHNIMWAN

CONNECTION FOR SKIRT SPOT LIGHTING			
ITEM	QTY	LENGTH	COMMENT
(A) KM5274111	FOLLOW THE ORDER SPEC	NA	NA
(51) KM5159226701	2	7 M	CABLE MARK: SK_LSPOT/SK_RSPOT

NOTE
1. THE MAXIMUN QUANTITY OF SKIRT SPOT LIGHT IS 180.
2. THIS MAXIMUM LENGTH OF CONTINUOUS SKIRT LED LIGHTING IS 45 METERS.
3. THIS DRAWING SHOWING ONLY SKIRT LIGHTING, IF ALSO WITH HANDRIAL CONTINUOUS LIGHTING, SEE PAGE 2.

CONNECTION FOR SKIRT STRIP LIGHTING			
ITEM	QTY	LENGTH	COMMENT
(B) KM5192142001/S2/S3	FOLLOW THE ORDER SPEC	FOLLOW THE ORDER SPEC	SKIRT LED STRIPS ARE VARIABLE
(50)(51) KM5196480001	2	7 METERS	CABLE MARK: SK_SIG_L/SK_SIG_R
(52)(53) KM5196480101	2	7 METERS	CABLE MARK: SK_POV_L1/SK_POV_R1
(54)(55) KM5196480101	FOLLOW THE ORDER SPEC	FOLLOW THE ORDER SPEC	CABLE MARK: SK_POV_L2/SK_POV_R2
(56)(57) KM5197113901	FOLLOW THE ORDER SPEC	FOLLOW THE ORDER SPEC	CABLE MARK: SK_POV_L3/SK_POV_R3

General tolerances / Allgemeintoleranzen DIN ISO 2768	TK	> 0.5 ≤ 3	> 3 ≤ 6	> 6 ≤ 30	> 30 ≤ 120	> 120 ≤ 400	> 400 ≤ 1000	> 1000 ≤ 2000	> 2000 ≤ 4000
	m	±0.1	±0.1	±0.2	±0.3	±0.5	±0.8	±1.2	±2

Surface texture: DIN ISO 1302 / Oberflächen	Roughness criteria: DIN 4768 / Rauheitsmessgröße	Stamped parts per DIN 6930 n. / Stanzteile			
Designed by/Bearbeitet: MSHA0003	Checked by/Kapruft: HGA010	Surf. - Schutz/Surface protect. -	Material / Werkst.	Mass/Gewicht kg	Scale/Maßstab: 1:1
Dept./Abteilung: CRD	Date/Datum: 2022.11.27	Approved by/Freigegeben: CHNJMWAN	Title: WIRING, SKIRT/HR RGBW LED LIGHTING CONNECTION		

KONE Elevator
68 Gucheng Zhong Road,
Kunshan, Jiangsu 215316
China

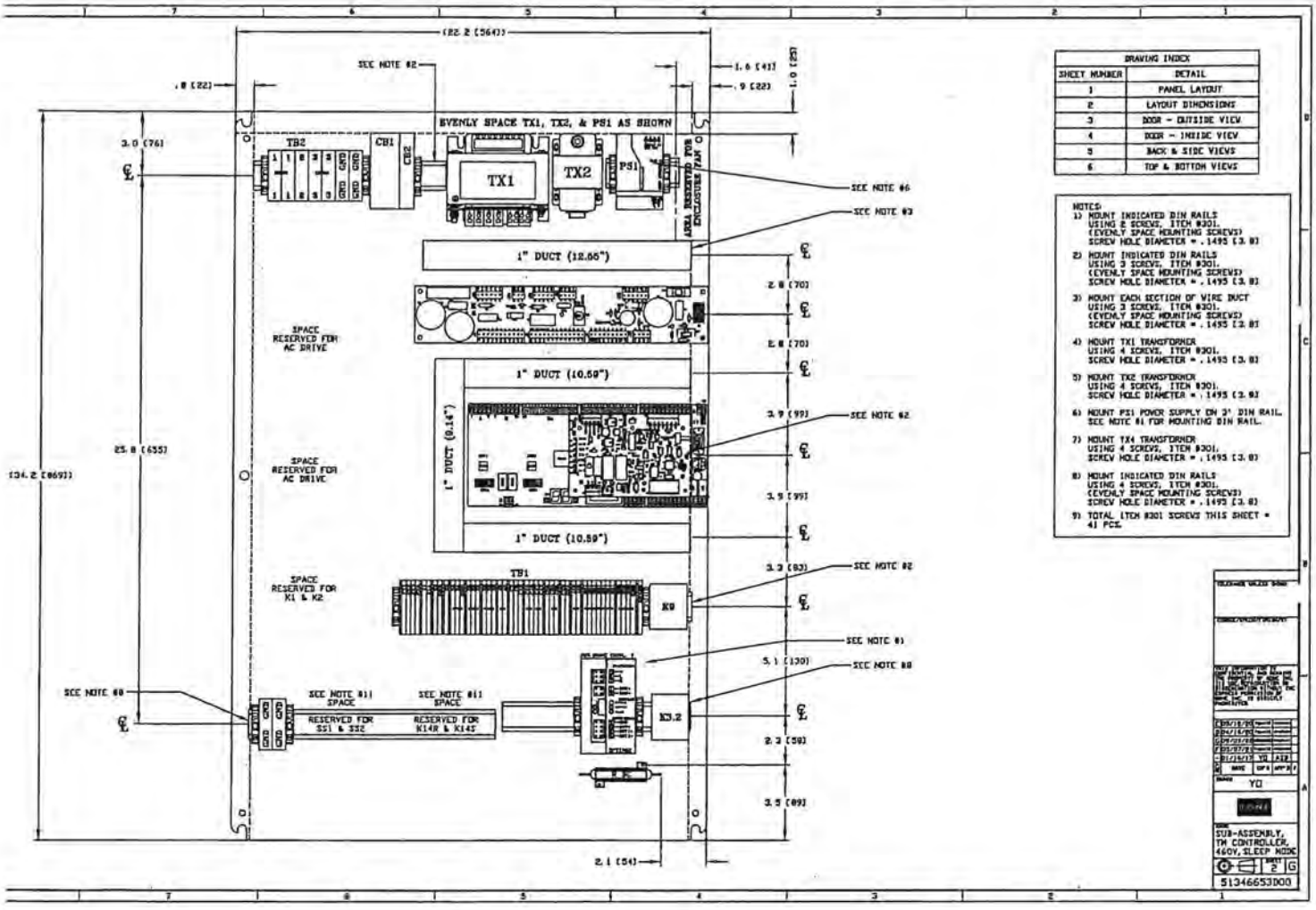
Benennung: SKIRT LED CONNECTION

Drawing number/Zeichnungs-Nr.	Issue/Index	Page/Blatt
51397906D90	-	1 (2)

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A1

PCO-297 Rec'd 12.18.25 TCCo



DRAWING INDEX	
SHEET NUMBER	DETAIL
1	PANEL LAYOUT
2	LAYOUT DIMENSIONS
3	DOOR - OUTSIDE VIEW
4	DOOR - INSIDE VIEW
5	BACK & SIDE VIEWS
6	TOP & BOTTOM VIEWS

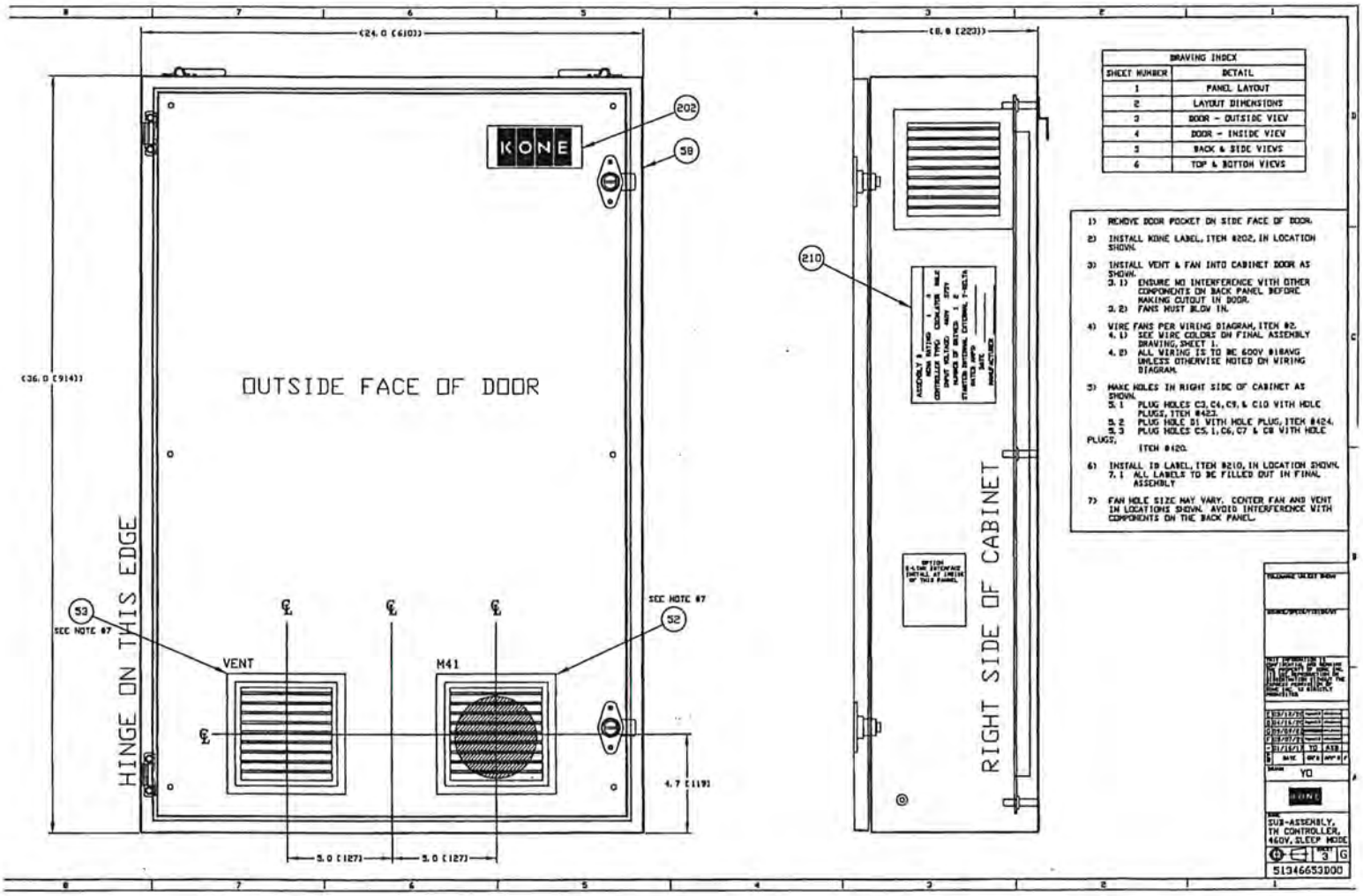
NOTES:
1) MOUNT INDICATED DIN RAILS USING 8 SCREWS, ITEM #301. (EVENLY SPACE MOUNTING SCREWS) SCREW HOLE DIAMETER = .1495 [3.8]
2) MOUNT INDICATED DIN RAILS USING 3 SCREWS, ITEM #301. (EVENLY SPACE MOUNTING SCREWS) SCREW HOLE DIAMETER = .1495 [3.8]
3) MOUNT EACH SECTION OF WIRE DUCT USING 3 SCREWS, ITEM #301. (EVENLY SPACE MOUNTING SCREWS) SCREW HOLE DIAMETER = .1495 [3.8]
4) MOUNT TX1 TRANSFORMER USING 4 SCREWS, ITEM #301. SCREW HOLE DIAMETER = .1495 [3.8]
5) MOUNT TX2 TRANSFORMER USING 4 SCREWS, ITEM #301. SCREW HOLE DIAMETER = .1495 [3.8]
6) MOUNT PS1 POWER SUPPLY ON 3" DIN RAIL. SEE NOTE #1 FOR MOUNTING DIN RAIL.
7) MOUNT TX4 TRANSFORMER USING 4 SCREWS, ITEM #301. SCREW HOLE DIAMETER = .1495 [3.8]
8) MOUNT INDICATED DIN RAILS USING 4 SCREWS, ITEM #301. (EVENLY SPACE MOUNTING SCREWS) SCREW HOLE DIAMETER = .1495 [3.8]
9) TOTAL ITEM #301 SCREWS THIS SHEET = 41 PCS.

YD

SUB-ASSEMBLY, TM CONTROLLER, 460V, SLEEP MODE

51346653D00

PCO-297 Rec'd 12.18.25 TCCo



DRAWING INDEX	
SHEET NUMBER	DETAIL
1	PANEL LAYOUT
2	LAYOUT DIMENSIONS
3	DOOR - OUTSIDE VIEW
4	DOOR - INSIDE VIEW
5	BACK & SIDE VIEWS
6	TOP & BOTTOM VIEWS

1) REMOVE DOOR POCKET ON SIDE FACE OF DOOR.

2) INSTALL KONE LABEL, ITEM #202, IN LOCATION SHOWN.

3) INSTALL VENT & FAN INTO CABINET DOOR AS SHOWN.
   3.1) ENSURE NO INTERFERENCE WITH OTHER COMPONENTS ON BACK PANEL BEFORE MAKING CUTOUT IN DOOR.
   3.2) FANS MUST BLOW IN.

4) WIRE FANS PER WIRING DIAGRAM, ITEM #2.
   4.1) SEE WIRE COLORS ON FINAL ASSEMBLY DRAWING, SHEET 1.
   4.2) ALL WIRING IS TO BE 600V #18AWG UNLESS OTHERWISE NOTED ON WIRING DIAGRAM.

5) MAKE HOLES IN RIGHT SIDE OF CABINET AS SHOWN.
   5.1 PLUG HOLES C3, C4, C9, & C10 WITH HOLE PLUGS, ITEM #423.
   5.2 PLUG HOLE D1 WITH HOLE PLUG, ITEM #424.
   5.3 PLUG HOLES C5, 1, C6, C7 & C8 WITH HOLE PLUGS, ITEM #420.

6) INSTALL ID LABEL, ITEM #210, IN LOCATION SHOWN.
   7.1 ALL LABELS TO BE FILLED OUT IN FINAL ASSEMBLY

7) FAN HOLE SIZE MAY VARY. CENTER FAN AND VENT IN LOCATIONS SHOWN. AVOID INTERFERENCE WITH COMPONENTS ON THE BACK PANEL.

0	03/16/21	YO	ASB
A	DATE	DR'D	APP'D

DRAWN YO

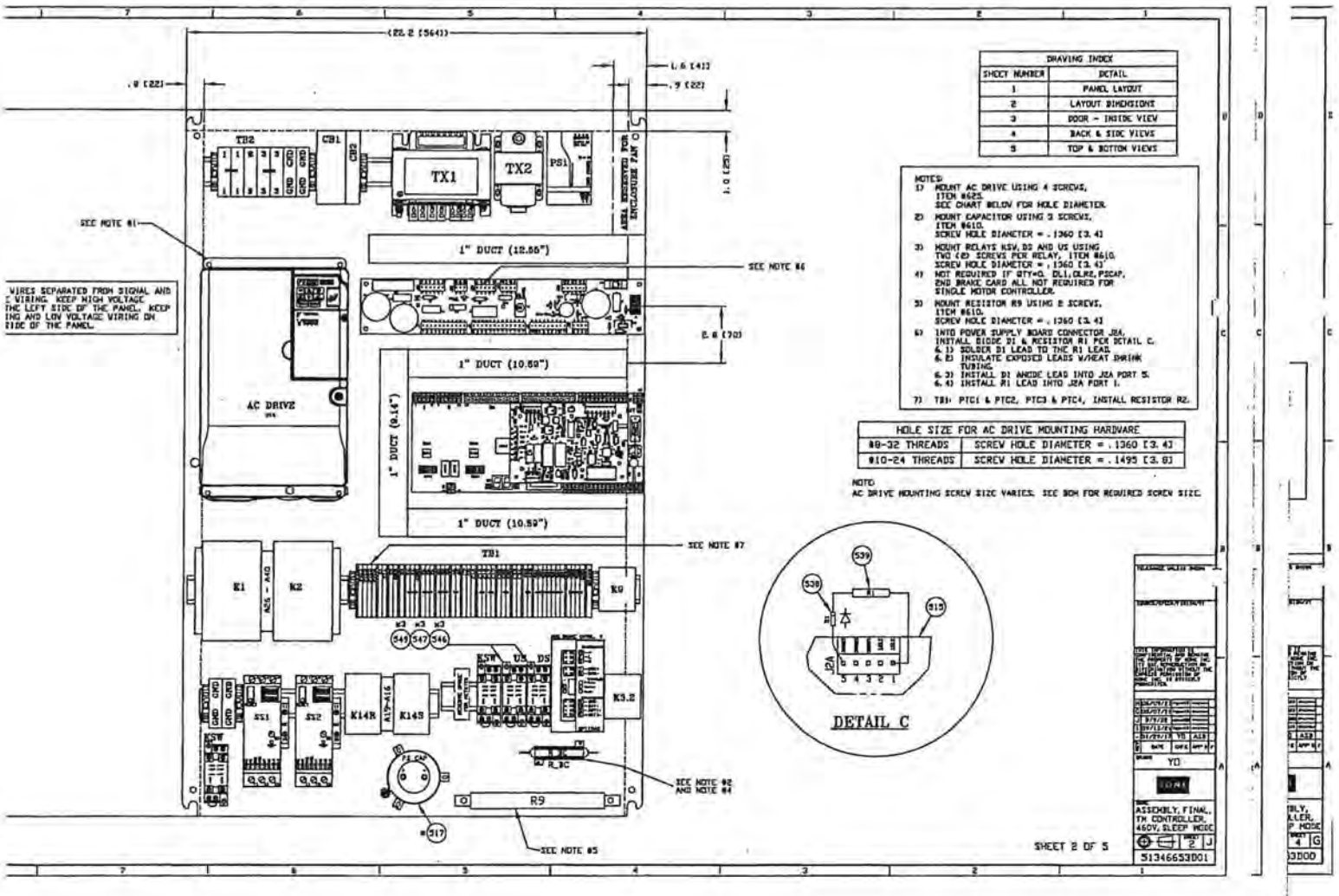
KONE

SUB-ASSEMBLY, TH CONTROLLER, 460V, SLEEP MODE

SIZE 3 G

51346653D00

PCO-297 Rec'd 12.18.25 TCCo



DRAWING INDEX	
SHEET NUMBER	DETAIL
1	PANEL LAYOUT
2	LAYOUT DIMENSIONS
3	DOOR - INSIDE VIEW
4	BACK & SIDE VIEWS
5	TOP & BOTTOM VIEWS

NOTES:
1) MOUNT AC DRIVE USING 4 SCREWS, ITEM #622. SEE CHART BELOW FOR HOLE DIAMETER.
2) MOUNT CAPACITOR USING 2 SCREWS, ITEM #610. SCREW HOLE DIAMETER = .1360 [3.4]
3) MOUNT RELAYS KSW, DS AND US USING TWO (2) SCREWS PER RELAY, ITEM #610. SCREW HOLE DIAMETER = .1360 [3.4]
4) NOT REQUIRED IF QTY=0. DL1, DLR2, PSCAP, 2ND BRAKE CARD ALL NOT REQUIRED FOR SINGLE MOTOR CONTROLLER.
5) MOUNT RESISTOR R9 USING 2 SCREWS, ITEM #610. SCREW HOLE DIAMETER = .1360 [3.4]
6) INTO POWER SUPPLY BOARD CONNECTOR J8A, INSTALL DIODE D1 & RESISTOR R1 PER DETAIL C.
   6.1) SOLDER D1 LEAD TO TNC R1 LEAD.
   6.2) INSULATE EXPOSED LEADS W/HEAT SHRINK TUBING.
   6.3) INSTALL D1 ANODE LEAD INTO J2A PORT 5.
   6.4) INSTALL R1 LEAD INTO J2A PORT 1.
7) TB1: PTC1 & PTC2, PTC3 & PTC4, INSTALL RESISTOR R2.

HOLE SIZE FOR AC DRIVE MOUNTING HARDWARE	
#8-32 THREADS	SCREW HOLE DIAMETER = .1360 [3.4]
#10-24 THREADS	SCREW HOLE DIAMETER = .1495 [3.8]

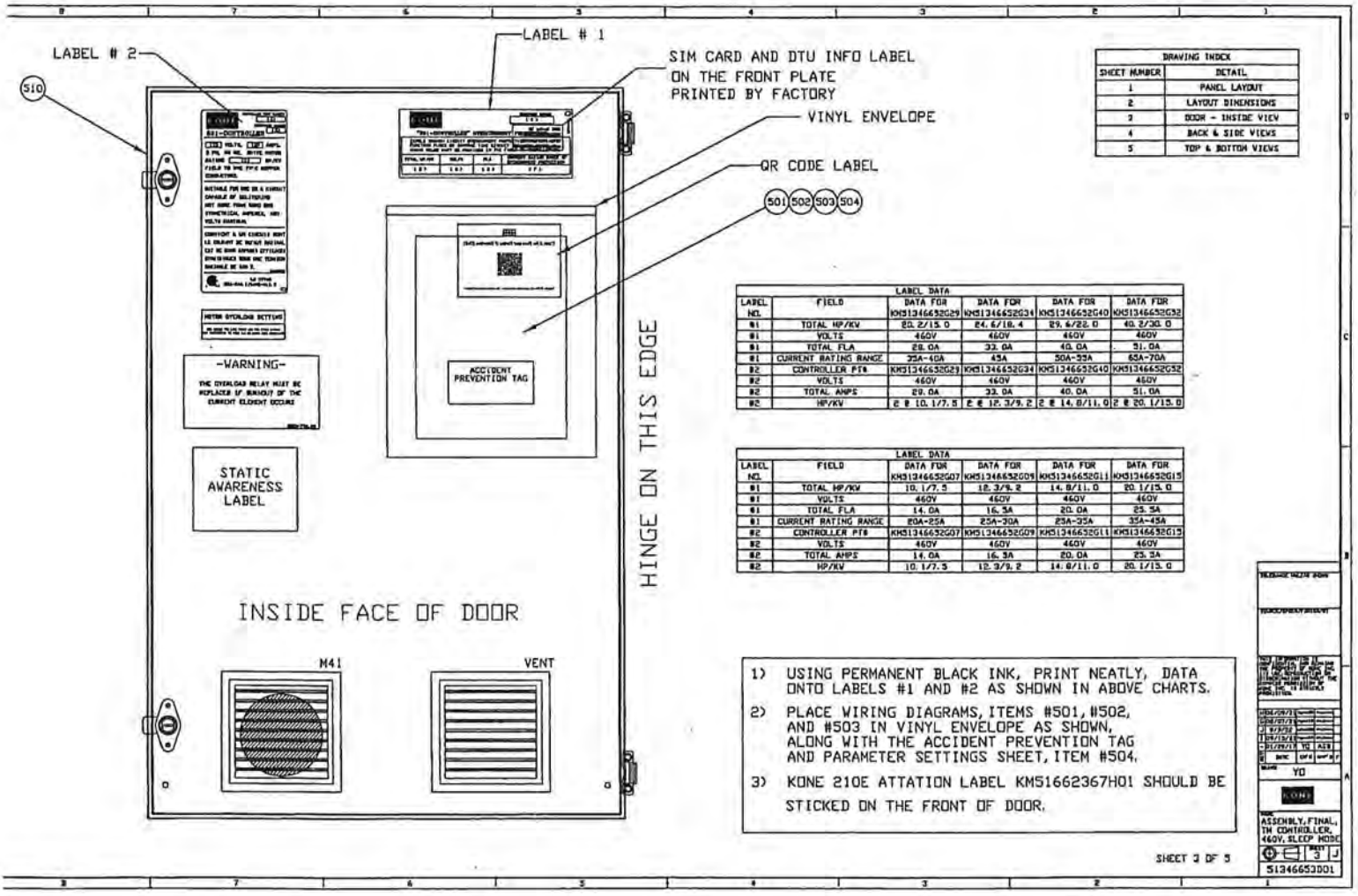
NOTE:
AC DRIVE MOUNTING SCREW SIZE VARIES. SEE BOM FOR REQUIRED SCREW SIZE.

SHEET 2 OF 5

ASSEMBLY, FINAL, TH CONTROLLER, 460V, SLEEP MODE

51346653D01

PCO-297 Rec'd 12.18.25 TCCo



DRAWING INDEX	
SHEET NUMBER	DETAIL
1	PANEL LAYOUT
2	LAYOUT DIMENSIONS
3	DOOR - INSIDE VIEW
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LABEL DATA					
LABEL NO.	FIELD	DATA FOR KM51346652G29	DATA FOR KM51346652G34	DATA FOR KM51346652G40	DATA FOR KM51346652G52
#1	TOTAL HP/KW	20.2/15.0	24.6/18.4	29.6/22.0	40.2/30.0
#1	VOLTS	460V	460V	460V	460V
#1	TOTAL FLA	28.0A	32.0A	40.0A	51.0A
#1	CURRENT RATING RANGE	25A-40A	45A	50A-35A	65A-70A
#2	CONTROLLER PT#	KM51346652G29	KM51346652G34	KM51346652G40	KM51346652G52
#2	VOLTS	460V	460V	460V	460V
#2	TOTAL AMPS	28.0A	32.0A	40.0A	51.0A
#2	HP/KW	2 @ 10.1/7.5	2 @ 12.3/9.2	2 @ 14.8/11.0	2 @ 20.1/15.0

LABEL DATA					
LABEL NO.	FIELD	DATA FOR KM51346652G07	DATA FOR KM51346652G09	DATA FOR KM51346652G11	DATA FOR KM51346652G15
#1	TOTAL HP/KW	10.1/7.5	12.3/9.2	14.8/11.0	20.1/15.0
#1	VOLTS	460V	460V	460V	460V
#1	TOTAL FLA	14.0A	16.3A	20.0A	25.3A
#1	CURRENT RATING RANGE	20A-25A	25A-30A	25A-35A	35A-45A
#2	CONTROLLER PT#	KM51346652G07	KM51346652G09	KM51346652G11	KM51346652G15
#2	VOLTS	460V	460V	460V	460V
#2	TOTAL AMPS	14.0A	16.3A	20.0A	25.3A
#2	HP/KW	10.1/7.5	12.3/9.2	14.8/11.0	20.1/15.0

1) USING PERMANENT BLACK INK, PRINT NEATLY, DATA ONTO LABELS #1 AND #2 AS SHOWN IN ABOVE CHARTS.

2) PLACE WIRING DIAGRAMS, ITEMS #501, #502, AND #503 IN VINYL ENVELOPE AS SHOWN, ALONG WITH THE ACCIDENT PREVENTION TAG AND PARAMETER SETTINGS SHEET, ITEM #504.

3) KONE 210E ATTATION LABEL KM51662367H01 SHOULD BE STICKED ON THE FRONT OF DOOR.

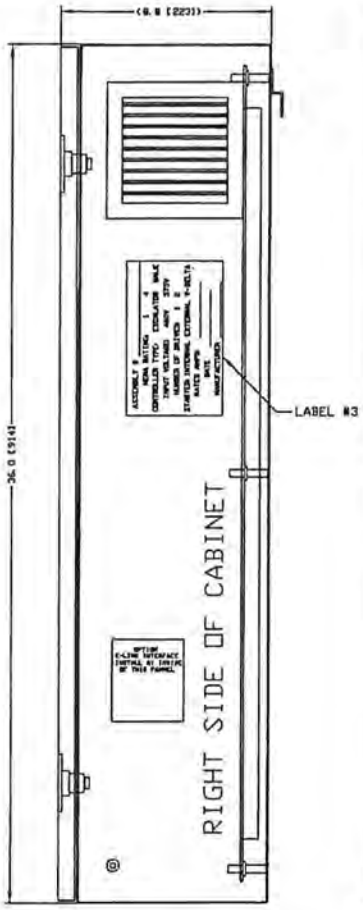
SHEET 3 OF 5

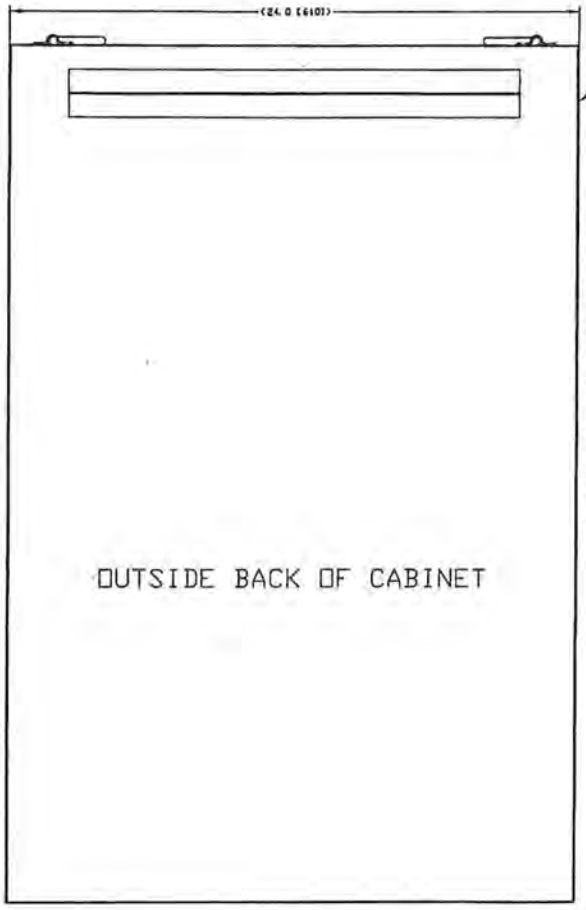
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ASSEMBLY, FINAL, TM CONTROLLER, 460V, SLEEP MODE

51346653D01

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DRAWING INDEX	
SHEET NUMBER	DETAIL
1	PANEL LAYOUT
2	LAYOUT DIMENSIONS
3	DOOR - INSIDE VIEW
4	BACK & SIDE VIEWS
5	TOP & BOTTOM VIEWS

LABEL DATA					
LABEL NO.	FIELD	DATA FOR KM5134665402G29	DATA FOR KM5134665402G34	DATA FOR KM5134665402G40	DATA FOR KM5134665402G52
#3	ASSEMBLY	KM5134665402G29	KM5134665402G34	KM5134665402G40	KM5134665402G52
#3	NEMA RATING(CIRCLE)	4	4	4	4
#3	CONTROLLER TYPE(CIRCLE)	ESCALATOR	ESCALATOR	ESCALATOR	ESCALATOR
#3	INPUT VOLTAGE(CIRCLE)	460	460	460	460
#3	NUMBER OF DRIVES(CIRCLE)	2	2	2	2
#3	STARTER(CIRCLE)	INTERNAL	INTERNAL	INTERNAL	INTERNAL
#3	RATED AMPS	28.0A	33.0A	40.0A	51.0A
#3	DATE(COMPLETED & TESTED)				
#3	MANUFACTURER(PANEL HOUSE)				

LABEL DATA					
LABEL NO.	FIELD	DATA FOR KM5134665402G07	DATA FOR KM5134665402G09	DATA FOR KM5134665402G11	DATA FOR KM5134665402G15
#3	ASSEMBLY	KM5134665402G07	KM5134665402G09	KM5134665402G11	KM5134665402G15
#3	NEMA RATING(CIRCLE)	4	4	4	4
#3	CONTROLLER TYPE(CIRCLE)	ESCALATOR	ESCALATOR	ESCALATOR	ESCALATOR
#3	INPUT VOLTAGE(CIRCLE)	460	460	460	460
#3	NUMBER OF DRIVES(CIRCLE)	1	1	1	1
#3	STARTER(CIRCLE)	INTERNAL	INTERNAL	INTERNAL	INTERNAL
#3	RATED AMPS	14.0A	16.5A	20.0A	23.5A
#3	DATE(COMPLETED & TESTED)				
#3	MANUFACTURER(PANEL HOUSE)				

1) USING PERMANENT BLACK INK, PRINT NEATLY, DATA ONTO LABEL #3 AS SHOWN IN ABOVE CHARTS.
1.1) FILL IN DATE COMPLETED AND TESTED.
1.2) FILL IN MANUFACTURER NAME.

THIS INFORMATION IS PROPRIETARY AND CONFIDENTIAL. ANY REPRODUCTION OR DISCLOSURE TO THIRD PARTIES WITHOUT THE EXPRESS PERMISSION OF THYSSENKRUPP ELEVATOR CORP. IS STRICTLY PROHIBITED.

C	5/26/17	YD	ASB
D	6/5/17	YD	ASB
E	8/8/22	YD	ASB
F	10/13/23	YD	ASB
G	2/27/24	YD	ASB

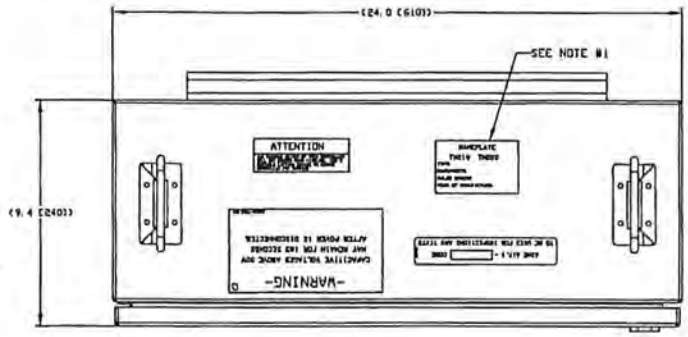
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ASSEMBLY, FINAL, TM CONTROLLER, 460V, SLEEP MODE

SHEET 4 OF 5

51346530D01

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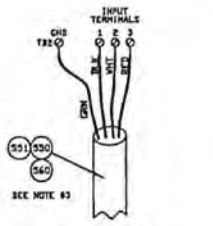


DRAWING INDEX	
SHEET NUMBER	DETAIL
1	PANEL LAYOUT
2	LAYOUT DIMENSIONS
3	DOOR - INSIDE VIEW
4	BACK & SIDE VIEWS
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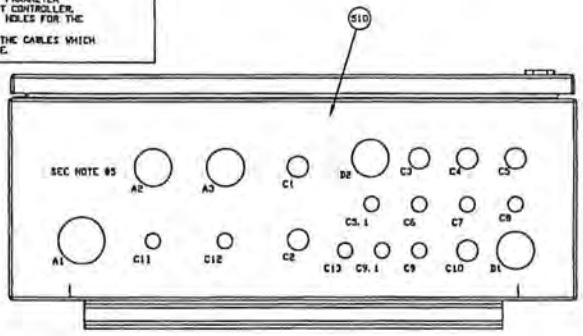
NOTES:
1) USING PERMANENT BLACK INK, FILL OUT: TYPE, EQ#, SALES ORDER#, & YEAR OF MANUFACTURE.

OUTSIDE TOP OF BOX VIEW

NOTES:
1) INSTALL CABLE, ITEM #330 IN LOCATION INDICATED USING CONNECTOR, ITEM #560.
2) WIRE CABLE, ITEM #330, TO TB2 TERMINALS AS SHOWN.
3) INSTALL EXTRA CONNECTOR, ITEM #560, ON OPPOSITE END OF CABLE, ITEM #330.
4) SET 301 CPU BOARD PARAMETERS PER PARAMETER SETTINGS SHEET, ITEM #504, AND TEST CONTROLLER.
5) PLEASE USE THE CABINET LEFT SIDE HOLES FOR THE A1, A2, A3, C1, C2 CABLE CONNECTION.
6) THE EXTRA HOLES CAN BE USED FOR THE CABLES WHICH AFFECT THE INSTALLATION INTERFACE.



VIRING FOR CABLE IN BOTTOM LEFT HOLE A1 SEE NOTE #5



HOLE SIZE CHART 1		
HOLE	SIZE	CABLE
A1	#36 FOR 0.5-1kW SINGLE MOTOR #40 FOR 1.5kW SINGLE MOTOR #48 FOR 0.5-1.5kW DOUBLE MOTOR #50 FOR 2.2-3kW DOUBLE MOTOR	SINGLE INPUT CABLE
A2	#36 FOR 0.5-1kW MOTOR #40 FOR 1.5kW MOTOR	PRIMARY MOTOR
A3	#36 FOR 0.5-1kW MOTOR #48 FOR 1.5kW MOTOR	SECONDARY MOTOR
C1	#63	PRIMARY AUX (BRAKE #2)
C2	#63	SECONDARY AUX (BRAKE #3)
C3	#63	PRIMARY MOTOR (BRAKE #1)
C4	#63	SECONDARY MOTOR (BRAKE #4)

HOLE SIZE CHART 2		
HOLE	SIZE	CABLE
C8	#63	TO CHAS NUT
C5.1	#17	BRAKE CABLE TO STOP BOX
C6	#17	TO MOTOR THERMOSTAT
C7	#17	OPTION FUNCTION TO MOTOR FIELD
C8	#17	OPTION FUNCTION TO MOTOR FIELD
C9	#17	OPTION FUNCTION TO 4TH HOLE
C5.1	#17	OPTION FUNCTION 0-10V
C10	#63	SPARE HOLE
C11	#17	OPTION FUNCTION (MOVE HOLE POSITION A1)
C12	#17	OPTION FUNCTION (MOVE HOLE POSITION A2)
C13	#17	SPARE HOLE
B1	#48	TO OPTION MANIFOLD BOX
B2	#48	SPARE HOLE

OUTSIDE BOTTOM OF BOX VIEW

12/18/25	YO		
9/9/25	YO		
8/5/25	YO		
5/21/25	YO		
3/27/25	YO		
DATE	DRN	CHK	APP

DRAWN YO

ASSEMBLY, FINAL, TN CONTROLLER, 460V, SLEEP MODE

SIZE B | SHEET 5 | REV J

51346653001

SHEET 5 OF 5

PCO-297 Rec'd 12.18.25 TCCo

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Submittal/ Shop Drawing Processing Form

Single-Discipline Review

DATE SENT BY CONTRACTOR:	08/16/23	PROJECT NAME:	ALB Airport Terminal Expansion Project	PAGE 1 OF 1	
ID NUMBER:	143100-2.0	IS THIS A RESUBMISSION? ☐ YES ☒ NO	CHA PROJECT NO.:	78935	
DESCRIPTION:	Escalator Shop Drawings				

(PROVIDE INFORMATION ABOVE AS IT APPEARS ON THE SUBMITTAL/SHOP DRAWING TRANSMITTAL AND ATTACH THIS FORM TO IT.)

TO CHA BUSINESS PRACTICE: _____ REVIEWER: _____ DATE: _____

REVIEWER'S COMMENTS:

DOES THIS SUBMITTAL/ SHOP DRAWING HAVE TO BE REVIEWED BY ANYONE ELSE? ☐ NO ☐ YES *WHO?* _____

FOR CHA USE ONLY REVIEW STATUS (CHECK ONE): ☒ NET ☐ MCN ☐ REJ* ☐ SSI* ☐ R&R* ☐ NR

REVIEW STATUS:

- ☒ **NET** = NO EXCEPTIONS TAKEN *(APPROVED)*
- ☐ **MCN** = MAKE CORRECTIONS NOTED *(APPROVED AS NOTED)*
- ☐ **REJ*** = REJECTED
- ☐ **SSI*** = SUBMIT SPECIFIED ITEM
- ☐ **R&R*** = REVISE AND RESUBMIT
- ☐ **NR** = NOT REVIEWED/INFORMATION ONLY

RESUBMISSION REQUIRED IF REVIEW STATUS IS R&R, REJ, OR SSI

THIS SUBMITTAL/ SHOP DRAWING HAS BEEN REVIEWED FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS. ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. CONTRACTOR (OR DESIGNEE) IS RESPONSIBLE FOR THE FOLLOWING: DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF WORK WITH THAT OF ALL OTHER TRADES, AND THE SATISFACTORY PERFORMANCE OF THE WORK. CONTRACTOR (OR DESIGNEE) IS NOT RELIEVED OF RESPONSIBILITY FOR CONFORMANCE WITH DESIGN DRAWINGS, SPECIFICATIONS, AND APPLICABLE CODES, ALL OF WHICH HAVE PRIORITY OVER THIS SUBMITTAL/ SHOP DRAWING. "NO EXCEPTION TAKEN" OR "MAKE CORRECTIONS NOTED" SHALL NOT RELIEVE THE CONTRACTOR (OR DESIGNEE) FROM RESPONSIBILITY FOR OMISSIONS, OR ERRORS IN DIMENSIONS, SHOP FITS, FIELD CONNECTIONS, ETC.; OR FOR PROVIDING THE PROPER QUANTITY OF MATERIALS; OR FOR COMPLIANCE WITH THE CONTRACT; OR FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

REVIEWED BY: Nat Cram **DATE:** 08/25/23

TCCo New York North
1 Computer Drive South
Albany, New York 12205
P: (518) 432-0277
F: (518) 432-0279

PCO-297 Rec'd 12.18.25 TCCo

Project: 230609 Albany Airport: Terminal Expansion
737 Albany Shaker Rd.
Albany, New York 12211

Submittal #14 3100-2.0 - 1.4.B Shop Drawings [Escalators 1-4]
14 3100 - ESCALATORS

Revision	0	**Submittal Manager**	Gaby Rosario (Turner Construction)
Status	Open	**Date Created**	Jun 6, 2023
Issue Date		**Spec Section**	14 3100 - ESCALATORS
Responsible Contractor	Kone	**Received From**	
Received Date		**Submit By**	Aug 7, 2023
Final Due Date	Sep 5, 2023	**Lead Time**	
		Cost Code	
Location		**Type**	Shop Drawing
Approvers	Gaby Rosario (Turner Construction), Nathaniel Cram (CHA), Kelly Melarango (CHA)		
Ball in Court	Nathaniel Cram (CHA), Kelly Melarango (CHA)		
Distribution	Ashley Richards (CHA), Derek Petruzzo (Turner Construction)		
Description	Include plans, elevations, sections, and details indicating the following: 1. Maximum loads imposed on building structure at all support points 2. Rise of escalators and required clearances. 3. Dimensions of escalators and related systems 4. Electrical characteristics and connection requirements.		

ADDITIONAL FIELDS

Priority

MATERIAL TRACKING

Material Tracking?	No	**Supply Chain Risk**	
Manufacturer		**Manufacturer Location: (City, State, Country)**	
Turner to Sub Release		**Comments (Public)**	

Submittal Workflow

Name	Sent Date	Due Date	Returned Date	Response	Attachments
General Information Attachments					

PCO-297 Rec'd 12.18.25 TCCo

Name	Sent Date	Due Date	Returned Date	Response	Attachments
Noah Adams	Aug 7, 2023	Jul 25, 2023	Aug 16, 2023	Submitted	Submittal Cover Sheet - 143100 1.4.B Escalator #1-#4 Shop Drawings Combined.pdf
Comment	Please see escalator drawings combined				
Drew DiNovo	Jul 20, 2023	Jul 25, 2023		Pending	
Gaby Rosario	Aug 7, 2023	Aug 26, 2023	Aug 16, 2023	Approved	Submittal #14 3100-2 Revision 0 1.4.B Shop Drawings [Escalators 1-4].pdf (Current)
Nathaniel Cram	Aug 16, 2023	Sep 5, 2023		Pending	
Kelly Melarango	Aug 16, 2023	Sep 5, 2023		Pending	

PCO-297 Rec'd 12.18.25 TCCo

14 3100-2

Submittal # ~~14 2100-3~~

Submittal Cover

PROJECT ALB Airport Terminal Expansion Project	**CONTRACT #** 230609
	CONTRACT FOR Escalators #1- #4
CHA PROJ. # 078935.000	**CONTRACTOR** KONE Elevator and Escalators
CHA SUBMITTAL #	**SUBCONTRACTOR**

SUBMITTAL INFORMATION

[X] 1st Submission Date:	[ ] 1st Resubmittal Date:	[ ] 2nd Resubmittal Date:

Description: Escalators #1, #2, #3, #4 - TransitMaster 220 Shop Drawings

Shop Drawing Title: Escalator Shop Drawings - Combined

Shop Drawing No: Revision A

Contents: [X] Product Data [ ] Samples [ ] Tests [ ] Schedules

Manufacturer: KONE Elevator

SPEC SECTION ~~1431000~~ 14 3100	Paragraph(s): 1.4.B	Drawings #(s):

CONTRACTOR'S APPROVAL

Date: **8-16-2023** By: **Noah Adams**

[X] Submitted product has been reviewed for release to Architect/ Engineer.

[X] Submitted Product is as specified.

[ ] Submitted product is equal to specific product.

CONSTRUCTION MANAGER APPROVAL

This submittal has been reviewed by Turner as complying with the contract documents.

By: Gaby Rosario

Date: 8/16/23

ARCHITECT'S STAMP

Date: _____ By: _____

[ ] No Exception Taken [ ] Make Corrections Noted

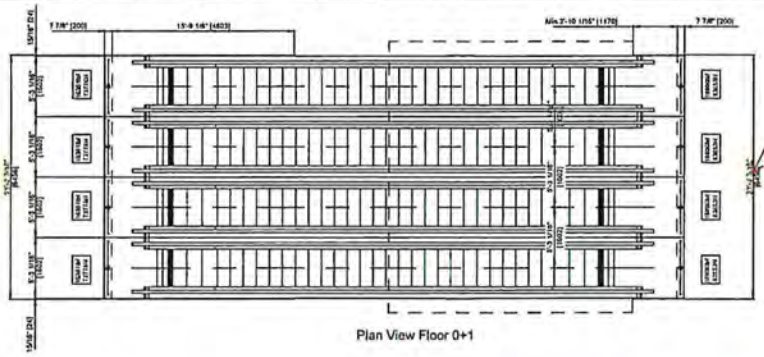
[ ] Rejected [ ] Revise & Resubmit

Reviewing is only for conformance with the Project's design concept and compliance with the information in the Contract Documents. The Contractor is responsible for quantities and dimensions to be confirmed and correlated at the site; for informa-tion that pertains solely to the fabrication processes or to the mean, methods, techniques, sequences & procedures of construc-tion; and for coordination of the Work of all trades. Any correc-tions on the submittal shall not be deemed an order for extra work.

CHA REMARKS

PCO-297 Rec'd 12.18.25 TCCo

Escalator Group - All Units



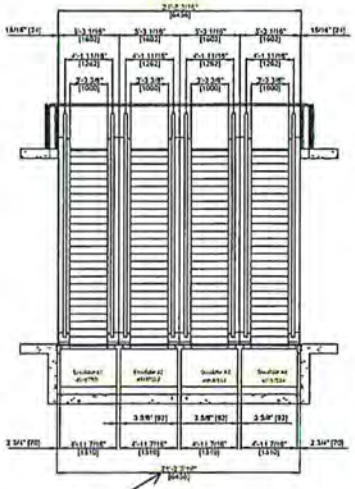
Plan View Floor 0+1

Note

Confirm 480v provided to escaltors

Note

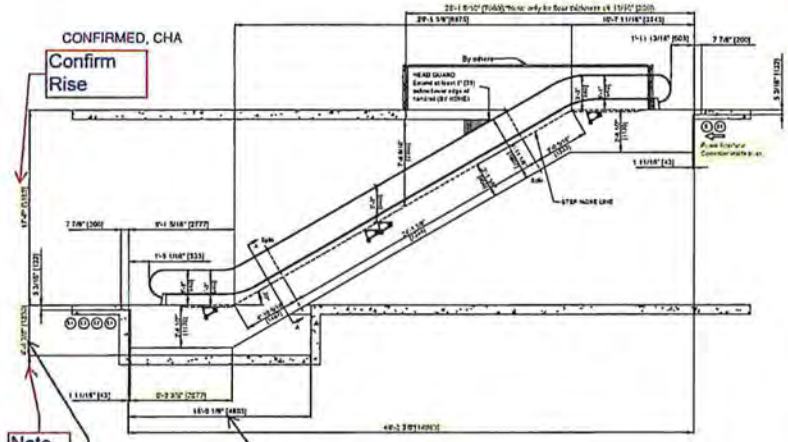
Please review and confirm



FOUNDATION PLAN WILL NEED TO BE REVISED TO ACCOMODATE.

CONFIRMED, CHA

Confirm Rise



Note

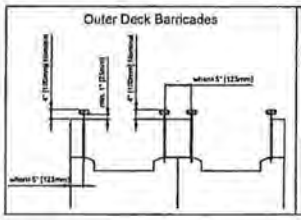
CONFIRMED, PIT DEPTH IS -4'-5"

CONFIRMED, PIT WIDTH IS 16'-0"

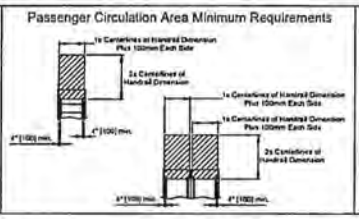
Type: TM220-100-30-3/3-2.7/2.0-5182

PCO-297 Rec'd 12.18.25 TCCo

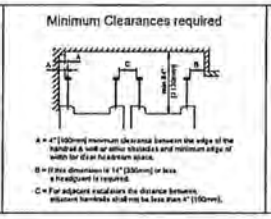
Outer Deck Barricades



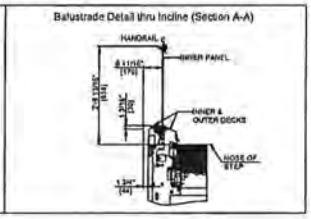
Passenger Circulation Area Minimum Requirements



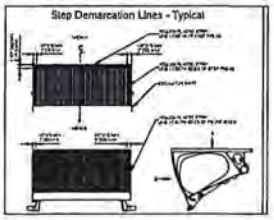
Minimum Clearances required



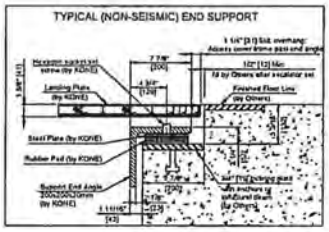
Balustrade Detail thru Incline (Section A-A)



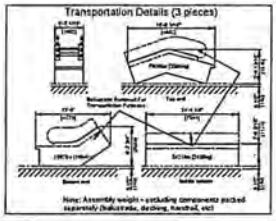
Step Demarcation Lines - Typical



TYPICAL (NON-SEISMIC) END SUPPORT



Transportation Details (3 pieces)



Type: TM220-100-30-3/3-2.7/2.0-5182

KONE

Designed by: dmyslu1	Project name: Mount Inter Expansion
Approved by: dmrobbe	Site address: UNITED STATES
Drawing No.	Type: Transitioner 220
Project No. 4729203	Drawing No. 4729203403

Scale	Version	Page
1:50	--	3

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PCO-297 Rec'd 12.18.25 TCCo

KONE Inc.
25 Post Road
Albany, NY 12205
Cell: (518) 424-6460
www.kone.com
noah.adams@kone.com

POWER CONFIRMATION

Turner Construction Company
Attention: Rob Wagner
1 Computer Drive South
Albany, NY 12205

Re: **Albany Airport Expansion –ALL Escalators Power Confirmation**

Date: July 10, 2023

The KONE equipment listed below requires provision of three (3) phase and single-phase power wires to the machine room(s) and connection to the terminals of the KONE controller(s) with properly sized, intervening fused disconnect switch(es) conveniently located in the machine room(s). Provision of this electrical service is the Purchaser's responsibility (**NOT KONE**). The required electrical distribution system is to be designed to accommodate the power characteristics explained below.

Power requirements below are PER escalator

PLEASE ADVISE IF ESCALATORS WILL BE TIED INTO GENERATOR: YES___ NO ____

KONE EQUIPMENT POWER REQUIREMENTS
BASED UPON ANTICIPATED POWER SUPPLY OF:
480 **VOLTS (AC)** **3 PHASE** **60 HERTZ**

KONE CONTRACT NUMBER	UNIT DESCRIPTION AND/ HORSEPOWER
6729184	**Hoist Motor/14.8**

ELECTRICAL DATA		
MOTOR HP [kW]:	MOTOR VOLTAGE	TOTAL MOTOR FLA
14.8 [11]	460/480V	20 AMPS
LINE VOLTAGE	TRANSFORMER (By KONE Front Line) kVA	
460/480V	N/A	
CONTROLLER OVER-CURRENT PROTECTION		
	RTK TYPE FUSES	INVERSE TIME BREAKER
MOTOR / CONTROLLER	25-35 AMPS	25-50 AMPS
TRANSFORMER PRIMARY	N/A	N/A
DISCONNECTING MEANS AND OVER-CURRENT PROTECTION SATISFYING THE NATIONAL ELECTRICAL CODE AND/OR LOCAL GOVERNING AUTHORITIES MUST BE PROVIDED BY OTHERS, AND SUITABLE FOR USE ON A CIRCUIT CAPABLE OF DELIVERING NOT MORE THAN 5000 RMS SYMMETRICAL AMPERES, 600 VOLTS MAXIMUM.		

Special note: In the event the Emergency Power/Generators are to be incorporated in this project, such Generator(s) are to be sized in accordance with this data.This electrical information is most important. Please distribute this data to all parties involved.

Sincerely,
KONE Inc.

Noah Adams
Sales Executive

APPROVED:
Company Name: _____
Signed by: _____
Date: _____

PCO-297 Rec'd 12.18.25 TCCo

July 20, 2023

KONE Inc.
25 Post Road
Albany, NY 12205
Cell (518) 424-6460
www.kone.com
noah.adams@kone.com

Turner Construction Company
Attention: Rob Wagner
1 Computer Drive South
Albany, NY 12205

Re: **Albany Airport Expansion – Escalator Ship Date Letter**
Albany, NY

Dear Rob:

This letter, once completed and returned with KONE's submittal package, shall serve as your formal request for a delivery date of the equipment. KONE must have this letter completed prior to releasing the elevator into fabrication. **No equipment will be released without an executed contract, approved submittals and engineering payment received.**

Escalators #1-#4 Equipment Description: TM220 Escalators

Delivery requested week of:_____

Confirmation of Ship to Address: _____

If the jobsite requirements are not complete (see attached list) 2 weeks prior to the requested delivery date, KONE will not be able to release the material from our logistics facility. If the jobsite requirements are not complete, the material will be held at our logistics facility and it will be your responsibility for the additional storage costs ($50.00/day/elevator or escalator). Additionally, if you are not ready on the requested delivery date KONE may not be able to begin the installation for up to an additional 2 - 5 weeks. Any labor associated with relocation of material (once on-site) is not included in this proposal.

I appreciate your careful consideration to this very critical coordination piece. I ask that you please sign in the space provided below signifying your official request for the above ship dates. Should you have any questions, comments, or concerns, please feel free to contact me.

Very truly yours,

Noah Adams
Sales Executive
KONE Inc.

Please sign and return with approvals to confirm delivery date.
Received and Accepted By:

_____ _____

PCO-297 Rec'd 12.18.25 TCCo

Name / Title Signature / Date

To ensure a safe and efficient installation of the elevator(s), the following jobsite requirements must be completed prior to the delivery and installation of the elevator equipment:

- Adequate access for delivery of the elevator material. Clean and dry storage space of no less than 10' x 20' (per elevator) adjacent to the hoistway, preferably at the main entrance level.
- The hoistway(s) must be plumb within –0" +2" according to the approved KONE layout drawings.
- The hoistway(s), pit(s) and control room(s) must be clean, dry and constructed per the KONE approved layout drawings. Rear and side walls must be completed (side walls only for front/rear application) at the time the installation begins. The entire front wall must be left out during the installation of the elevator(s) (rear wall must also be left open on rear opening applications). The bottom landing must be left open to place the equipment in the hoistway.
- Adequate guide rail supports must be in place. Please refer to the KONE elevator layouts for bracket support locations. Any intermediate support required between floors is to be furnished & installed by others. Inserts for CMU walls will be provided by KONE to be installed by others.
- Removable, OSHA compliant barricades must be provided around all hoistway openings. Also provide and install full-covering entry protection, made of nylon mesh or reinforced plastic, at all hoistway openings to prevent materials or tooling from falling into the elevator shaft during the installation.
- Permanent single and three-phase power (or temporary power with permanent characteristics) must be available in the control room on the first day of our installation. Also, a temp. 220, 30 amp source must be provided by others near the elevator hoistway(s) for our minifor hoist.
- A hoist beam (provided by KONE) must be installed by others per the approved KONE layout drawings. The hoist beam must be installed so that it shall be capable of supporting the load requirement noted in our shop drawings. In addition to the hoist beam, KONE will provide a 4"x4" tube to be installed by others in front of the hoist beam for our lifeline attachments.
- Applicable work areas must have adequate lighting at landing levels and in hoistway(s).
- Finished floor marks, which are visible from the hoistway opening at each landing.

PCO-324A

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PCO-324a Rec'd TCCo 02.16.26

PROPOSAL

SUBMITTED TO:
Scott Bridie
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME: Alb. Airport 21-1082-STR & INT

PROJECT NO.	DATE
23-114	2/16/26
PROPOSAL NO.	PROPOSAL AMOUNT
186B	$ 58,895.00

Per NOC 186B dated 2/16/2026, MLB Construction Services LLC is pleased to present our proposal for the following:

This proposal is limited to the trench drain addition and related concrete work added in ASI-139. The K-13 price was submitted and approved separately.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Concrete Pump		$1,551.38				$1,551.38
Concrete Supplier		$2,100.00				$2,100.00
Concrete Walks	$6,047.68					$6,047.68
Misc. Items/Concrete	$7,638.79					$7,638.79
Added Concrete Work	$2,189.88					$2,189.88
Place Slabs	$3,242.68					$3,242.68
Rough Carpentry	$3,412.07					$3,412.07
Greenwood Industries Inc				$24,269.08		$24,269.08
John W Danforth Company				$4,516.37		$4,516.37
					Subtotal:	$54,967.93
		MLB OH&P (Self-performed)		$26,182.48	10.00%	$2,618.25
		MLB OH&P (Subcontractor)		$26,168.59	5.00%	$1,308.82
					Total:	**$58,895.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN.

Submitted by: 2/16/26
Craig Dittl
MLB Construction Services LLC

Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

PCO-324a Rec'd TCCo 02.16.26

Precision Concrete Pumping, Inc.
P.O. Box 6970
Albany, NY 12206

INVOICE

DATE	INVOICE #
9/10/2025	**121109**

BILL TO:
MLB CONSTRUCTION SERVICES ONE STONEBREAK ROAD MALTA, NY 12020



PO NUMBER	TERMS	PROJECT
	Net 30	ALBANY AIRPORT, ALBANY, 5/24

QUANTITY	DESCRIPTION	RATE	AMOUNT
2.5	TOTAL HOURS ON JOB SITE: 7:00AM - 9:30AM		0.00
	38 METER EQUIPMENT RENTAL		0.00T
4	38 METER HOURLY RATE (4 HR MIN)	170.00	680.00T
4	OPERATOR STRAIGHT TIME (4 HR MIN)	125.00	500.00
10	YARDS OF CONCRETE	4.00	40.00T
1	HOURLY TRAVEL CHARGE (1 HOUR ROUND TRIP TRAVEL)	150.00	150.00T
	SUBTOTAL		1,370.00
	FUEL SURCHARGE - 5%	5.00%	68.50T
1	BOOM PUMP PRIMER - SLICK PACK	35.00	35.00T
	ALBANY COUNTY SALES TAX	8.00%	77.88

Total	**$1,551.38**
Pmts / Credits	***$0.00***
Balance Due	**$1,551.38**

Phone	*Fax*	*E-Mail*	*Website*
518-435-9292	518-435-9393	Accounting@precisionconcretepump.com	www.precisionconcretepump.com

PCO-324a Rec'd TCCo 02.16.26

Bonded Concrete, Inc.
PO Box 189
Watervliet NY 12189
United States

Tel:(518) 273-5800
Email:ar@bondedconcrete.com

Invoice No.

INVBOND10804

Invoice Date

9/13/2025

Customer

Mlb Construction Services LLC
One Stonebreak Rd
Malta NY 12020

Shipped To

ALBANY INTERNATIONAL AIRPORT

Plant	Code	PO #	Page
1001 Colonie	MLBC01	ALBANY INTERNATIONAL AIR	1 of 1

Ticket	Date	Description	Code	Quantity	Unit Price	Amount
1115068	9/8/2025	5000 Interior	502NA	10 Cyd	$158.00	$1,580.00
1115068	9/8/2025	Super Plastocizer	SP	10 Cyd	$10.00	$100.00
1115068	9/8/2025	Fibermesh 1 Bag	FIB	10 Bag	$10.00	$100.00
1115068	9/8/2025	Fuel Surcharge	FUEL	1 ea	$20.00	$20.00
1115176	9/10/2025	5000 psi 1-2Cr	502	10 Cyd	$158.00	$1,580.00
1115176	9/10/2025	4Lbs Per Yard Structural	FIBE4	10 lb	$40.00	$400.00
1115176	9/10/2025	Super Plastocizer	SP	10 Cyd	$10.00	$100.00
1115176	9/10/2025	Fuel Surcharge	FUEL	1 ea	$20.00	$20.00

Total Sale	**$3,900.00**
Taxes	**$0.00**
Invoice Total	**$3,900.00**

$2,100
CD

*INCLUDED FOR DATE REFERENCE (CD)

MLB DAILY LOG OF CONSTRUCTION

Rec'd TCCo 02.16.26

DISTRIBUTION

REPORT NO.

DATE 09/10/2025

JOB NO. 23-110 TITLE Albany Airport BP-2

TEMPERATURE MIN. 46 MAX 76

WEATHER Sunny

SUBCONTRACTOR	# MEN	HOURS	GENERAL DESCRIPTION OF WORK PERFORMED
JC Structures	4	32	Tench for drain pipe far south lane

MLB	# MEN	HOURS	WORK PERFORMED
PROJECT MANAGER			
SUPERINTENDENT	2	20	
PROJECT ENGINEER	1	8	
FIELD ENGINEER			
CLERK			
CARPENTER FOREMAN			
CARPENTER(S)	3	24	pour roof curb, form collumns
CARPENTER APPRENTICE			
MILLWRIGHTS			
LABORER(S)	6	48	Clean yard pour curb form collumns
PIPE LAYER(S)			
MASON(S)			
MASON APPRENTICE			
PIPE FITTER(S)			
CRANE OPERATOR			
OILER, OPER. ENGINEER			

IMPORTANT INFORMATION

mlb
One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

PCO-324a Rec'd TCCo 02.16.26

WORK ORDER VOUCHER

14492

Charge to PCO# 324 Date 8/27/25 Cost Code: 03-200

Authorized by Turner MLB Job No. 23-110

Description of Work: Cutting & bending Rebare for additional Curb at Roof

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Channing Hall	L	81.11	2 ~~10T~~			162	22 ✓
Adam Fragetta	~~S~~ CF	83.91	2 ~~10T~~			167	82 ✓
CHANNING OT	L	104.95	1 OT			104	95 ✓
ADAM OT	CF	109.52	1 OT			109	52 ✓
Total Labor Cost →					1	544	51 ✓

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other			
Rebar Bender	1					
Rebar cuter	1					
Total Material/Equipment Cost →					2	

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other			
Total Subcontractor Cost →					3	

TRUCKING

	Driver	Rate	Pick Up	Fuel		
Total Trucking Cost →					4	

C. Andreas ✓ 8/28/25
Customer Supervisor

Michael Welch 9/29/25
MLB Supervisor

Total of Boxes 1, 2, 3 & 4			
ADD: _____ Small Tools			
Subtotal			
ADD: _____ % Sales Tax			
ADD: _____ % Overhead			
ADD: _____ % Profit			
TOTAL VALUE of this Work Order			

PCO-324a Rec'd TCCo 02.16.26

mlb

One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

WORK ORDER VOUCHER

14493

Charge to PCO # 324 Date 8/28/25 Cost Code: 03-200

Authorized by Turner MLB Job No.

Description of Work: Rebar cutting/bending for additional curb 5th floor parking Garage

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Kevin Rem	L	$81.11	8r ~~1OT~~			648	88 ✓
Adam Fragetta C	8 CF	$83.91	8r ~~1OT~~			671	28 ✓
Brad Mussen	L	$81.11	2r			162	22 ✓
Adam OT	CF	109.57	1OT			109	52 ✓
Kevin OT	L	104.95	1OT			104	95 ✓

Total Labor Cost → 1 | 1696 | 85 ✓

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other			
Rebar Bender	1					
Rebar cutter	1					

Total Material/Equipment Cost → 2

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other			

Total Subcontractor Cost → 3

TRUCKING

	Driver	Rate	Pick Up	Fuel		

Total Trucking Cost → 4

D. Andres ✓ 8/29/25
Customer Supervisor

MLB Supervisor

Total of Boxes 1, 2, 3 & 4
ADD: _____ Small Tools
Subtotal
ADD: _____ % Sales Tax
ADD: _____ % Overhead
ADD: _____ % Profit
TOTAL VALUE of this Work Order

PCO-324a Rec'd TCCo 02.16.26

mlb

One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

WORK ORDER VOUCHER

14495

Charge to PCO#324 Date 8/29/25 Cost Code: 03-200

Authorized by Turner MLB Job No. 23-110

Description of Work: Rebar Bending / Cutting and Moving to Garage Level 5 / Forming

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Brad Mussen	L	81.11	2			162	22 ✓
Jen Valachovic	L	81.11	2			162	22 ✓
Channing all	L	81.11	2			162	22 ✓
Adam Fragetta	CF	83.91	6			503	46 ✓

Total Labor Cost → 1 [illegible]

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other			
Rebar bender	1					
Rebar cutter	1					

990 12 ✓

Total Material/Equipment Cost → 2

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other		

Total Subcontractor Cost → 3

TRUCKING

	Driver	Rate	Pick Up	Fuel		

Total Trucking Cost → 4

VTC

D Andras ✓ 9/8/25

Customer Supervisor

MLB Supervisor

Total of Boxes 1, 2, 3 & 4		
ADD: _____ Small Tools		
Subtotal		
ADD: _____ % Sales Tax		
ADD: _____ % Overhead		
ADD: _____ % Profit		
TOTAL VALUE of this Work Order		

mlb
One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

PCO-324a Rec'd TCCo 02.16.26

WORK ORDER VOUCHER

14497

Charge to PCO#324 Date 9/2/25 Cost Code: 03-050

Authorized by Turner MLB Job No. 23-110

Description of Work: Trim Roofing for new curb

LABOR

Name	Trade	Rate	Hours	Other		Cost		
Adam Fragetta	CF	83.91	8				671	28 ✓
Total Labor Cost →					1		671	28 ✓

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other				
Total Material/Equipment Cost →					2		

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other				
Total Subcontractor Cost →					3		

TRUCKING

	Driver	Rate	Pick Up	Fuel			
Total Trucking Cost →					4		

Total of Boxes 1, 2, 3 & 4

ADD: _____ Small Tools

Subtotal

ADD: _____ % Sales Tax

ADD: _____ % Overhead

ADD: _____ % Profit

TOTAL VALUE of this Work Order

Ed Andros (TO) 9/3/25 ✓
Customer Supervisor

Michael Warren 9/3/25
MLB Supervisor

mlb
One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

PCO-324a Rec'd TCCo 02.16.26

WORK ORDER VOUCHER

14742

Charge to PCO# 324 Date 9/3/25 Cost Code: 03-200

Authorized by Turner MLB Job No. 23-110

Description of Work: Rebar installation at added curb Level 5

LABOR

Name	Trade	Rate	Hours	Other		Cost		
Adam Fragetta	CF	83.91	6				503	46 ✓
Total Labor Cost →					1		503	46 ✓

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other				
Total Material/Equipment Cost →				2			

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other				
Total Subcontractor Cost →				3			

TRUCKING

	Driver	Rate	Pick Up	Fuel			
Total Trucking Cost →				4			

D L Andrews ✓ VTD 9/[illegible]/25
Customer Supervisor

MLB Supervisor

Total of Boxes 1, 2, 3 & 4			
ADD: _____ Small Tools			
Subtotal			
ADD: _____ % Sales Tax			
ADD: _____ % Overhead			
ADD: _____ % Profit			
TOTAL VALUE of this Work Order			

mlb
One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

PCO-324a Rec'd TCCo 02.16.26

WORK ORDER VOUCHER

14500

Charge to PCO # 324 RFI # 378 Date 9/6/25 Cost Code 03-050

Authorized by Turner MLB Job No. 23-110

Description of Work: forming additional curb 5th flor Garage

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Adam Fragetta	CF	109.52	6 OT			657	12 ✓
Colin Tyndall	C	95.50	6 OT			573	00 ✓
Channing all	L	104.95	3 OT			314	85 ✓
Antoin Miller	L	104.95	3 OT			314	85 ✓
Martin Millington	S	130.97	6 OT			785	82 ✓
Total Labor Cost →					1	2645	64 ✓

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other			
Total Material/Equipment Cost →					2	

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other			
Total Subcontractor Cost →					3	

TRUCKING

	Driver	Rate	Pick Up	Fuel			
Total Trucking Cost →					4		

Total of Boxes 1, 2, 3 & 4

ADD: _____ Small Tools

Subtotal

ADD: _____ % Sales Tax

ADD: _____ % Overhead

ADD: _____ % Profit

TOTAL VALUE of this Work Order

TCCo 9/6/25 (GF)

Customer Supervisor

MLB Supervisor

mlb
One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

PCO-324a Rec'd TCCo 02.16.26

WORK ORDER VOUCHER

15061

Charge to PCO# 324 Date 9/8/25 Cost Code: 03-050

Authorized by Turner MLB Job No. 23-110

Description of Work: extra curb install at 5th Floor garage RFI 378

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Adam Fagotte	CF	$83.91	3			251	73
Nick Shepard	L	$81.11	3			243	33
Channing all	L	$81.11	3			243	33
Antoin Miller	L	$81.11	3			243	33
Brandon Bradley	L	$81.11	3			243	33
Todd Phillips	CF	$83.91	3			251	73
Colin Tyndall	C	73.93	3			221	79
Total Labor Cost →					1	1,698	57

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other			
Total Material/Equipment Cost →					2	

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other			
Total Subcontractor Cost →					3	

TRUCKING

	Driver	Rate	Pick Up	Fuel			
Total Trucking Cost →					4		

Ed Andres ✓ 9/9/25
Customer Supervisor

MLB Supervisor

Total of Boxes 1, 2, 3 & 4			
ADD: _____	Small Tools		
	Subtotal		
ADD: _____	% Sales Tax		
ADD: _____	% Overhead		
ADD: _____	% Profit		
TOTAL VALUE of this Work Order			

PCO-324a Rec'd TCCo 02.16.26

mlb

One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

WORK ORDER VOUCHER

15060

Charge to PCO #324 Date 9/9/24 Cost Code: 03-050

Authorized by Turner MLB Job No. 23-110

Description of Work: extra curb install at 5th floor Garage RFI 378

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Adam Fragetta	CF	83.91	8			671	28 ✓
Todd Phillips	CF	83.91	8			671	28 ✓
Colin Tyndall	C	73.93	8			591	44 ✓
Dalton Gisandi	L	81.11	8			648	88 ✓
Brandon Bradley	L	81.11	8			648	88 ✓
Channing all	L	81.11	8			648	88 ✓
Total Labor Cost →					1	3880	44 ✓

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other			
Total Material/Equipment Cost →				2		

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other			
Total Subcontractor Cost →				3		

TRUCKING

	Driver	Rate	Pick Up	Fuel		
Total Trucking Cost →					4	

Total of Boxes 1, 2, 3 & 4

ADD: _____ Small Tools

Subtotal

ADD: _____ % Sales Tax

ADD: _____ % Overhead

ADD: _____ % Profit

TOTAL VALUE of this Work Order

Customer Supervisor

Ed Anders (AO) 9/10/25

MLB Supervisor

mlb
One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

PCO-324a Rec'd TCCo 02.16.26

WORK ORDER VOUCHER

14881

Charge to PCO # 324 Date 9/10/25 Cost Code: 03-050

Authorized by Turner MLB Job No.

Description of Work: placement of additional curb at Roof walkway

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Nick shepard	L	81.11	4			324	44
Channing all	L	81.11	5			405	55
Brandon Bradley	L	81.11	5			405	55
Adam Fragetta	CF	83.91	6			503	46
Dalton Gisandi	L	81.11	5			405	55
Todd Phillips	CF	83.91	6			503	46
Colin Tyndall	C	75.93	6			443	58
Total Labor Cost →					1	[illegible]	

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other		Cost	
Concret	10 Yards					
47m Pump Truck	1					
Total Material/Equipment Cost →				2	2,941	59

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other	
Total Subcontractor Cost →				3

TRUCKING

	Driver	Rate	Pick Up	Fuel
Total Trucking Cost →				4

Total of Boxes 1, 2, 3 & 4

ADD: _____ Small Tools

Subtotal

ADD: _____ % Sales Tax

ADD: _____ % Overhead

ADD: _____ % Profit

TOTAL VALUE of this Work Order

Customer Supervisor

Andrew (TO) 9/10/25

MLB Supervisor

mlb

One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

PCO-324a Rec'd TCCo 02.16.26

WORK ORDER VOUCHER

14883

Charge to PCO #324 Date 9/13/25 Cost Code: 03-050

Authorized by Turner MLB Job No. 23-110

Description of Work: clean up of curb forming materials

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Nick Shepard	L	81.11	4			324	44
Total Labor Cost →					1	324	44

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other				
Total Material/Equipment Cost →					2		

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other				
Total Subcontractor Cost →					3		

TRUCKING

	Driver	Rate	Pick Up	Fuel			
Total Trucking Cost →					4		

Ed Andres (VTO) 9.15.25
Customer Supervisor

MLB Supervisor

Total of Boxes 1, 2, 3 & 4				
ADD: _____	Small Tools			
	Subtotal			
ADD: _____	% Sales Tax			
ADD: _____	% Overhead			
ADD: _____	% Profit			
TOTAL VALUE of this Work Order				

PCO-324a Rec'd TCCo 02.16.26

mlb
One Stone Break Road
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(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

WORK ORDER VOUCHER

14889

Charge to PCO 324 Date 9/17/25 Cost Code: CJ-050

Authorized by Turner MLB Job No. 23-110

Description of Work: added curb on parking garage for Continuous fence

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Adam Fragetta	CF	83.91	3			251	73 ✓
Nick Shepard	L	81.11	3			243	33
Total Labor Cost →					1	495	06 ✓

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other		Cost	
Total Material/Equipment Cost →				2		

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other		Cost	
Total Subcontractor Cost →				3		

TRUCKING

	Driver	Rate	Pick Up	Fuel		
Total Trucking Cost →					4	

A. Andres (VIA) 9-18-25 ✓
Customer Supervisor

MLB Supervisor

Total of Boxes 1, 2, 3 & 4			
ADD: _____ Small Tools			
Subtotal			
ADD: _____ % Sales Tax			
ADD: _____ % Overhead			
ADD: _____ % Profit			
TOTAL VALUE of this Work Order			

PCO-324a Rec'd TCCo 02.16.26

mlb

One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

WORK ORDER VOUCHER

14887

Charge to PCO# 324 Date 9/17/25 Cost Code: 07-195

Authorized by Turner MLB Job No. 23-110

Description of Work: add waterproofing at curb G-17 (Adjacent to L-wall)

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Brando Bradley	L	81.11	5			405	55 ✓
Dalton Gisandi	L	81.11	5			405	55 ✓
Total Labor Cost →					1	811	10 ✓

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other			
Total Material/Equipment Cost →					2	

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other			
Total Subcontractor Cost →					3	

TRUCKING

	Driver	Rate	Pick Up	Fuel			
Total Trucking Cost →					4		

Ed Andres ✓ (via) 9-18-24
Customer Supervisor

MLB Supervisor

Total of Boxes 1, 2, 3 & 4				
ADD: _____	Small Tools			
	Subtotal			
ADD: _____	% Sales Tax			
ADD: _____	% Overhead			
ADD: _____	% Profit			
TOTAL VALUE of this Work Order				

PCO-324a Rec'd TCCo 02.16.26

mlb

One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

WORK ORDER VOUCHER

14890

Charge to PCO # 324 Date 9/18/25 Cost Code 03-050

Authorized by Turner MLB Job No. 23-110 Bp-2

Description of Work: additional curb at parking garage (5th Floor)

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Adam Fragetta	CF	83.91	3			251	73
Nick Shapard	L	81.11	3			243	33
Total Labor Cost →					1	495	06

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other			
Total Material/Equipment Cost →					2	

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other			
Total Subcontractor Cost →					3	

TRUCKING

	Driver	Rate	Pick Up	Fuel			
Total Trucking Cost →					4		

	Total of Boxes 1, 2, 3 & 4		
	ADD: _____ Small Tools		
	Subtotal		
	ADD: _____ % Sales Tax		
	ADD: _____ % Overhead		
	ADD: _____ % Profit		
	TOTAL VALUE of this Work Order		

JD Andres JD 9-19-25

Customer Supervisor

MLB Supervisor

mlb
One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

PCO-324a Rec'd TCCo 02.16.26

WORK ORDER VOUCHER

14891

Charge to PCO # 324 Date 9/14/25 Cost Code: 03-050

Authorized by Turner MLB Job No. 23-110 BP-2

Description of Work: forming additional curb on Garage (5th Floor)

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Adam Fragetta	CF	83.91	4			335	64 ✓
Nick Shepard	L	81.11	4			324	44 ✓

Total Labor Cost → 1 660 08 ✓

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other		Cost		

Total Material/Equipment Cost → 2

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other		Cost		

Total Subcontractor Cost → 3

TRUCKING

	Driver	Rate	Pick Up	Fuel	Cost		

Total Trucking Cost → 4

Total of Boxes 1, 2, 3 & 4			
ADD: _____ Small Tools			
Subtotal			
ADD: _____ % Sales Tax			
ADD: _____ % Overhead			
ADD: _____ % Profit			
TOTAL VALUE of this Work Order			

Customer Supervisor (via) 9-19-25

MLB Supervisor

PCO-324a Rec'd TCCo 02.16.26

mlb
One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

WORK ORDER VOUCHER

15324

Charge to PCO # 324 Date 10/21/25 Cost Code: 06-100

Authorized by Turner MLB Job No. 23-114

Description of Work: Extra work at walkway 5th floor garage demo/forming/material move

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Nick Shepard	L	81.11	3			243	33 ✓
Channing all	L	81.11	3			243	33 ✓
Brandon Bradley	L	81.11	3			243	33 ✓
Dalton Gisandi	L	81.11	3			243	33 ✓
Adam Fergetta	CF	83.91	8			671	28 ✓
Total Labor Cost →					1	1,644	60 ✓

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other		Cost	
Demo curb for Roofing way						
Form Trench drain						
Load material						
Total Material/Equipment Cost →				2		

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other		Cost	
Total Subcontractor Cost →				3		

TRUCKING

	Driver	Rate	Pick Up	Fuel		
Total Trucking Cost →					4	

DL Andrew ✓ VTO 10/22/25

Customer Supervisor

MLB Supervisor

Total of Boxes 1, 2, 3 & 4			
ADD: _____	Small Tools		
	Subtotal		
ADD: _____	% Sales Tax		
ADD: _____	% Overhead		
ADD: _____	% Profit		
TOTAL VALUE of this Work Order			

mlb
One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

PCO-324a Rec'd TCCo 02.16.26

WORK ORDER VOUCHER

15325

Charge to PCO # 324 Date 10/22/25 Cost Code: 06-100

Authorized by Turner MLB Job No. 23-194

Description of Work: Extra work at Trench drain at Roof walkways

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Channing all	L	81.11	2			162	22 ✓
Brandon Bradley	L	81.11	03			243	33 ✓
Dalton Gisandi	L	81.11	3			243	33 ✓
Adam Fragetta	CF	83.91	8			671	28 ✓

Total Labor Cost → 1 1320 16 ✓

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other			

Total Material/Equipment Cost → 2

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other			

Total Subcontractor Cost → 3

TRUCKING

	Driver	Rate	Pick Up	Fuel		

Total Trucking Cost → 4

Ed Andrus ✓ (UTO) 10/23/25
Customer Supervisor

MLB Supervisor

Total of Boxes 1, 2, 3 & 4
ADD: _____ Small Tools
Subtotal
ADD: _____ % Sales Tax
ADD: _____ % Overhead
ADD: _____ % Profit
TOTAL VALUE of this Work Order

PCO-324a Rec'd TCCo 02.16.26

mlb
One Stone Break Road
Malta, NY 12020
(518) 289-1371
FAX (518) 289-1MLB
e-mail: info@mlbind.com

WORK ORDER VOUCHER

15328

Charge to PCO #324 Date 10/25 Cost Code: 06.100

Authorized by Turner MLB Job No. 23-110

Description of Work: Framing Trench drain at 5th Floor walkway

LABOR

Name	Trade	Rate	Hours	Other		Cost	
Adam Fragetta	CF	83.91	8			671	28 ✓
Nick Shepard	L	81.11	3			243	33 ✓
Channing call	L	81.11	3			243	33 ✓
Total Labor Cost →					1	1,157	94 ✓

MATERIAL/EQUIPMENT

Item	Quantity	Unit Cost	Other		
Total Material/Equipment Cost →				2	

SUBCONTRACTORS

Subcontractors	Trade	Hours	Other	
Total Subcontractor Cost →				3

$22,531.15 (4)

TRUCKING

TOTAL

	Driver	Rate	Pick Up	Fuel	
Total Trucking Cost →					4

Total of Boxes 1, 2, 3 & 4

ADD: _____ Small Tools

Subtotal

ADD: _____ % Sales Tax

ADD: _____ % Overhead

ADD: _____ % Profit

TOTAL VALUE of this Work Order

10/24/25

Customer Supervisor

MLB Supervisor

CARPENTERS

		J	J - OT	J-2SHIFT	J-3SHIFT	J-3SHIFT - OT	F	F - OT	F-2SHIFT	F-3SHIFT	F-3SHIFT OT
Base Rate		36.38	54.57	40.02	41.84	62.76	43.21	64.82	42.77	44.71	67.07
Union Fringes											
Health & Welfare		$ 8.50	$ 8.50	$ 8.50	$ 8.50	$ 8.50	$ 8.50	$ 8.50	$ 8.50	$ 8.50	$ 8.50
Pension		$ 11.75	$ 11.75	$ 11.75	$ 11.75	$ 11.75	$ 11.75	$ 11.75	$ 11.75	$ 11.75	$ 11.75
Annuity		$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00
App Training		$ 0.75	$ 0.75	$ 0.75	$ 0.75	$ 0.75	$ 0.75	$ 0.75	$ 0.75	$ 0.75	$ 0.75
Admin & Safety		$ 0.36	$ 0.36	$ 0.36	$ 0.36	$ 0.36	$ 0.36	$ 0.36	$ 0.36	$ 0.36	$ 0.36
CITF		$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15
Labor Mgmt		$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15
HRA		$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50
Total Fringe Benefits		$ 25.16	$ 25.16	$ 25.16	$ 25.16	$ 25.16	$ 25.16	$ 25.16	$ 25.16	$ 25.16	$ 25.16
Payroll Taxes, Ins & Other											
SOC	6.20%	$ 2.26	$ 3.38	$ 2.48	$ 2.59	$ 3.89	$ 2.68	$ 4.02	$ 2.65	$ 2.77	$ 4.16
MED	1.45%	$ 0.53	$ 0.79	$ 0.58	$ 0.61	$ 0.91	$ 0.63	$ 0.94	$ 0.62	$ 0.65	$ 0.97
FUTA	1.00%	$ 0.36	$ 0.55	$ 0.40	$ 0.42	$ 0.63	$ 0.43	$ 0.65	$ 0.43	$ 0.45	$ 0.67
SUTA	9.90%	$ 3.60	$ 5.40	$ 3.96	$ 4.14	$ 6.21	$ 4.28	$ 6.42	$ 4.23	$ 4.43	$ 6.64
WC	15.50%	$ 5.64	$ 5.64	$ 6.20	$ 6.49	$ 6.49	$ 6.70	$ 6.70	$ 6.63	$ 6.93	$ 6.93
Vacation - F	1.92%						$ 0.83	$ 0.83	$ 0.83	$ 0.83	$ 0.83
Total PR/Insurance		$ 12.39	$ 15.76	$ 13.63	$ 14.25	$ 18.13	$ 15.54	$ 19.55	$ 15.39	$ 16.05	$ 20.20
Total Fringe Benefits/PR/Ins		**$ 37.55**	**$ 40.92**	**$ 38.79**	**$ 39.41**	**$ 43.29**	**$ 40.70**	**$ 44.71**	**$ 40.55**	**$ 41.21**	**$ 45.36**
Overhead (Base Rate + Fringes + PR/Ins)	10%	$ 7.39	$ 9.55	$ 7.88	$ 8.12	$ 10.60	$ 8.39	$ 10.95	$ 8.33	$ 8.59	$ 11.24
Profit (Base Rate + Fringes + PR/Ins)	5%	$ 3.70	$ 4.77	$ 3.94	$ 4.06	$ 5.30	$ 4.20	$ 5.48	$ 4.17	$ 4.30	$ 5.62
Total OHP		$ 11.09	$ 14.32	$ 11.82	$ 12.19	$ 15.91	$ 12.59	$ 16.43	$ 12.50	$ 12.89	$ 16.86
***Grand Total (Base Rate+Total Fringes Benefits/PR /Ins+OHP)**		$ 85.02	$ 109.82	$ 90.63	$ 93.43	$ 121.95	$ 96.50	$ 125.95	$ 95.82	$ 98.81	$ 129.29
Rate Differential			**$24.80**	$5.61	$8.41	$36.93	$11.48	$40.93	$10.80	$13.79	$44.27

Journeyman $24.80

Foreman $29.45

$73.93 (CD)

$95.50 (CD)

$83.91 (CD)

$109.52 (CD)

PCO-324a Rec'd TCCo 02.16.26

LABORERS	J	J OT	J DT	J 2SHIFT	J 3SHIFT	J 3SHIFT OT	F	F OT	F 2SHIFT	F 3SHIFT	F 3SHIFT OT	Super	Super OT	Super DT	Super 2SHIFT	Super 2SHIFT OT	Super 3SHIFT	Super 3SHIFT OT
Base Rate	40.21	60.32	80.42	43.88	45.79	68.69	43.21	64.82	47.62	49.69	74.54	52.63	78.95	105.26	60.52	90.79	63.16	94.73
Union Fringes																		
Welfare	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16	$ 8.16
Pension	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05	$ 15.05
Annuity	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00
Training & Ed	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32
Health & Safety	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10
190 LECET	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05	$ 0.05
LECET	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15
CIAP	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38	$ 0.38
Total Fringe Benefits	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21	$ 27.21
Payroll Taxes & Insurances																		
SOC 6.20%	$ 2.49	$ 3.74	$ 4.99	$ 2.72	$ 2.84	$ 4.26	$ 2.68	$ 4.02	$ 2.95	$ 3.08	$ 4.62	$ 3.26	$ 4.89	$ 6.53	$ 3.75	$ 5.63	$ 3.92	$ 5.87
MED 1.45%	$ 0.58	$ 0.87	$ 1.17	$ 0.64	$ 0.66	$ 1.00	$ 0.63	$ 0.94	$ 0.69	$ 0.72	$ 1.08	$ 0.76	$ 1.14	$ 1.53	$ 0.88	$ 1.32	$ 0.92	$ 1.37
FUTA 1.00%	$ 0.40	$ 0.60	$ 0.80	$ 0.44	$ 0.46	$ 0.69	$ 0.43	$ 0.65	$ 0.48	$ 0.50	$ 0.75	$ 0.53	$ 0.79	$ 1.05	$ 0.61	$ 0.91	$ 0.63	$ 0.95
SUTA 9.90%	$ 3.98	$ 5.97	$ 7.96	$ 4.34	$ 4.53	$ 6.80	$ 4.28	$ 6.42	$ 4.71	$ 4.92	$ 7.38	$ 5.21	$ 7.82	$ 10.42	$ 5.99	$ 8.99	$ 6.25	$ 9.38
WC 15.50%	$ 6.23	$ 6.23	$ 6.23	$ 6.80	$ 7.10	$ 7.10	$ 6.70	$ 6.70	$ 7.38	$ 7.70	$ 7.70	$ 8.16	$ 8.16	$ 8.16	$ 9.38	$ 9.38	$ 9.79	$ 9.79
Vacation - F 1.92%							$ 0.83	$ 0.83	$ 0.83	$ 0.83	$ 0.83							
Vacation - S 3.84%												$ 2.02	$ 2.02	$ 2.02	$ 2.02	$ 2.02	$ 2.02	$ 2.02
Total PR/Insurance	$ 13.69	$ 17.42	$ 21.15	$ 14.94	$ 15.59	$ 19.74	$ 15.54	$ 19.55	$ 17.04	$ 17.75	$ 22.36	$ 19.94	$ 24.82	$ 29.70	$ 22.63	$ 28.24	$ 23.53	$ 29.38
Total Fringe Benefits/PR/Ins	$ 40.90	$ 44.63	$ 48.36	$ 42.15	$ 42.80	$ 47.05	$ 42.75	$ 46.76	$ 44.25	$ 44.96	$ 49.57	$ 47.15	$ 52.03	$ 56.91	$ 49.84	$ 55.45	$ 50.74	$ 56.59
Overhead (Base Rate + Fringes + PR/Ins) 10%	$ 8.11	$ 10.49	$ 12.88	$ 8.60	$ 8.86	$ 11.57	$ 8.60	$ 11.16	$ 9.19	$ 9.46	$ 12.41	$ 9.98	$ 13.10	$ 16.22	$ 11.04	$ 14.62	$ 11.39	$ 15.13
Profit (Base Rate + Fringes + PR/Ins) 5%	$ 4.06	$ 5.25	$ 6.44	$ 4.30	$ 4.43	$ 5.79	$ 4.30	$ 5.58	$ 4.59	$ 4.73	$ 6.21	$ 4.99	$ 6.55	$ 8.11	$ 5.52	$ 7.31	$ 5.69	$ 7.57
Total OHP	$ 12.17	$ 15.74	$ 19.32	$ 12.90	$ 13.29	$ 17.36	$ 12.89	$ 16.74	$ 13.78	$ 14.20	$ 18.62	$ 14.97	$ 19.65	$ 24.33	$ 16.55	$ 21.94	$ 17.08	$ 22.70
*Grand Total (Base Rate+Total Fringes Benefits/PR/Ins+OHP)	$ 93.28	$ 120.69	$ 148.10	$ 88.94	$101.88	$ 133.09	$ 94.86	$ 128.31	$ 105.66	$ 108.85	$ 142.72	$ 114.75	$ 150.62	$ 186.50	$ 126.92	$ 168.18	$ 130.98	$ 174.03
Laborer Differential		$27.41	$54.64	$5.66	$8.60	$39.81	$5.58	$35.03	$12.38	$15.57	$49.44							
Super Differential													$35.87	$71.75	$12.17	$53.43	$16.23	$59.28

Journeyman

Foreman
$29.45

Super

$81.11

$104.95

$130.97

PCO-324a Rec'd TCCo 02.16.26

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PCO-224a Rec'd TCC 02.16.26

Sold to: MLB Construction Services LLC
1 Stone Break Road
Malta, NY 12020

Invoice No: 1864

Invoice Date 9/25/2025

Job Number: NY13241

Job Name: Albany Airport Terminal Expansion
See Attached Work Order

Payment Terms Upon Receipt

Quantity	Description	Unit Price	Total
	Labor		
16.00	2 Roofers for 8hrs each on 9/17/25	85.95	1,375.20
1.00	1 Roofer for 1hr on 9/17/25	85.95	85.95
			1,461.15
	Materials		
200.00	TPO Membrane (20' x 10')	0.81	162.00
0.90	Russ Strip	412.50	371.25
180.00	2" Plates	0.35	63.00
2.00	1 1/2" Zmac Screws	16.00	32.00
1.00	Low VOC Bonding Adhesive	296.54	296.54
1.00	Primer	162.50	162.50
			1,087.29
	Subtotal		2,548.44
	Overhead & Profit on Labor	10.00 %	146.11
	Overhead & Profit on Materials	10.00 %	108.73
	Actual Grand Total		**$2,803.28**

PCO-324a Rec'd TCCo 02.16.26

CONTRACTOR WEEKLY T&M

1864

Week Ending 9/17/25

Albany Airport

MONAHAN & LOUGHLIN, LLC.

4 LOCUST STREET
HUDSON FALLS
NEW YORK 12839

JOB #

CUST PO # PCO 324 ✓

LABOR

NAME	HOURS							TOTAL HOURS
	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	
Frank Small (F)	–	–	8	–	–	–	–	8
Zack Thompson	–	–	8	–	–	–	–	8
Bruce St. Pierre	–	–	1	–	–	–	–	1

JOB DESCRIPTION: give down TPO - P.n with russ strip - Hang wall sheets - give in -

CUMULATIVE WEEKLY TOTAL OF HOURS: 17

MATERIALS

DESCRIPTION	QUANTITY
Elevate TPO - (20' x 10')	20' x 10'
russ strip TPO	90'
russ strip 2" plates	180 plates
2 bores Dewalt masonry smacks 1½" (Hilti bits)	2 boxes
Elevate TPO low vos bonding (give)	1 pail (5 gallon)
Elevate primer for russ strip (1 gallon)	1 gallon

Ed Andras ✓ (FO) 9/18/25

CONTRACTOR FOREMAN — APPROVAL — DATE

PCO-324a Rec'd TCCo 02.16.26

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Sold to: MLB Construction Services LLC
1 Stone Break Road
Malta, NY 12020

Invoice No: 1865

Invoice Date 9/25/2025

Job Number: NY13241

Job Name: Albany Airport Terminal Expansion
See Attached Work Order

Payment Terms Upon Receipt

Quantity	Description	Unit Price	Total
	Labor		
10.00	2 Roofers for 5hrs each on 9/19/25	85.95	859.50
			859.50
	Materials		
8.00	Termination Bar	15.95	127.60
8.00	Water Cut Off Mastic	10.00	80.00
6.00	Caulk	12.50	75.00
1.50	Weathered Membrane Cleaner	41.00	61.50
3.00	Rags	18.00	54.00
			398.10
	Subtotal		1,257.60
	Overhead & Profit on Labor	10.00 %	85.95
	Overhead & Profit on Materials	10.00 %	39.81
	Actual Grand Total		**$1,383.36**

Affirmative Action / Equal Opportunity Employer

PCO-324a Rec'd TCCo 02.16.26

1865

Week Ending 9/19/25

PCO 324

CONTRACTOR WEEKLY T&M

Albany Airport

MONAHAN & LOUGHLIN, LLC

4 LOCUST STREET
HENDERSON FALLS
NEW YORK, 12570

LABOR

NAME	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	TOTAL HOURS
					5			5
Frank Gnalls					5			5
Zachary Thompson								
								10

DESCRIPTION Install water Cutoff, Tear Out Chair Concrete off Manhole

CUMULATIVE WEEKLY TOTAL OF HOURS

MATERIALS

DESCRIPTION	QUANTITY
T Bar (10'x8 sticks	8 sticks
Water Cutoff (Brass)	3 lbs
LPI Caulk	6 lbs
Brass Cleaner	1.5 Gal
Rags	3 lbs

Frank Gnalls (FG) 9/22/25

CONTRACTOR FOREMAN Zachary Thompson

SIGNATURE

DATE 9/22/25

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PCO-324a Rec'd TCCo 02.16.26

Sold to: MLB Construction Services LLC
1 Stone Break Road
Malta, NY 12020

Invoice No: 3931

Invoice Date 9/25/2025

Job Number: NY13241

Job Name: Albany Airport Terminal Expansion
See Attached Work Order

Payment Terms Upon Receipt

Quantity	Description	Unit Price	Total
	Labor		
8.00	2 Roofers for 4hrs each on 9/18/25	85.95	687.60
8.00	1 Roofer for 8hrs on 9/18/25	85.95	687.60
			1,375.20
	Materials		
2.00	Weathered Membrane Cleaner	41.00	82.00
4.00	Rags	18.00	72.00
2.00	Termination Bar	15.95	31.90
2.00	Water Cut Off Mastic	10.00	20.00
0.50	1 1/2" Zmac Screws	16.00	8.00
			213.90
	Subtotal		1,589.10
	Overhead & Profit on Labor	10.00 %	137.52
	Overhead & Profit on Materials	10.00 %	21.39
	Actual Grand Total		**$1,748.01**

PCO-324a Rec'd TCCo 02.16.26

3931

CONTRACTOR WEEKLY T&M

Week Ending 5/18/25

Albany Airport

MONAHAN & LOUGHLIN, LLC

4 LOCUST STREET, HUDSON FALLS NEW YORK 12839

JOB #

CUST PO # PCO 324

LABOR

NAME	HOURS Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.	Sun.	TOTAL HOURS
Frank Small				4				4
Zack Thompson				4				4
Bruce St. Pierre				8				8

JOB DESCRIPTION Clean laps - weld in laps Str. T-bar. Put in water cutoff

CUMULATIVE WEEKLY TOTAL OF HOURS 16 hrs

MATERIALS

DESCRIPTION	QUANTITY
2- gallons clean up Cleaner	2 gallons
4 lbs rags-	4 lbs.
Terminator Bar 10' sticks	2 sticks
2- tubes elevate water cutoff	2 tubes
1 1/2 lbs 1 1/2" masking smicks	1/2 box

CONTRACTOR FOREMAN Frank Small

APPROVAL

DATE

GREENWOOD INDUSTRIES

PCO-324a Rec'd TCCo 02.16.26
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Sold to: MLB Construction Services LLC
1 Stone Break Road
Malta, NY 12020

Invoice No: 3996

Invoice Date 10/8/2025

Job Number: NY13241

Job Name: Albany Airport Terminal Expansion
See Attached Work Order

Payment Terms Upon Receipt

Quantity	Description	Unit Price	Total
	Labor		
12.00	2 Roofers for 6hrs each on 10/4/2025 (OT)	110.23	1,322.76
			1,322.76
	Materials		
250.00	25' x 10' Elevate TPO Membrane	0.81	202.50
2.00	Bonding Adhesive	296.54	593.08
1.00	Weathered Membrane Cleaner	41.00	41.00
20.00	TPO Flashing (2' x 10')	4.33	86.60
			923.18
	Subtotal		2,245.94
	Overhead & Profit on Labor	10.00 %	132.27
	Overhead & Profit on Materials	10.00 %	92.32
	Actual Grand Total		**$2,470.53**

PCO-324a Rec'd TCCo 02.16.26

3996

CONTRACTOR WEEKLY T&M

Week Ending 10 / 4 / 25

Albany Airport Terminal PCO 324

MONAHAN & LOUGHLIN, LLC.

4 LOCUST STREET,
HUDSON FALLS
NEW YORK 12839

JOB #

CUST. P.O.# PCO

LABOR

NAME	HOURS Mon.	Tues	Wed.	Thurs.	Fri	Sat.	Sun.			TOTAL HOURS
Frank Small	-	-	-	-	-	6	-			6
Zack Thompson	-	-	-	-	-	6	-			6

JOB DESCRIPTION
Set rubber - glue in and up walls - weld laps.
Detail in center skylights (# still needs work with 4 hrs.)

CUMULATIVE WEEKLY TOTAL OF HOURS: 12hr.

MATERIALS

DESCRIPTION	QUANTITY
25' x 10' elevate TPO rubber.	25'x10'.
elevate bonding (5gallon cans)	2 - 5gallon cans
elevate cleaner.	1 gallon.
elevate flashing	2'x10'

Martin Mullaghy 10/6/25 ATO

Andres ATO 10/6/25

CONTRACTOR FOREMAN | APPROVAL | DATE

PCO-324a Rec'd TCCo 02.16.26

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Sold to: MLB Construction Services LLC
1 Stone Break Road
Malta, NY 12020

Invoice No: PCO 324-1

Invoice Date 10/21/2025

Job Number: NY13241

Job Name: Albany Airport Terminal Expansion
See Attached Work Order

Payment Terms Upon Receipt

Quantity	Description	Unit Price	Total
	Labor		
24.00	4 Roofers for 6 hrs each on 10/16/25	85.95	2,062.80
			2,062.80
	Materials		
30.00	TPO Flashing (15' x 2')	4.33	129.90
1.00	1.5" Zmac Screws	16.00	16.00
8.00	Termination Bar	15.95	127.60
2.00	Cleaner	41.00	82.00
1.00	Lap Sealant	15.95	15.95
2.00	Rags	18.00	36.00
			407.45
	Subtotal		2,470.25
	Overhead & Profit on Labor	10.00 %	206.28
	Overhead & Profit on Materials	10.00 %	40.74
	Actual Grand Total		**$2,717.27**

Affirmative Action / Equal Opportunity Employer

PCO-324a Rec'd TCCo 02.16.26

CONTRACTOR WEEKLY T&M PCO 324 ✓ PCO 324-1 Week Ending 10/11/25

Albany Airport

MONAHAN & LOUGHLIN, INC.

4 LOCUST STREET
HUDSON FALLS
NEW YORK 12839

JOB #

COST CODE

LABOR

NAME	HOURS Mon	Tues	Wed	Thurs	Fri	Sat	Sun	TOTAL HOURS
Zack Thompson				6	-	-	-	6
Bob Sibley				6	-	-	-	6
Egan Mage				6	-	-	-	6
John Brennan sr.				6	-	-	-	6

JOB DESCRIPTION water -Cut-off - Install Termination Bar w/ sealing Smears - Clean - weld Joint Packers. All for cutting in walkway path for NPT waterstop.

CUMULATIVE WEEKLY TOTAL OF HOURS

MATERIALS

DESCRIPTION	QUANTITY
TPO sheet flashing 15' x 2'	15' x 2'
1½" Masking Smears	1 box
Sheet Termination Bar 8 sticks @ 10' per stick.	80'
Sheet TPO Cleaner	2 gallons
sheet Seam Sealant	1 bottle.
Cleaning rags	2 lbs

CONTRACTOR FOREMAN: Frank Small

APPROVAL: Andres (KO) ✓

DATE: 10/17/25

PCO-324a Rec'd TCCo 02.16.26

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Sold to: MLB Construction Services LLC
1 Stone Break Road
Malta, NY 12020

Invoice No: PCO 324-2

Invoice Date 10/21/2025

Job Number: NY13241

Job Name: Albany Airport Terminal Expansion
See Attached Work Order

Payment Terms Upon Receipt

Quantity	Description	Unit Price	Total
	Labor		
8.00	1 Roofer for 8hrs on 10/16/25	85.95	687.60
			687.60
	Materials		
100.00	TPO Membrane (10' x 10;)	0.81	81.00
20.00	TPO Flashing (10' x 2')	4.33	86.60
2.00	Cleaner	41.00	82.00
1.00	Lap Sealant	15.95	15.95
2.00	Rags	18.00	36.00
			301.55
	Subtotal		989.15
	Overhead & Profit on Labor	10.00 %	68.76
	Overhead & Profit on Materials	10.00 %	30.15
	Actual Grand Total		**$1,088.06**

PCO-324a Rec'd TCCo 02.16.26

PCO 324-2

CONTRACTOR WEEKLY T&M

Week Ending 10/12/25

JOB #

CUST PO #

Albany Airport

MONAHAN & LOUGHLIN, INC.

4 LOCUST STREET,
HUDSON FALLS

NEW YORK 12839

LABOR

NAME	HOURS Mon	Tues	Wed	Thurs	Fri	Sat	Sun	TOTAL HOURS
Frank Small				8				8

JOB DESCRIPTION Clean and patch with TPO pairs and strips

Use TPO + flashing + seam sealant cleaner and rags

CUMULATIVE WEEKLY TOTAL OF HOURS

MATERIALS

DESCRIPTION	QUANTITY
TPO elevate Rubber	10' x 10'
TPO elevate flashing 10' x 2'	10' x 2'
TPO elevate cleaner	2 gallons
TPO elevate seam sealant	1 bottle
Cleaning rags	2 lbs.

CONTRACTOR FOREMAN

Frank Small

APPROVAL

DATE

10/16/25

PCO-324a Rec'd TCCo 02.16.26

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Sold to: MLB Construction Services LLC
1 Stone Break Road
Malta, NY 12020

Invoice No: PCO 324-3

Invoice Date 10/21/2025

Job Number: NY13241

Job Name: Albany Airport Terminal Expansion
See Attached Work Order

Payment Terms Upon Receipt

Quantity	Description	Unit Price	Total
	Labor		
12.00	4 Roofers for 4hrs each on 10/17/25	85.95	1,031.40
			1,031.40
	Materials		
5.00	1/2" Plywood (4' x 8')	52.80	264.00
			264.00
	Subtotal		1,295.40
	Overhead & Profit on Labor	10.00 %	103.14
	Overhead & Profit on Materials	10.00 %	26.40
	Actual Grand Total		**$1,424.94**

Affirmative Action / Equal Opportunity Employer

PCO-324a Rec'd TCCo 02.16.26

CONTRACTOR WEEKLY T&M PCO 324-3

Week Ending 10/17/25

MONAHAN & LOUGHLIN, INC.

Albany Airport

4 LOCUST STREET
HUDSON FALLS
NEW YORK 12839

JOB # PCO 324
CUST PO #

LABOR

NAME	HOURS Mon	Tues	Wed	Thurs	Fri	Sat	Sun	TOTAL HOURS
Frank Small					4			4
John Brennan					4			4
Zack Thompson					4			4

JOB DESCRIPTION Pull TPO back - cut down ISO Clean up mess. Measure and cut Plywood Install - Temp in for weekend

CUMULATIVE WEEKLY TOTAL OF HOURS

MATERIALS

DESCRIPTION	QUANTITY
5 sheets Ply wood - (4x8)	5 Sheets

CONTRACTOR FOREMAN

Frank Small

APPROVAL

AC Andrus (JTC)

DATE

10/21/25

10/21/25

PCO-324a Rec'd TCCo 02.16.26

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Sold to: MLB Construction Services LLC
1 Stone Break Road
Malta, NY 12020

Invoice No: 121125

Invoice Date 12/17/2025

Job Number: NY13241

Job Name: Albany Airport Terminal Expansion
See Attached Work Order

Payment Terms Upon Receipt

Quantity	Description	Unit Price	Total
	Labor		
24.00	3 Roofers for 8hrs each on 12/11/2025	85.95	2,062.80
			2,062.80
	Materials		
30.00	Elevate TPO Membrane (3' x 10')	1.45	43.50
10.00	Elevate TPO Flashing (2' x 10'_	8.66	86.60
1.00	2 x 8 x 10 PT Plywood	26.40	26.40
0.25	TPO Bonding Adhesive	296.54	74.14
1.00	Elevate Cleaner	41.00	41.00
0.60	Rags	18.00	10.80
2.00	Elevate Water Cut-Off Mastic	10.00	20.00
2.00	Termination Bar	15.95	31.90
2.00	NP-1 Caulk	12.50	25.00
1.00	Seam Sealant	23.38	23.38
			382.72
	Subtotal		2,445.52
	Overhead & Profit on Labor	10.00 %	206.28
	Overhead & Profit on Materials	10.00 %	38.27
	Actual Grand Total		**$2,690.07**

Affirmative Action / Equal Opportunity Employer

PCO-324a Rec'd TCCo 02.16.26

CONTRACTOR WEEKLY T&M

324-4

Week Ending 12/11/25

Albany Airport

MONAHAN & LOUGHLIN, INC.

4 LOCUST STREET,
HUDSON FALLS
NEW YORK 12839

JOB # PCO 324
CUST PO #

LABOR

NAME	HOURS Mon.	Tues.	Wed.	Thurs.	Fri	Sat.	Sun.			TOTAL HOURS
Frank Small				8						8
Zack Thompson				8						8
Bob Sibley				8						8

JOB DESCRIPTION: Clear snow - Glue in TPO set lumber weld laps + Detail water cut-off. + Bar - waterwork + sensor

CUMULATIVE WEEKLY TOTAL OF HOURS:

MATERIALS

DESCRIPTION	QUANTITY
3' x 10' elevate white TPO	3' x 10'
2' x 10' elevate TPO flashing	3' x 10'
2x8" x 10' PT lumber	1 - 2"x8" x 10'
1/4 gallon elevate TPO Bonding	1/4 gallon
1 gallon elevate cleaner.	1 gallon
3 lbs rags	3 lbs.
2 tubes water-cut off elevate	2 tubes
2 sticks (10') termination Bar.	20 10' sticks
2 tubes NP1 white caulk	2 tubes
1 bottle Seam sealant	1 bottle

CONTRACTOR FOREMAN

APPROVAL: Jason Brake 12-12-25

DATE: 12/12/25

Michael Work AIC

PCO-324a Rec'd TCCo 02.16.26

Local 241

		"A" Straight Time	"B" Over Time	"C" Double Time
Base Rate		$ 41.55	$ 62.33	$ 83.10
Taxes				
FICA	7.65%	$ 3.18	$ 4.77	$ 6.36
Fed. Unempl.	0.80%	$ 0.33	$ 0.50	$ 0.66
State Unempl.	8.43%	$ 3.50	$ 5.25	$ 7.00
Insurance				
Worker's Comp.	14.50%	$ 6.02	$ 6.02	$ 6.02
Liability Insurance	15.74%	$ 6.54	$ 6.54	$ 6.54
Benefits		$ 24.82	$ 24.82	$ 24.82
Travel		$ -	$ -	$ -
Tools & Inced.		$ -	$ -	$ -
SUB-TOTAL		$ 85.95	$ 110.23	$ 134.51
Overhead & Profit	0.00%	$ -	$ -	$ -
TOTAL		$ 85.95	$ 110.23	$ 134.51

*Rates good until next scheduled union raise
*O&P will be based on contract

PCO-324a Rec'd TCCo 02.16.26

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Sold to: MLB Construction Services LLC
1 Stone Break Road
Malta, NY 12020

Invoice No: 122325

Invoice Date 1/12/2026

Job Number: NY13241

Job Name: Albany Airport Terminal Expansion
See Attached Work Order

Payment Terms Upon Receipt

Quantity	Description	Unit Price	Total
	Labor		
24.00	3 Sheet Metal Workers for 8hrs each on 12/23/2025	100.99	2,423.76
			2,423.76
	Materials		
4.00	.040 Mill Finish Aluminum	150.00	600.00
2.00	NP1 Caulk	12.50	25.00
			625.00
	Subtotal		3,048.76
	Overhead & Profit on Labor	10.00 %	242.37
	Overhead & Profit on Materials	10.00 %	62.50
	Actual Grand Total		**$3,353.63**

PCO-324a Rec'd TCCo 02.16.26

CONTRACTOR WEEKLY T&M

Week Ending 1/1

MONAHAN & LOUGHLIN, INC.

4 LOCUST STREET
HUDSON FALLS
NEW YORK 12839

LABOR

NAME	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	TOTAL HOURS

JOB DESCRIPTION

CUMULATIVE WEEKLY TOTAL OF HOURS

MATERIALS

DESCRIPTION	DATE

CONTRACTOR FOREMAN

APPROVAL

DATE

PCO-324a Rec'd TCCo 02.16.26

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Sold to: MLB Construction Services LLC
1 Stone Break Road
Malta, NY 12020

Invoice No: 122425
Invoice Date 1/12/2026

Job Number: NY13241
Job Name: Albany Airport Terminal Expansion
See Attached Work Order

Payment Terms Upon Receipt

Quantity	Description	Unit Price	Total
	Labor		
9.00	3 Sheet Metal Workers for 3hrs on 122425	100.99	908.91
			908.91
	Materials		
1.00	.040 Mill Finish Aluminum	150.00	150.00
4.00	.032 Mill Finish Aluminum	135.00	540.00
4.00	NP1 Caulk	12.50	50.00
			740.00
	Subtotal		1,648.91
	Overhead & Profit on Labor	10.00 %	90.89
	Overhead & Profit on Materials	10.00 %	74.00
	Actual Grand Total		**$1,813.80**

PCO-324a Rec'd TCCo 02.16.26

CONTRACTOR WEEKLY T&M

Week End 12/23/25

Alb Airport

MONAHAN & LOUGHLIN, INC.

4 LOCUST STREET
HUDSON FALLS
NEW YORK 1283

PCO 324

LABOR

NAME	HOURS Mon	Tues	Wed	Thurs	Fri	Sat	Sun	TOTAL HOURS
Frank Small	3		3					3
Ed Sisley			3					3
Bill Sielski	3							3

JOB DESCRIPTION: grind, grind, grind out Beding for Riglet Install Appx 50 feet installed + caulked mtl metal @ step

CUMULATIVE WEEKLY TOTAL OF HOURS

MATERIALS

DESCRIPTION	QUANTITY
50' Riglet metal (10'-sticks)	50'
NPI universal caulking	4 tubes
160 sqft of .032 millenn metal mesh @ step area)	160 sqft

Ed Sisley ✓ 1/5/26

CONTRACTOR FOREMAN: Frank Small

APPROVAL: Michael Vlasnik

DATE: 12/23/25

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1 Stone Break Road
Malta, NY 12020

Invoice No: 010226

Invoice Date 1/12/2026

Job Number: NY13241

Job Name: Albany Airport Terminal Expansion
See Attached Work Order

Payment Terms Upon Receipt

Quantity	Description	Unit Price	Total
	Labor		
24.00	3 Sheet Metal Workers for 8hrs each on 1/2/2026	100.99	2,423.76
			2,423.76
	Materials		
8.00	NP1 Caulk	12.50	100.00
			100.00
	Subtotal		2,523.76
	Overhead & Profit on Labor	10.00 %	242.37
	Overhead & Profit on Materials	10.00 %	10.00
	Actual Grand Total		**$2,776.13**

PCO-324a Rec'd TCCo 02.16.26

CONTRACTOR WEEKLY T&M

Week Ending 1/2/26

Albany Airport

MONAHAN & LOUGHLIN, INC.

4 LOCUST STREET
HUDSON FALLS
NEW YORK 12839

JOB # PCO 324
CUSTPO#

LABOR

NAME	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	TOTAL HOURS
Frank Small					8			8
Bob Sisco					8			8
Zach Thompson					8			8

JOB DESCRIPTION

Finish grouting for cajet install. Install cajet up to penetration points - Caulk

CUMULATIVE WEEKLY TOTAL OF HOURS

MATERIALS

DESCRIPTION	QUANTITY
NFI Loadstar Caulk 8 tubes	8 tubes

Michael Woods 1/5/26

CONTRACTOR FOREMAN

Frank Small

APPROVAL

Ed Arling (VO)

DATE

1/5/26

PCO-324a Rec'd TCCo 02.16.26

1/13/2026

Labor Rate Schedules: Greenwood Industries Rates
Good until next raise
Trade: Union Sheet Metal Journeyman
Local 83

		"A" Straight Time	"B" Over Time	"C" Double Time
Base Rate		$ 42.43	$ 63.65	$ 84.86
Taxes				
FICA	7.65%	$ 3.25	$ 4.87	$ 6.49
Fed. Unempl.	0.80%	$ 0.34	$ 0.51	$ 0.68
State Unempl.	8.43%	$ 3.57	$ 5.36	$ 7.15
Insurance				
Worker's Comp.	14.50%	$ 6.15	$ 6.15	$ 6.15
Liability Insurance	15.74%	$ 6.68	$ 6.68	$ 6.68
Benefits		$ 38.57	$ 38.57	$ 38.57
Travel		$ -	$ -	$ -
Tools & Inced.		$ -	$ -	$ -
SUB-TOTAL		$ 100.99	$ 125.79	$ 150.58
Overhead & Profit	0.00%	$ -	$ -	$ -
TOTAL		$ 100.99	$ 125.79	$ 150.58

*Rates good until next scheduled union raise
*O&P will be based on contract

PCO-324a Rec'd TCCo 02.16.26

CHANGE ORDER REQUEST

60.1

since 1884 danforth

Title: Walk off trench drain
Project Name: Albany Airport Terminal Expansion
Project Address: 737 Albany Shaker Road
Albany, NY 12211
COR Date: 12/19/2025
T&M Tag Numbers: EX00040, EX00054, EX00055, EX00069
John W Danforth Company Job Number: 90272-100
Customer Job Number:
Customer Reference Number: PCO 324

Our Information

John W Danforth Company
300 Colvin Woods Parkway
Tonawanda, NY 14150
Phone: (716)-955-0035

Customer Information

MLB Construction Services
1 Stonebreak Road
Ballston Spa, NY 12020
Phone: (518)-289-1371

Description of Change Order Request

T&M Tag EX00054: Procure materials/ layout hangers and routing. Core drill holes .Install added piping for trench drain on garage roof.
Jonathan Rogers L7 foreman
Matthew Stanton L7 journeyman
William Parnell L7 journeyman

T&M Tag EX00055: Procure materials/ layout hangers and routing. Core drill holes .Install added piping for trench drain on garage roof.
Jonathan Rogers L7 foreman
Matthew Stanton L7 journeyman
William Parnell L7 journeyman

T&M Tag EX00069: Procure materials/prefab insulation for Install on added piping for trench drain on garage roof.
Labor only all material covered on PCO 294.

T&M Tag EX00040: Review engineer request. Layout floor drain per PCO 324

Labor

Description	Qty (HR)	Unit (HR)	Rate (HR)	Total Cost
Tag EX00054 - Local 7 Foreman	6.00	ST	$114.35	$686.10
Tag EX00054 - Local 7 Journeyman	16.00	ST	$111.16	$1,778.56
Tag EX00055 - Local 7 Foreman	1.00	ST	$114.35	$114.35
Tag EX00055 - Local 7 Journeyman	2.00	ST	$111.16	$222.32
Tag EX00069 - Local 40 Foreman	4.00	ST	$110.54	$442.16
Tag EX00040 - Local 40 Journeyman	4.00	ST	$109.17	$436.68
Tag EX00040 - Local 40 Foreman	3.00	ST	$110.54	$331.62
Hours Subtotals: ST: 36.00			**Total Labor:**	**$4,011.79**

Material

Description	Qty of Material	Unit of Measure	Rate	Total Cost
Floor Drain and Materials	1.00	lot	$94.00	$94.00
			Total Material:	**$94.00**

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Subtotal		**$4,105.79**
Tax Rate (Materials)	0.000%	$0.00
Mark Up Rate (Subtotal)	10.000%	$410.58
Requested Total		**$4,516.37**

Terms & Conditions

Exclusions to include :Retention; unforeseen conditions; roofing work of any kind; cleanup; dumpsters; painting; temporary facilities of any kind; any design calculations or PE stamp; full time on-site safety rep; sales tax; bonding or special insurances of any kind; concrete cutting or concrete work of any kind; cut & patch of any kind; grouting; electrical/power wiring of any kind; controls wiring; environmental remediation; excavation/backfilling; dewatering; chemical/mechanical pipe cleaning; flushing/draining/refilling/venting of systems; instructions to operating personnel; operational tests; valve tagging; equipment/system identification; shop drawings; as-built drawings; escutcheons; caulking; reconditioning and cleaning of owner equipment or material; shoring/tamping; labor to perform x-ray quality welding; schedule update; any work that is not explicitly called out in scope of work description above.

This change proposal covers only the direct costs associated with the change order work described above. The contractor expressly reserves the right to submit, at a later date, added costs and/or time extension requests attendant to this modification arising from, but not limited to: extended field and home office overhead, labor and equipment inefficiencies, disruptions, cumulative impacts, impacts to the critical path and related delay costs, schedule resequencing and/or overtime and acceleration.

We reserve the right to modify this estimate, if additional work not covered by this proposal is required.

Unless noted otherwise, it is anticipated that all work required by this change will be done on a straight time basis. Overtime work, if required, will be billed as an additional item.

This proposal is for acceptance within 20 days and is subject to escalation thereafter.

Please advise as soon as possible if we are to proceed. We will not proceed without formal written change order, per contract terms.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. John W. Danforth Company is authorized to do the work as indicated. Payment will be made as outlined above. The conditions of the proposal above stand good for 30 days. Pricing is based on conditions at time of bid. Danforth reserves its right for an adjustment in contract time, price, or both, due to changing conditions relating, but not limited to COVID-19, or any pandemic, epidemic, disease outbreak, or conflict; or any governmental regulations that are enacted after this date that may impact project cost.

POWERED BY CLEARSTORY

PCO-324a Rec'd TCCo 02.16.26

11:07:36 OCT 09 2025

FERGUSON ENTERPRISES LLC #501
Price Quotation
Phone : 518-268-6749
Fax : 518-708-8225

Bid No....: B170844
Bid Date: 10/09/25
Quote By: BFF
Customer: JOHN W DANFORTH CO
5 LIEBECH LANE
ALBANY ACCOUNT
CLIFTON PARK, NY 12065

Cust Ph.: 716-832-1940
Terms...: NET 10TH PROX
Ship To.: JOHN W DANFORTH CO
5 LIEBECH LANE
ALBANY ACCOUNT
CLIFTON PARK, NY 12065

Cust PO#:
Job Name:

Item/Cust Cd	Description	Qty	Net Price	UM	Total
PDWVCOMBM	3 PVC DWV COMB	3	15.773	EA	47.32
PDWVFCOAPM	3 PVC DWV FTG CO ADPT W/PLUG	2	7.814	EA	15.63
PDWVCOTPM	3 PVC DWV CO TEE W/PLUG	1	13.334	EA	13.33
PDWV4M	3 PVC DWV 45 ELL	2	5.640	EA	11.28
PDWVCM	3 PVC DWV COUP	2	3.053	EA	6.11

Subtotal: $93.67

Tax: $6.55

Inbound Freight: $0.00

Order Total: $100.22

Quoted prices are based upon receipt of the total quantity for immediate shipment

PCO-324a Rec'd TCCo 02.16.26

TIME AND MATERIAL TAG

EX00054

since 1884 danforth

Title: Walk off trench drain
Project Name: Albany Airport Terminal Expansion
Project Address: 737 Albany Shaker Road
Albany, NY 12211
Date(s) of Work Performed: 10/16/2025
John W Danforth Company Job Number: 90272-100
Cost Code: 90272-542
Customer Job Number:
Customer Reference Number: PCO 324

Our Information

John W Danforth Company
300 Colvin Woods Parkway
Tonawanda, NY 14150
Phone:(716)-955-0035

Customer Information

MLB Construction Services
1 Stonebreak Road
Ballston Spa, NY 12020
Phone:(518)-289-1371

Description of the Work

Procure materials/ layout hangers and routing. Core drill holes .Install added piping for trench drain on garage roof.
Jonathan Rogers L7 foreman
Matthew Stanton L7 journeyman
William Parnell L7 journeyman

Labor

Worker Name / Description	Date of Work	Quantity of Worker	ST	OT	DT	POT	PDT	Total
Local 7 Foreman	10/16/2025	1	6					6
Local 7 Journeyman	10/16/2025	2	8					16
	Total Labor:	**3**	**22**	**0**	**0**	**0**	**0**	**22**

Terms & Conditions

Digitally Signed by:
Date Signed: Oct 17, 2025 04:34 PM EDT
Name: Jonathan Rogers
Company: John W Danforth Company

Digitally Signed by: Edward F Andres
Date Signed: Nov 12, 2025 03:27 PM EST
Name: Edward Andres
Company: MLB Construction Services

PCO-324a Rec'd TCCo 02.16.26

TIME AND MATERIAL TAG

EX00055

since 1884 danforth

Title: Walk off trench drain
Project Name: Albany Airport Terminal Expansion
Project Address: 737 Albany Shaker Road
Albany, NY 12211
Date(s) of Work Performed: 10/17/2025
John W Danforth Company Job Number: 90272-100
Cost Code: 90272-542
Customer Job Number:
Customer Reference Number: PCO 324

Our Information

John W Danforth Company
300 Colvin Woods Parkway
Tonawanda, NY 14150
Phone:(716)-955-0035

Customer Information

MLB Construction Services
1 Stonebreak Road
Ballston Spa, NY 12020
Phone:(518)-289-1371

Description of the Work

Procure materials/ layout hangers and routing. Core drill holes .Install added piping for trench drain on garage roof.
Jonathan Rogers L7 foreman
Matthew Stanton L7 journeyman
William Parnell L7 journeyman

Labor

Worker Name / Description	Date of Work	Quantity of Worker	ST	OT	DT	POT	PDT	Total
Local 7 Foreman	10/17/2025	1	1					1
Local 7 Journeyman	10/17/2025	2	1					2
	Total Labor:	**3**	**3**	**0**	**0**	**0**	**0**	**3**

PCO-324a Rec'd TCCo 02.16.26

Terms & Conditions

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Digitally Signed by:	Date Signed:	Digitally Signed by:	Date Signed:
	Oct 17, 2025 04:37 PM EDT	Edward F Andres	Oct 21, 2025 02:29 PM EDT
Name: Jonathan Rogers		**Name:** Edward Andres Edward Andres	
Company: John W Danforth Company		**Company:** MLB Construction Services	

CLEARSTORY

PCO-324a Rec'd TCCo 02.16.26

TIME AND MATERIAL TAG

EX00069

since 1884 danforth

Title: Walk off trench drain
Project Name: Albany Airport Terminal Expansion
Project Address: 737 Albany Shaker Road
Albany, NY 12211
Date(s) of Work Performed: 11/20/2025
John W Danforth Company Job Number: 90272-100
Cost Code: 90272-542
Customer Job Number:
Customer Reference Number: PCO 324

Our Information

John W Danforth Company
300 Colvin Woods Parkway
Tonawanda, NY 14150
Phone:(716)-955-0035

Customer Information

MLB Construction Services
1 Stonebreak Road
Ballston Spa, NY 12020
Phone:(518)-289-1371

Description of the Work

Procure materials/prefab insulation for Install on added piping for trench drain on garage roof.
Labor only all material covered on PCO 294.

Labor

Worker Name / Description	Quantity of Worker	ST	OT	DT	POT	PDT	Total
Local 40 Foreman	1	4					4
Total Labor:	**1**	**4**	**0**	**0**	**0**	**0**	**4**

Powered by CLEARSTORY

Terms & Conditions

Exclusions to include :Retention; unforeseen conditions; roofing work of any kind; cleanup; dumpsters; painting; temporary facilities of any kind; any design calculations or PE stamp; full time on-site safety rep; sales tax; bonding or special insurances of any kind; concrete cutting or concrete work of any kind; cut & patch of any kind; grouting; electrical/power wiring of any kind; controls wiring; environmental remediation; excavation/backfilling; dewatering; chemical/mechanical pipe cleaning; flushing/draining/refilling/venting of systems; instructions to operating personnel; operational tests; valve tagging; equipment/system identification; shop drawings; as-built drawings; escutcheons; caulking; reconditioning and cleaning of owner equipment or material; shoring/tamping; labor to perform x-ray quality welding; schedule update; any work that is not explicitly called out in scope of work description above.

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Digitally Signed by:	Date Signed:	Digitally Signed by:	Date Signed:
[signature]	Nov 20, 2025 01:28 PM EST	Edward F Andres	Nov 21, 2025 04:43 PM EST
Name: Jonathan Rogers		**Name:** Edward Andres	
Company: John W Danforth Company		**Company:** turner	

PCO-324a Rec'd TCCo 02.16.26

TIME AND MATERIAL TAG

EX00040

since 1884 danforth

Title: 5th floor walk way drain
Project Name: Albany Airport Terminal Expansion
Project Address: 737 Albany Shaker Road
Albany, NY 12211
Date(s) of Work Performed: 09/04/2025
John W Danforth Company Job Number: 90272-100
Cost Code: 90272-100
Customer Job Number:
Customer Reference Number: PCO 324

Our Information

John W Danforth Company
300 Colvin Woods Parkway
Tonawanda, NY 14150
Phone:(716)-955-0035

Customer Information

MLB Construction Services
1 Stonebreak Road
Ballston Spa, NY 12020
Phone:(518)-289-1371

Description of the Work

Review engineer request. Layout floor drain per PCO 324

Labor

Worker Name / Description	Date of Work	Quantity of Worker	ST	OT	DT	POT	PDT	Total
Local 40 Journeyman	09/04/2025	2	2					4
Local 40 Foreman	09/04/2025	1	3					3
	Total Labor:	**3**	**7**	**0**	**0**	**0**	**0**	**7**

Material

Material Name	Date of Work	Unit of Measure	Quantity of Unit	Total
PVC Pipe	09/04/2025	0	6	6
Riser clamps	09/04/2025	1	2	2
Hole saw	09/04/2025	1	1	1
Tie wire	09/04/2025	0	3	3

Customer Notes From Edward Andres

Install drain piping level 5 walkway

PCO-324a Rec'd TCCo 02.16.26

Terms & Conditions

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Digitally Signed by:	Date Signed:	Digitally Signed by:	Date Signed:
	Sep 5, 2025 12:46 PM EDT	Edward F Andres	Sep 5, 2025 01:19 PM EDT
Name: Jonathan Rogers **Company:** John W Danforth Company		**Name:** Edward Andres **Company:** MLB Construction Services	

PCO-327B

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PCO-327b Rec'd TCCo 01.28.26

PROPOSAL

SUBMITTED TO:
Scott Bridie
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME	
Alb. Airport 21-1082-STR & INT	
PROJECT NO.	DATE
23-114	1/28/26
PROPOSAL NO.	PROPOSAL AMOUNT
163B	$ 5,229.00

Per NOC 163B dated 1/26/2026, MLB Construction Services LLC is pleased to present our proposal for the following:

The attached tickets occurred at a much later date and were therefore missed in the original submission for PCO-327. MLB has confirmed with the subcontractor that this work is complete.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Greenwood Industries Inc				$5,001.48		$5,001.48
					Subtotal:	$5,001.48
		MLB OH&P (Subcontractor)		$4,546.80	5.00%	$227.52
					Total:	**$5,229.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN.

Submitted by: 1/28/26
Craig Ditti
MLB Construction Services LLC

Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

PCO-327b Rec'd TCCo 01.28.26

GREENWOOD INDUSTRIES
734 Hebron Avenue, Glastonbury, CT 06033
860-291-8833 | F 860-291-0770
www.greenwoodindustries.com

RFI (ED)

Sold to: MLB Construction Services LLC
1 Stone Break Road
Malta, NY 12020

Invoice No: ~~PCO~~ 368-1

Invoice Date 11/17/2025

Job Number: NY13241

Job Name: Albany Airport Terminal Expansion
See Attached Work Order

Payment Terms Upon Receipt

Quantity	Description	Unit Price	Total
	Labor		
8.00	2 Roofer Journeyman for 4hrs each on 11/5/2025	~~89.41~~ 85.95	~~715.28~~ ~~715.28~~ 687.60
	Materials		
3.00	1/2" Plywood	52.80	158.40
			158.40
	Subtotal		~~873.68~~ 84
	Overhead & Profit on Labor	10.00 %	~~71.53~~
	Overhead & Profit on Materials	10.00 %	~~15.84~~ 84.1
	Actual Grand Total		~~$961.05~~

930.60

(ED)

PCO-327b Rec'd TCCo 01.28.26

CONTRACTOR WEEKLY T&M

Week Ending 11/5/25

Albany Airport. PCO # 368

MONAHAN & LOUGHLIN, INC.

4 LOCUST STREET,
HUDSON FALLS
NEW YORK 12839

JOB #

CUST P.O.#

LABOR

NAME	HOURS Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.	Sun.			TOTAL HOURS
John Brennen Sr.			4							4
Robert Sicilia			4							4

JOB DESCRIPTION Measure - cut - install plywood top wings and Face Appx 24' top and 24' Bottom. make ambering

CUMULATIVE WEEKLY TOTAL OF HOURS

MATERIALS

DESCRIPTION	QUANTITY
3 - 4x8 Plywood FR/PT	3 Sheets

Mark Mullen 11/6/25
EE Ancnes 11/6/25

CONTRACTOR FOREMAN	APPROVAL	DATE
Frank Small		

GREENWOOD INDUSTRIES®

PCO-327b Rec'd TCCo 01.28.26
734 Hebron Avenue, Glastonbury, CT 06033
860-291-8833 | F 860-291-0770
www.greenwoodindustries.com

Sold to: MLB Construction Services LLC
1 Stone Break Road
Malta, NY 12020

Invoice No: PCO 327-1 ✓

Invoice Date 12/4/2025

Job Number: NY13241

Job Name: Albany Airport Terminal Expansion
See Attached Work Order

Payment Terms Upon Receipt

Quantity	Description	Unit Price	Total
	Labor		
32.00	4 Roofer Journeyman for 8hrs each on 11/25/25	~~89.41~~ 85.95	~~2,861.12~~
			~~2,861.12~~ 2,750.40
	Materials		
18.00	1/2" x 4 x 8 PT Plywood	52.80	950.40
			950.40
	Subtotal		~~3,811.52~~ 3,700.8
	Overhead & Profit on Labor	10.00 %	~~286.11~~
	Overhead & Profit on Materials	10.00 %	~~95.04~~ 370.1
	Actual Grand Total		~~$4,192.67~~

$4,070.88

GD

PCO-327b Rec'd TCCo 01.28.26

CONTRACTOR WEEKLY T&M

Albany Airport

Week Ending 11/25/25

MONAHAN & LOUGHLIN, INC.

4 LOCUST STREET,
HUDSON FALLS
NEW YORK 12839

JOB #

CUST PO #

LABOR PCO 327

NAME	HOURS								TOTAL HOURS
	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat	Sun.		
Frank Small		4							4
Zach Thompson		4							4
Dale Sikkie		8							8
John Brennan SR		6							8

JOB DESCRIPTION measure and cut plywood to install on upper roof wings. Both top and Facial wood - appx 120' top and Bottom. Temp in for weather. Clean up mess

CUMULATIVE WEEKLY TOTAL OF HOURS

MATERIALS

DESCRIPTION	QUANTITY
18 Sheets 4x8 3/4 T1 1/2 T plywood	18 sheets

CONTRACTOR FOREMAN

Frank Small

APPROVAL

Michael Wilson

EE Andrews ✓

DATE

12/1/25

12-1-25

PCO-327b Rec'd TCCo 01.28.26

Local 241

		"A" Straight Time	"B" Over Time	"C" Double Time
Base Rate		$ 41.55	$ 62.33	$ 83.10
Taxes				
FICA	7.65%	$ 3.18	$ 4.77	$ 6.36
Fed. Unempl.	0.80%	$ 0.33	$ 0.50	$ 0.66
State Unempl.	8.43%	$ 3.50	$ 5.25	$ 7.00
Insurance				
Worker's Comp.	14.50%	$ 6.02	$ 6.02	$ 6.02
Liability Insurance	15.74%	$ 6.54	$ 6.54	$ 6.54
Benefits		$ 24.82	$ 24.82	$ 24.82
Travel		$ -	$ -	$ -
Tools & Inced.		$ -	$ -	$ -
SUB-TOTAL		$ 85.95	$ 110.23	$ 134.51
Overhead & Profit	0.00%	$ -	$ -	$ -
TOTAL		$ 85.95	$ 110.23	$ 134.51

*Rates good until next scheduled union raise
*O&P will be based on contract

PCO-327b Rec'd TCCo 01.28.26

ABC Supply Co. inc.

BRANCH:
95 VAN GUYSLING AVE
SCHENECTADY NY
12305-2516

(518)393-1448

Superior Service - Quality Products - On-Time Delivery - Brands You Want

This Quotation is subject to the Terms and Conditions set forth on the reverse side. This Quotation is NOT VALID for purchases made beyond thirty (30) days of issuance unless signed by an officer or branch manager of ABC Supply, in addition to the signature of an ABC Supply salesman or other ABC Supply representative.

QUOTATION

CUSTOMER:
GREENWOOD IND
NY PURCHASES
PO BOX 2800
WORCESTER MA 01613-2800

SHIP TO:
ALBANY AIRPORT
HUDSON FALLS NY 12839

SLS#	OT#	PAGE
BMG	AC	1

QUOTE NO.	CUSTOMER ORDER NO.	SHIP VIA	CUSTOMER NO.	TERMS	QUOTE DATE	EXP. DATE
8270183	ALBANY AIRPORT	CPU	1047267	2% 2ND EOM	9/30/25	10/30/25

ITEM NUMBER	ITEM DESCRIPTION	U/M	QUANTITY	UNIT PRICE	EXTENDED PRICE
QUOTE	FROM: ABC #458 SCHENECTADY				
50MIFC1248	CDX FIRERATED PLYWOOD 1/2" 4X8	SH	50	52.80	2640.00

SUBTOTAL	2640.00
FREIGHT	.00
EST. SALES TAX	.00
QUOTE TOTAL (U.S.)	2640.00

Salesman or other ABC Supply Representative

Title: _____

Branch Manager or ABC Supply Officer

Title: _____

Duration: _____

PCO-357

PCO-357 Rec'd TCCo 02.23.26

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PROPOSAL

SUBMITTED TO:
Scott Bridie
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME: Alb. Airport 21-1082-STR & INT

PROJECT NO.	DATE
23-114	2/23/26
PROPOSAL NO.	PROPOSAL AMOUNT
188R1	$ 143,223.00

Per NOC 188R1 dated 2/23/2026, MLB Construction Services LLC is pleased to present our proposal for the following:

ACAA is adding bathrooms on the 2nd floor. They will be putting this out to bid separate from MLB's contract. Please review the attached PCO-357 scope of work and provide pricing.

It is assumed that fireproofing and/or K13 will need to be patched. With no scope/quantities defined, an allowance of (1) fireproofer for 40 hours at $88.40/hr has been included.

Any unforeseen or unknown conditions as they exist currently that may need re-work to complete this added scope have not been included.

**As discussed with Turner Construction on 2/18/26, ceiling tile removal to complete any of the previously submitted scope has not been included in this price and will be done on T&M.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Greenwood Industries Inc				$2,732.00		$2,732.00
Euro Tile & Stone Inc				$-7,611.34		$-7,611.34
John W Danforth Company				$48,403.06		$48,403.06
Absolute Fire Protection LLC				$2,600.00		$2,600.00
George J Martin & Son Inc				$87,336.00		$87,336.00
Spray-On Fireproofing	$3,536.00					$3,536.00
					Subtotal:	$136,995.72
		MLB OH&P (Subcontractor)		$124,541.56	5.00%	$6,227.28
					Total:	**$143,223.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN.

Submitted by: 2/23/26
Craig Ditti
MLB Construction Services LLC

Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

PCO-357 Rec'd TCCo 02.23.26

Turner

Turner Construction Company
1 Computer Drive South
Albany, New York 12205

September 24, 2025

Mr. Jeff Lino
MLB Construction
Vice President
1 Stonebreak Road
Ballston Spa, NY 12020

RE: Albany County Airport Authority
PCO-357 Level 2 Bathrooms and 7th Lane TSA MLB Scope

Dear Mr. Lino,

Please provide pricing for **PCO-357 Level 2 Bathrooms and 7th Lane TSA MLB Scope in accordance with the C&S Drawings provided**. Pricing should include, but is not limited to, the following items:

- ✓ **Credit** for terrazzo flooring in Level 2 Bathrooms
- ✓ **Credit** for installation of the FTR within Level 2 Bathrooms
- ✓ **Cutting and capping** of FTR at Level 2 Bathrooms
- **Credit** for duplex receptacles (ELP1:11 and 3ZD:18) at columns within Level 2 Bathrooms
- **Relocation** of security cameras and mounts to the soffit outside of Level 2 Bathrooms
- ✓ **Provide** sanitary pipe and heat trace per Detail B3/P401 in the C&S drawings
- **Provide** six (6) 1" conduits under the floor slab, stubbed up in the plumbing chase (Detail A1/E101)
- **Provide** circuits EHP2B-4 and EHP2B-7 with receptacles for owner vending machines on the south wall of the vending area
- ✓ **Provide** exhaust fan (EF-1), including electrical circuit, curbing, ~~supplemental steel,~~ and ductwork from EF-1 to mechanical chase stub-out, ~~with fire damper for connection by others.~~
- ✓ **Provide** CW valve for connection by others
- **Provide** data outlet with Cat 6 cable, terminated in the nearest data closet
- **Provide** conduit for fire alarm devices and associated testing
- **Provide** conduit and Cat 6 cable for intercom speakers and multi-imaging cameras, including termination and testing

Please feel free to contact me if you have any questions regarding this request.

Sincerely,

Brian McNeil

Brian McNeil
Project Engineer
Turner Construction Company

+ PLMB/HVAC SCOPE REVISIONS PER MLB RFI'S (12/3/25 EMAIL ATTACHED)

+ FIRE PROTECTION

+ ROOFING WORK FOR CURB

+ FIREPROOF PATCH ALLOWANCE

File 00 3100

PCO-357 Rec'd TCCo 02.23.26

Craig Dittl

From: Craig Dittl
Sent: Wednesday, December 3, 2025 9:32 AM
To: Michael Reverdatto; Jay Larson
Cc: Jeffrey Lino; Damien Pinto-Martin; Kelsey Angelo
Subject: Albany Airport Expansion, BP-4: NOC #188 Level 2 Bathroom Services
Attachments: L2 Bathroom Questions

Mike/Jay – I finally got responses on the revised scope for the Level 2 bathroom additions. I've attached the email from Rob that updated several of the PLMB and MECH drawings for your reference.

Please revise your price based on the scope items below:

- The 4" VTR needs to be concealed. Add to your price a horizontal run to get to the shaft where the exhaust duct goes up to the roof. They'll be able to conceal that in their future ceilings.
- B3/P-401: Looking at the new version in the attached email, they added the drain line for the EWC and I don't believe that floor penetration was part of the original layout so include the core drill here.
- The layout that they provided you for the original stub-ups didn't include one for the Family Restroom WC. Add-in a core drill here.
- If you didn't include BIM time to put the new pipe in the model to confirm/review any clashes with our current model please do so. I can get you the model if you need it just let me know.
- Fire damper was removed as there is no floor as they previously indicated. Revised drawing is in the attached email.

If you have any questions, don't hesitate to give me a call.

Craig Dittl, Senior Project Manager
MLB Construction Services, LLC

mlb

Over 75 Years of Construction Excellence
1 Stonebreak Road Malta, NY 12020
P: 518.289.1371 EXT. 146 C: 518.450.9774
www.mlbconstructionservices.com

Proud Members Of:

ECA Eastern Contractors Association
AGC New York State — Associated General Contractors New York State
NAWIC The National Association of Women in Construction — Capital District, NY

MLB Scope / RFI's

FOR REFERENCE (ED)

PCO-357 Rec'd TCCo 02.23.26

Connector Bathroom Addition Scope Statuses

SCOPE	ITEM/TASK	NOTES
STEEL	Exhaust Fan Roof Frame	✗ Email from Rob Wagner on 11/22/25 said ACAA elected to forgo the roof frame. No further action needed.
ROOF	Demo of Roof for Curb	✓ Greenwood will price.
	Temp. Enclosure/Dog House	✗ No longer required...no frame install is happening.
	Flash-In New Curb	✓ Greenwood will price.
	Roof Blocking for New Curb	✓ Ensure Greenwood includes blocking as required to get clearance at roof insulation.
TERRAZZO	Terrazzo Deletion/Credit	✓ Received from Euro.
FIREPROOFING/K13	Patching	✓ Is Joe Johnson going to require that we go back and patch all of this for the new hangers? YES
PLUMBING	4" VTR Needs to Be Concealed	✓ CD to notify Danforth to include a stub and riser at the shaft (added scope/cost). Will submit elevation of stub-out for approval.
	2" Sanitary for EWC	✓ CD to notify Danforth to add the cost of core-drilling and running drain line for water cooler. Heat trace to be included. TCCo needs to provide dimensioned plan for location of core.
	Stub-up for Family Room WC	✓ Original dimensioned plan from TCCo didn't include a drain line from the family restroom toilet. CD to notify Danforth to add cost of core-drilling - pipe included already. TCCo needs to provide dimensioned plan for location of core.
	BIM/Field Verification	✓ CD to ensure that Danforth confirms all pitches can be met without any re-work (including of architectural components).
	Insulation	✓ JWD forgot to include insulation and CD notified. Ensure this is included in final/revised price.
MECHANICAL	Fire Damper RFI	✗ Fire damper deleted and needs to be backed out of Danforth's price.
	Controls RFI	✗ CD asked for conformation that no controls were required by MLB or its subcontractors. TCCo has submitted RFI to C&S. No response received, no controls included.
	HHW Loop Comment	✓ I pointed out to TCCo they will have to conceal, at a minimum, temporary piping so our fin tube loop can operate/be complete. Danforth knows what they need to do.
FIRE PROTECTION	Added Stub-out	✓ I pointed out to TCCo that they showed an essentially vertical connection which would have been exposed. CD to add to scope Absolute providing a drop/stub-out at the shaft. Will submit shop drawing for approval.
ELECTRICAL	Scope Clarifications	✓ Confirmed with Everett on 12/2/25 he was all set for what he needed to price.
	Heat Trace	✓ Danforth excluded. CD to ensure that Martin covers this labor and material.

PCO-357 Rec'd TCCo 02.23.26

GREENWOOD INDUSTRIES, INC.

640 Lincoln Street, Worcester, MA 01605
508-865-4040 | F 508-865-1123
www.greenwoodindustries.com

ecember 4th, 2025

To: Craig Dittl
MLB Construction Services
1 Stonebreak Road
Malta,NY 12020

Re: Change Proposal #03 - Albany Airport Terminal New Curb Install

Greenwood Industries Inc. is pleased to provide pricing for the above change order. Our pricing is based on our material and labor.

PRE-PURCHASED, NOC# 127 (CD)

Scope of Work: Remove existing roofing for install of new 2'x2' Curb . Install blocking as required for new curb to meet 8" above roof level as requested. Flash new curb to roofing manufacturers specifications to meet 30 year details.

Exclusions: Layout/location of curb by others. Cutting of steel deck by others. If curb is larger than 2'x2' price is subject to change.

. PRICING:

Labor:

Two Men @ 8 Hours Each Man x $85.95 per man, per hour = $1,375.20

Material:

Total Material Cost: ~~$1253.00~~ (Reference attached supporting document)
$1,108.35

Subtotal labor & Material Cost: $2628.20 x 10% O/P = ~~$262.82~~

l Material & Labor Cost with O/P: ~~$2,891.02~~

TOTAL L;M = $2,483.55
10% = $ 248.36
↳ $ 2,732 (CD)

If you have any questions or comments regarding this proposal, please contact me. If approved, please sign and date:

Print Name:

Signature: _____ Date: _____

Regards,

Kristian Hoffman
Project Manager
Greenwood Industries Inc.
(518) 769-9168
KristianH@greenwood-Industries.com

PCO-357 Rec'd TCCo 02.23.26

ABC Supply Co. inc.

BRANCH:
29 RAILROAD AVE
ALBANY NY
12205-5720

(518)489-5200

Superior Service - Quality Products - On-Time Delivery - Brands You Want

This Quotation is subject to the Terms and Conditions set forth on the reverse side. This Quotation is NOT VALID for purchases made beyond thirty (30) days of issuance unless signed by an officer or branch manager of ABC Supply, in addition to the signature of an ABC Supply salesman or other ABC Supply representative.

QUOTATION

CUSTOMER:
GREENWOOD IND
NY PURCHASES
PO BOX 2800
WORCESTER MA 01613-2800

SHIP TO:
ALBANY AIRPORT PROJECT
4 LOCUST STREET
HUDSON FALLS NY 12839

SLS#	OT#	PAGE
BMG	KPG	1

QUOTE NO.	CUSTOMER ORDER NO.	SHIP VIA	CUSTOMER NO.	TERMS	QUOTE DATE	EXP. DATE
8336189	NEEDED	EXP	1047267	2% 2ND EOM	12/04/25	1/03/26

ITEM NUMBER	ITEM DESCRIPTION	U/M T/D	QUANTITY	UNIT PRICE	EXTENDED PRICE
QUOTE	FROM: ABC #445 ALBANY				
51MI2A2610	#2 SYP ACQ TREATD 2X6 X10'.40 KDAT	EA	6	14.25	85.50
08FSTCELCP	ELEVT TPO CUT EDGE LVOC CLR PT	CN	1	22.75	22.75
08FSTGPS	ELEVT TPO GENERAL PURP SEALANT 25/C	TB	1	9.80	9.80
07FST6101W	ELEVT TPO 060 10X100 WHITE	RL	1	~~905.00~~	~~905.00~~
08FSQTRPFS	ELEVT TPO Q/S RPF STRIP 6"	RL	1	255.00	255.00
08FSSPLSW3	ELEVT SINGLE-PLY LVOC SPLC WASH 3GL	DR	1	134.80	134.80
08FSTUF245	ELEVT 060 TPO UNSUP FLSH WHT 24X50	RL	1	395.50	395.50

CO material price reduced by $700.00 as full roll will not need to be purchased

SUBTOTAL	1808.35
FREIGHT	.00
EST. SALES TAX	144.67
QUOTE TOTAL (U.S.)	~~1953.02~~

Salesman or other ABC Supply Representative

Title: _____

Branch Manager or ABC Supply Officer

Title: _____

Duration: _____

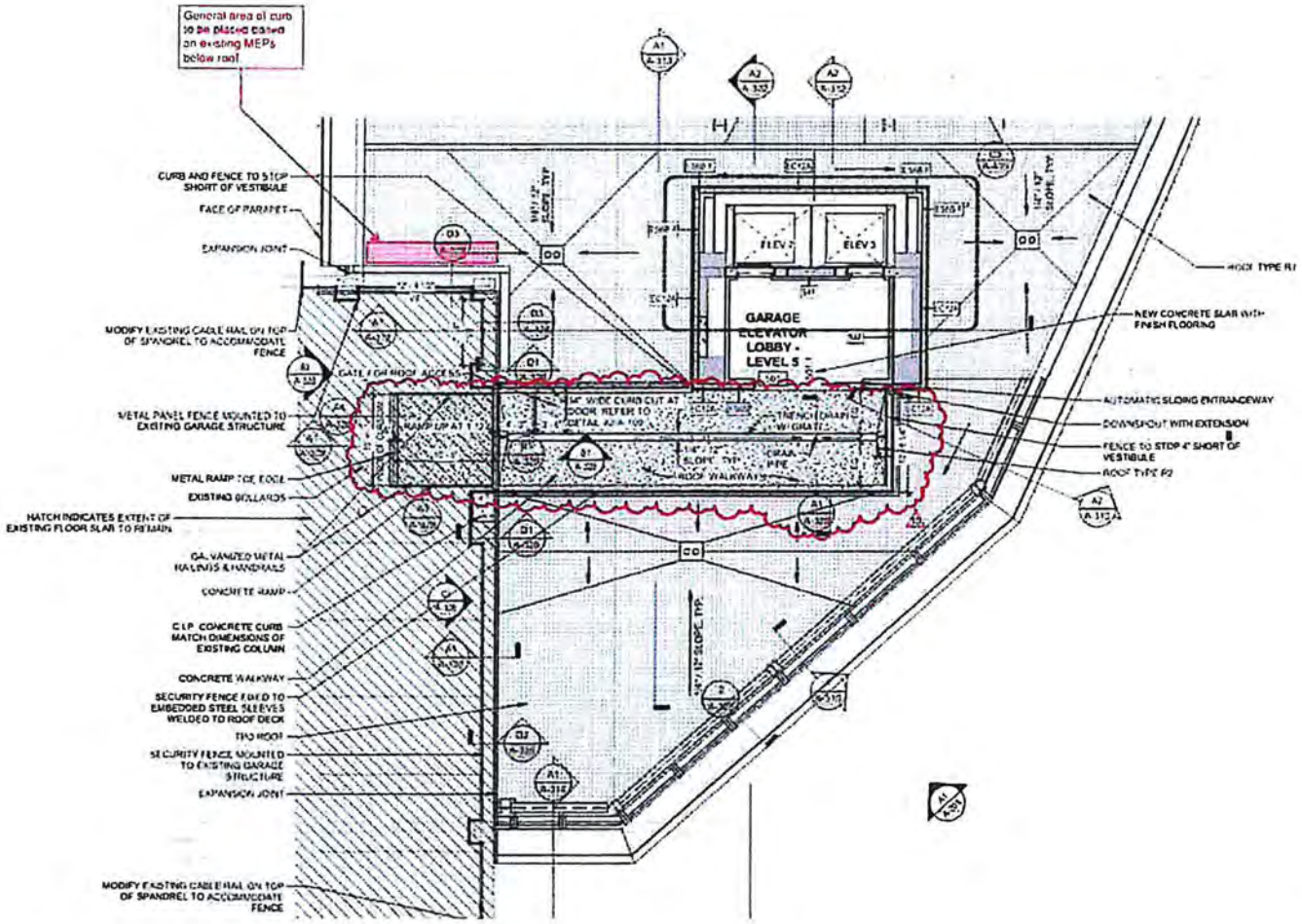
PCO-357 Rec'd TCCo 02.23.26

Local 241

		"A" Straight Time	"B" Over Time	"C" Double Time
Base Rate		$ 41.55	$ 62.33	$ 83.10
Taxes				
FICA	7.65%	$ 3.18	$ 4.77	$ 6.36
Fed. Unempl.	0.80%	$ 0.33	$ 0.50	$ 0.66
State Unempl.	8.43%	$ 3.50	$ 5.25	$ 7.00
Insurance				
Worker's Comp.	14.50%	$ 6.02	$ 6.02	$ 6.02
Liability Insurance	15.74%	$ 6.54	$ 6.54	$ 6.54
Benefits		$ 24.82	$ 24.82	$ 24.82
Travel		$ -	$ -	$ -
Tools & Inced.		$ -	$ -	$ -
SUB-TOTAL		$ 85.95	$ 110.23	$ 134.51
Overhead & Profit	0.00%	$ -	$ -	$ -
TOTAL		$ 85.95	$ 110.23	$ 134.51

*Rates good until next scheduled union raise
*O&P will be based on contract

PCO-357 Rec'd TCCo 02.23.26



PCO-357 Rec'd TCCo 02.23.26

euro TILE & STONE
24 Airport Road | Schenectady, NY 12302
T: 518.631.9184 F: 518.320.8252

Change Order Request

2403 - Albany Airport Terminal Exp - Interior

COR Subject: CREDIT-Remove terrazzo at added bathrooms - 622 SF

To: Jeff Lino
MLB Construction
1 Stonebreak Rd
Ballston Spa, NY 12020

COR Number: 8
COR Date: 2025-09-26
Work Type: Quoted Proposal
GC COR / RFI No:

Return To: Joseph Eats
Euro Tile and Stone
24 Airport Road
Schenectady, NY 12302
(518) 631 -9184 x203

Details

Line No	Description	Type	Cost/Rate	Qty/Hrs	UOM	Ext
1	Bead Blast Concrete	Labor	$59.04	-4.00	Per Hour	$ -236.16
2	Install Divider Strips (100LF)	Labor	$73.80	-4.00	Per Hour	$ -295.20
3	Install Divider Strips (100LF)	Labor	$59.04	-4.00	Per Hour	$ -236.16
4	Prime Floor	Labor	$73.80	-4.00	Per Hour	$ -295.20
5	Install crack membrane	Labor	$73.80	-4.00	Per Hour	$ -295.20
6	Install crack membrane	Labor	$59.04	-4.00	Per Hour	$ -236.16
7	Pour Terrazzo	Labor	$73.80	-4.00	Per Hour	$ -295.20
8	Pour Terrazzo	Labor	$73.80	-4.00	Per Hour	$ -295.20
9	Pour Terrazzo	Labor	$59.04	-4.00	Per Hour	$ -236.16
10	Rough Grind Terrazzo	Labor	$73.80	-4.00	Per Hour	$ -295.20
11	Rough Grind Terrazzo	Labor	$59.04	-4.00	Per Hour	$ -236.16
12	Final Grind Terrazzo	Labor	$73.80	-4.00	Per Hour	$ -295.20
13	Final Grind Terrazzo	Labor	$59.04	-4.00	Per Hour	$ -236.16
14	Grout Terrazzo	Labor	$73.80	-4.00	Per Hour	$ -295.20
15	Grout Terrazzo	Labor	$59.04	-4.00	Per Hour	$ -236.16
16	Polish and Seal Terrazzo	Labor	$73.80	-4.00	Per Hour	$ -295.20
17	Polish and Seal Terrazzo	Labor	$59.04	-4.00	Per Hour	$ -236.16
18	Mix Chips,Delivery, Distribution, Misc.	Labor	$73.80	-4.00	Per Hour	$ -295.20
19	Mix Chips,Delivery, Distribution, Misc.	Labor	$59.04	-4.00	Per Hour	$ -236.16
20						
21	KEY RESIN 108 RESIN B	Material	$40.00	-16.00	1 Gallon	$ -640.00

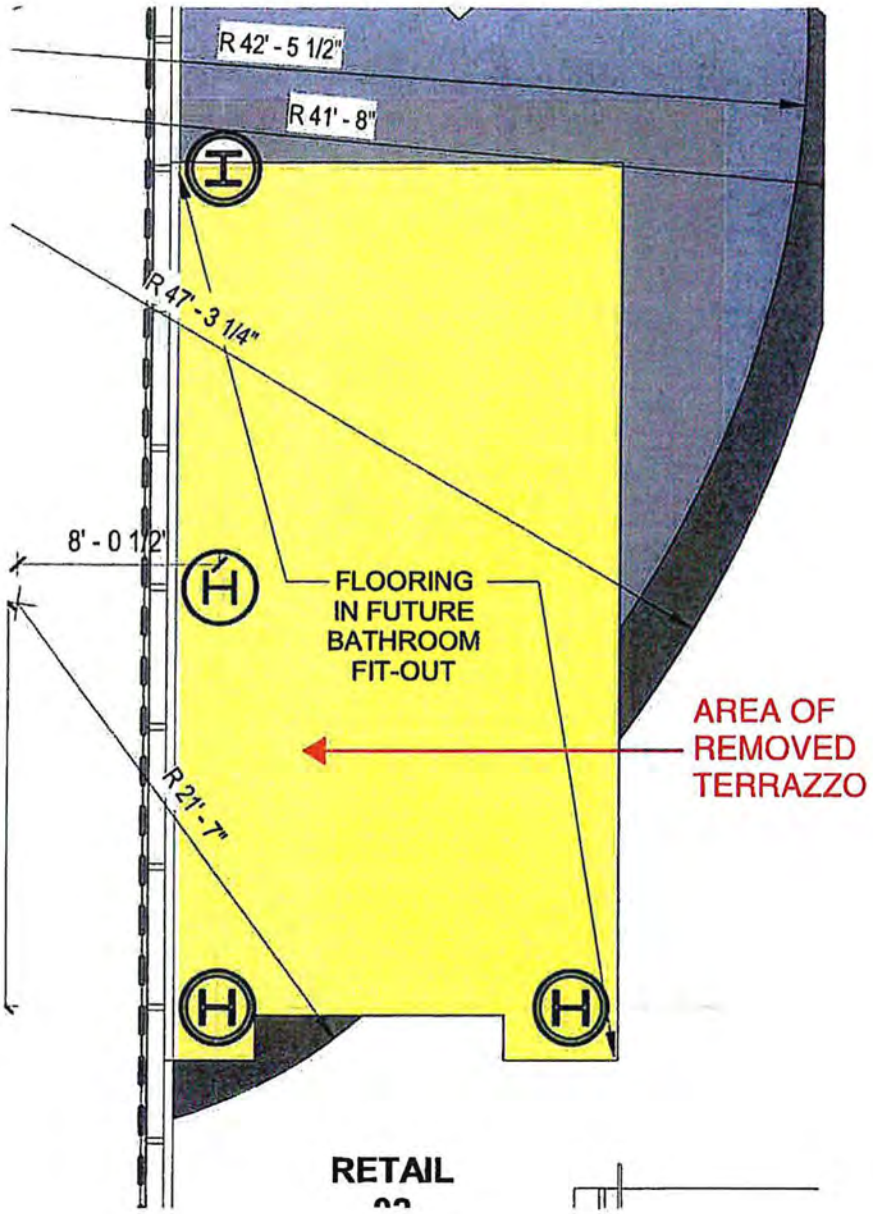
Signed By: Joseph Eats

Dated: 2025-09-26

PCO-357 Rec'd TCCo 02.23.26

22	KEY RESIN 502 PRIMER - 15 GALLON KIT	Material	$480.00	0.25	KIT	$ 120.00
23	Stone Aggregate	Material	$25.00	-52.00	50lb Bag	$ -1,300.00
24	Single Sided Mirror Aggregate	Material	$26.35	-14.00	50lb Bag	$ -368.90
25	Divider Strips	Material	$1.65	-100.00	LF	$ -165.00
26	Sealer	Material	$90.00	-2.00	1 Gallon	$ -180.00

Labor:	$-5,077.44
Overhead Percent 0%:	$0.00
Material:	$-2,533.90
Overhead Percent 0%:	$0.00
Equipment	$0.00
Overhead Percent 0%:	$0.00
Sales Tax:	$0.00
Other	$0.00
Total:	**$-7,611.34**



Signed By: Joseph Eats

Dated: 2025-09-26

PCO-357 Rec'd TCCo 02.23.26

CHANGE ORDER REQUEST

52.1

since 1884 danforth

Title: NOC 188-Level 2 Bathroom
Project Name: Albany Airport Terminal Expansion
Project Address: 737 Albany Shaker Road
Albany, NY 12211
COR Date: 12/18/2025
John W Danforth Company Job Number: 90272-100
Customer Job Number:
Customer Reference Number:

Our Information

John W Danforth Company
300 Colvin Woods Parkway
Tonawanda, NY 14150
Phone: (716)-955-0035

Customer Information

MLB Construction Services
1 Stonebreak Road
Ballston Spa, NY 12020
Phone: (518)-289-1371

Description of Change Order Request

ACAA is adding Bathroom to SE corner of second floor. Scope of work included in change order:
Credit-installation of 45' finned tube labor only
ADD: Cut and Cap FTR at Level 2. Install HHWR is required in order to ensure proper flow/loop is complete.
Sanitary Piping under bathroom to tie into existing B3/P401. **Tying into existing sanitary may be issue due to current elevations, further re-work may be required**
Provide EF-1 (previous change order) and curb, run duct down to stub out of mechanical chase. ~~Include 1 Fire Damper~~ CONFIRMED REMOVED FROM PRICE
Tap existing 2" DCW line with Tee and Valve for future connections.

EXCLUDE:
Heat Trace → BY MARTIN ELECTRIC
Electrical Work
Fixtures MEANING RESTROOM IN-FLOOR CARRIER
Fit Out of Bathroom
~~Insulation~~ INCLUDED

Labor

Description	Qty (HR)	Unit (HR)	Rate (HR)	Total Cost
Local 7 Journeyman-Sanitary	100.00	ST	$111.16	$11,116.00
Local 7 Foreman-Sanitary	78.00	ST	$114.35	$8,919.30
Local 83 Journeyman-EF Install and Duct	24.00	ST	$99.18	$2,380.32
Local 83 Foreman-EF Install and Duct	8.00	ST	$102.01	$816.08
Local 7 Journeyman–Credit FTR Install	-12.00	ST	$111.16	-$1,333.92
Hours Subtotals: ST: 198.00			**Total Labor:**	**$21,897.78**

Material

Description	Qty of Material	Unit of Measure	Rate	Total Cost
EF Install and Duct	1.00	lot	$250.00	$250.00
PVF	1.00	lot	$17,605.00	$17,605.00
			Total Material:	**$17,855.00**

PCO-357 Rec'd TCCo 02.23.26

Subcontractor

Company	Contract	Description	Qty of Unit	Unit of Measure	Rate	Total Cost
Insulator	Insulator	Insulator	1.00	lot	$4,250.00	$4,250.00
					Total Subcontractor:	**$4,250.00**

Subtotal		**$44,002.78**
Tax Rate (Materials)	0.000%	$0.00
Mark Up Rate (Subtotal)	10.000%	$4,400.28
Requested Total		**$48,403.06**

Terms & Conditions

Exclusions to include :Retention; unforeseen conditions; roofing work of any kind; cleanup; dumpsters; painting; temporary facilities of any kind; any design calculations or PE stamp; full time on-site safety rep; sales tax; bonding or special insurances of any kind; concrete cutting or concrete work of any kind; cut & patch of any kind; grouting; electrical/power wiring of any kind; controls wiring; environmental remediation; excavation/backfilling; dewatering; chemical/mechanical pipe cleaning; flushing/draining/refilling/venting of systems; instructions to operating personnel; operational tests; valve tagging; equipment/system identification; shop drawings; as-built drawings; escutcheons; caulking; reconditioning and cleaning of owner equipment or material; shoring/tamping; labor to perform x-ray quality welding; schedule update; any work that is not explicitly called out in scope of work description above.

This change proposal covers only the direct costs associated with the change order work described above. The contractor expressly reserves the right to submit, at a later date, added costs and/or time extension requests attendant to this modification arising from, but not limited to; extended field and home office overhead, labor and equipment inefficiencies, disruptions, cumulative impacts, impacts to the critical path and related delay costs, schedule resequencing and/or overtime and acceleration.

We reserve the right to modify this estimate, if additional work not covered by this proposal is required.

Unless noted otherwise, it is anticipated that all work required by this change will be done on a straight time basis. Overtime work, if required, will be billed as an additional item.

This proposal is for acceptance within 20 days and is subject to escalation thereafter.

Please advise as soon as possible if we are to proceed. We will not proceed without formal written change order, per contract terms.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. John W. Danforth Company is authorized to do the work as indicated. Payment will be made as outlined above. The conditions of the proposal above stand good for 30 days. Pricing is based on conditions at time of bid. Danforth reserves its right for an adjustment in contract time, price, or both, due to changing conditions relating, but not limited to COVID-19, or any pandemic, epidemic, disease outbreak, or conflict; or any governmental regulations that are enacted after this date that may impact project cost.

PCO-357 Rec'd TCCo 02.23.26

J. W. Danforth

Recap with Total Cost

Project Name:	**Alb Airport NOC188 REV1**
Bid ID:	**NOC188JDC**
Report Time:	**12/18/2025 8:35 AM**
Profile Name:	**Standard**
Labor Book:	**JWD Labor + Test**
Scoped By:	**Base Bid;**

AutoBid Version: 2019 v2

PCO-357 Rec'd TCCo 02.23.26

J. W. Danforth
Recap with Total Cost

There was one calculation message.
Project Name: Alb Airport NOC188 REV1
Bid ID: NOC188JDC
Data Calculated: 12/18/2025 8:34:13 AM
Base Bid;

Report Time: 12/18/25 8:35 AM

Pipe

PVC - Plain End Plastic Sch 40 - SolvWld

Material Multiplier: P3970 - PVC Sch 40 Pipe Plain End - 1.00

Item	Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
Pipe								
	2	32	5.24	169.93	0.11	4	0	170
	2	8	5.24	41.92	0.12	1	0	42
	4	105	14.20	1,487.50	0.16	17	0	1,487
	4	8	14.20	113.60	0.17	1	0	114
PVC - Plain End Plastic Sch 40 - SolvWld Totals:		**153**		**1,813**		**22**	**0**	**1,813**
Pipe Totals:		**153**		**1,813**		**22**	**0**	**1,813**

Nipples

PVC - Threaded, Sch 80 - Thread

Material Multiplier: N3985 - PVC Nipples - 1.00

Item	Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
Nipples								
	2	3	8.55	25.65	0.09	0	0	26
	4	5	60.98	304.90	0.14	1	0	305
PVC - Threaded, Sch 80 - Thread Totals:		**8**		**331**		**1**	**0**	**331**
Nipples Totals:		**8**		**331**		**1**	**0**	**331**

Fittings

Copper - ProPress - CuProPr

Material Multiplier: F2725 - Copper ProPress Fittings & Flanges - 1.00

Item	Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
Tee								
	2	1	138.85	138.85	0.62	1	0	139
Copper - ProPress - CuProPr Totals:		**1**		**139**		**1**	**0**	**139**

PVC - DWV - Charlotte - SolvWld

Material Multiplier: F3910 - Charlotte PVC DWV Fittings - 1.00

Item	Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
1/4 Bend								
	2	6	44.60	267.60	0.43	3	0	268
	4	6	258.80	1,552.80	1.28	8	0	1,553

PCO-357 Rec'd TCCo 02.23.26

J. W. Danforth
Recap with Total Cost

There was one calculation message.
Project Name: Alb Airport NOC188 REV1
Bid ID: NOC188JDC
Data Calculated: 12/18/2025 8:34:13 AM
Base Bid;

Report Time: 12/18/25 8:35 AM

Fittings

PVC - DWV - Charlotte - SolvWld

Material Multiplier: F3910 - Charlotte PVC DWV Fittings - 1.00

Item Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
1/8 Bend							
2	2	41.30	82.60	0.41	1	0	83
4	3	214.90	644.70	1.26	4	0	645
Cap							
2	2	89.40	178.80	0.27	1	0	179
4	1	213.20	213.20	0.71	1	0	213
Coupling							
2	1	18.20	18.20	0.41	0	0	18
4	2	108.10	216.20	1.25	2	0	216
P-Trap							
2	1	27.16	27.16	0.60	1	0	27
4	3	215.11	645.33	1.93	6	0	645
San Tee							
4	2	33.38	66.76	1.88	4	0	67
San Tee Red							
4x4x2	1	300.30	300.30	1.44	1	0	300
Wye							
4	4	434.00	1,736.00	1.90	8	0	1,736
Wye Red							
4x4x2	2	259.80	519.60	1.44	3	0	520
PVC - DWV - Charlotte - SolvWld Totals:							
	36		**6,469**		**41**	**0**	**6,469**
Fittings Totals:	**37**		**6,608**		**42**	**0**	**6,608**

Valves

Bronze Press - Ball 2PC FP Press - CuProPr

Material Multiplier: VLS - APOLLO - Apollo - Conbraco Valves - 1.00

Item Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
Apollo 77W							
2	1	377.10	377.10	0.57	1	0	377
Bronze Press - Ball 2PC FP Press - CuProPr Totals:							
	1		**377**		**1**	**0**	**377**
Valves Totals:	**1**		**377**		**1**	**0**	**377**

PCO-357 Rec'd TCCo 02.23.26

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Hanger Components

- Clevis -

Material Multiplier: H0001 - Hanger Materials - 1.00

Item Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
Fig 260 Clevis							
2	9	10.76	96.84	0.00	0	0	97
4	24	25.04	600.96	0.00	0	0	601
- Clevis - Totals:							
	33		**698**		**0**	**0**	**698**

- Struct Attach-Conc -

Material Multiplier: H0001 - Hanger Materials - 1.00

Item Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
Rawl 6300 Drop-In							
3/8	9	0.30	2.70	0.00	0	0	3
5/8	24	1.34	32.16	0.00	0	0	32
- Struct Attach-Conc - Totals:							
	33		**35**		**0**	**0**	**35**

Carbon Steel - Rods -

Material Multiplier: H0003 - Hanger Materials - All Thread Rod - 1.00

Item Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
Allthread - Galv							
3/8	72	10.15	730.80	0.00	0	0	731
1/2	192	17.03	3,269.76	0.00	0	0	3,270
Carbon Steel - Rods - Totals:							
	264		**4,001**		**0**	**0**	**4,001**
Hanger Components Totals:	**330**		**4,733**		**0**	**0**	**4,733**

Labor

Hangers

Item Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
Clevis Hanger(HgrItem IBm&Tr Machine)							
2	9	0.00	0.00	1.41	13	0	0
4	24	0.00	0.00	1.88	45	0	0
Hangers Totals:							
	33		**0**		**58**	**0**	**0**
Labor Totals:	**33**		**0**		**58**	**0**	**0**

PCO-357 Rec'd TCCo 02.23.26

J. W. Danforth
Recap with Total Cost

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Data Calculated: 12/18/2025 8:34:13 AM
Base Bid;

Report Time: 12/18/25 8:35 AM

JWD Specialties

- Core Drills -

Material Multiplier: XSPEC - Specialties - Net - 1.00

Item / Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
8" Depth							
4	2	3.95	7.90	3.32	7	0	8
6	2	6.73	13.46	3.84	8	0	13
- Core Drills - Totals:							
	4		**21**		**14**	**0**	**21**
JWD Specialties Totals:	**4**		**21**		**14**	**0**	**21**

Misc - Text

Misc - Text - -

Material Multiplier: Net - Net - 1.00

Item / Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
TIE - IN TO EXISTING*							
	1	25.00	25.00	11.20	11	0	25
Misc - Text - - Totals:							
	1		**25**		**11**	**0**	**25**
Misc - Text Totals:	**1**		**25**		**11**	**0**	**25**

Misc. Consumables

- Copper Joints -

Material Multiplier: XNET2 - Additional Net Material Multiplier - 1.00

Item / Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
ProPress							
2	5	0.03	0.15	0.00	0	0	0
- Copper Joints - Totals:							
	5		**0**		**0**	**0**	**0**

- Copper Joints Silicone Lube -

Material Multiplier: XNET2 - Additional Net Material Multiplier - 1.00

Item / Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
Silicone Lube							
Seal Lubricant	0	0.00	0.00	0.00	0	0	0
- Copper Joints Silicone Lube - Totals:							
	0		**0**		**0**	**0**	**0**

J. W. Danforth
Recap with Total Cost

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Bid ID: NOC188JDC
Data Calculated: 12/18/2025 8:34:13 AM
Base Bid;

Report Time: 12/18/25 8:35 AM

Misc. Consumables

- Plastic Joints Glue & Cleaner -

Material Multiplier: XNET2 - Additional Net Material Multiplier - 1.00

Item	Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
Glue & Cleaner								
	Cement - PVC	1	41.26	37.80	0.00	0	0	38
	Cleaner-All Purpose	1	28.79	26.38	0.00	0	0	26
- Plastic Joints Glue & Cleaner - Totals:								
		2		**64**	**0**	**0**	**0**	**64**
Misc. Consumables Totals:		**7**		**64**	**0**	**0**	**0**	**64**

Misc. Steel Items

- Bolts,Nuts&Washers -

Material Multiplier: XNET - Net Material Price - 1.00

Item	Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
Nuts - Cadmium Pltd								
	3/8	18	0.03	0.54	0.00	0	0	1
	5/8	48	0.12	5.76	0.00	0	0	6
Washers - Cad, Pltd								
	3/8	18	0.01	0.18	0.00	0	0	0
	5/8	48	0.03	1.44	0.00	0	0	1
- Bolts,Nuts&Washers - Totals:								
		132		**8**	**0**	**0**	**0**	**8**
Misc. Steel Items Totals:		**132**		**8**	**0**	**0**	**0**	**8**

Plumbing Equipment

Plumbing Equipment - -

Material Multiplier: Net - Net - 1.00

Item	Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
VTR Pipe Portal								
		1	85.00	85.00	1.40	1	0	85
Plumbing Equipment - - Totals:								
		1		**85**	**1**	**0**	**0**	**85**
Plumbing Equipment Totals:		**1**		**85**	**1**	**0**	**0**	**85**

J. W. Danforth
Recap with Total Cost

There was one calculation message.
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Bid ID: NOC188JDC
Data Calculated: 12/18/2025 8:34:13 AM
Base Bid;

Report Time: 12/18/25 8:35 AM

Plumbing Fixtures

Plumbing Fixtures - -

Material Multiplier: Net - Net - 1.00

Item Size	Quantity	Price	Mat. Cost	Unit Lab Hr	Total Hrs	Labor Cost	Total Cost
2"FD Floor Drain*	1	784.88	784.88	5.60	6	0	785
4" FD Floor Drain*	3	784.88	2,354.64	5.60	17	0	2,355
DPCO Cleanout*	1	400.00	400.00	5.60	6	0	400
Plumbing Fixtures - - Totals:	**5**		**3,540**		**28**	**0**	**3,540**
Plumbing Fixtures Totals:	**5**		**3,540**		**28**	**0**	**3,540**

	Material Cost	Total Hrs	Labor Cost	Total Cost
Grand Totals	**$17,605**	**178**	**$0**	**$17,605**

* Items flagged with an asterisk may have their price and labor overwritten in Excel's Rapid Reports

PCO-357 Rec'd TCCo 02.23.26

Eastern Regional Contracting, Inc.
2114 Broadway, Watervliet, New York 12189

Specializing in
Refractories & Insulations

Phone: (518)266-9120 Fax: (518)266-9029

Bid Id No: Bid Date: 02/20/2026

Project Name: Albany Airport NOC#188 Level 2 Bathroom 7th Lane TSA
Sanitary Insulation Only

Mechanical Contractor: J.W. Danforth

Contact Information: Mike Reverdatto

Labor : $3,493.44

Material: $1,006.56

Total Change Order: $4,500.00

- PRICE DOES NOT INCLUDE SALES TAX. PLEASE ADD SALES TAX IF APPLICABLE

Labor & Materials for insulation per specs,
Lift not Included/Scaffolding Not Included
Fire Stopping Not Included
Pricing Good Through 03/20/2026

Edward Sutton
President
(518)857-4080 Cell

PCO-357 Rec'd TCCo 02.23.26

ABSOLUTE Fire Protection LLC
1182 US Route 9W (PO Box 10) • Selkirk, NY 12158
(518) 767-3700 • (518) 767-3711 Fax
www.AbsoluteFirePro.com • mail@AbsoluteFirePro.com

FIRE PROTECTION PROPOSAL
REQUEST FOR CHANGE ORDER

PROPOSAL SUBMITTED TO: MLB Construction		**PHONE:** **CELL:**	**DATE:** 12/23/2025
STREET 1 Stonebreak Rd		**JOB NAME:** AIA BP04	
CITY, STATE AND ZIP CODE: Malta, NY		**JOB LOCATION:** Albany, NY	
ATTENTION: Craig Dittl	**EMAIL:** Cdittl@mlbind.com	**REFERENCE:** NOC #188	**COR NUMBER:** 011

This change order proposal reflects the cost to add a sprinkler main off the 3rd floor bridge system to feed the new Level 2 bathrooms as referenced in NOC #188.

Includes:

- **Labor**
- **Material**
- **10% OH&P**

Excludes:

- All control, power, fire alarm, disconnects, detection wiring, or other electrical work etc.
- Allowances, sales taxes, overtime, unit prices, bond costs, permit fees, OCP/CCIP insurance requirements.
- All labor and material required for re-located main piping, branch line piping, system risers, backflow preventers, FDC's, main drains etc.
- All labor and material required for ceiling removals and re-installations needed to access our work.
- All labor and material required for insulating, heat tracing, cleaning, disinfecting, painting, and/or labeling of pipe.
- All labor and material required for covering, protecting, and/or replacing sprinkler heads damaged from paint.
- All labor and material required for fire watches, temporary fire protection, or impairment plans.
- All labor and material required for re-location of existing to remain piping due to conflicts with other trades new work.
- All WMBE/SDVOB goals and/or participation

WE PROPOSE TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE ADDITIONAL SUM OF:

TWO THOUSAND, SIX HUNDRED ***DOLLARS ($2,600.00)***

PAYMENT TO BE MADE AS FOLLOWS: **1% - 10 net 30- Plus sales tax if required.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature: Jordan Newton

Note: This proposal may be withdrawn by us if not accepted within: 15 *days.*

Acceptance of Proposal - *The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.*
Date of Acceptance:

Signature: _____

Signature: _____

PCO-357 Rec'd TCCo 02.23.26

PROPOSAL PRICING SHEET

Job Name: AIA BP04				Bid #:	
Description of Work:				Job #:	1269
NOC #188 New Bathroom Sprinkler Main Installation					
				DATE:	12/23/25
DESCRIPTION	QUANITY	@			EXTEN.
Material					
Victaulic 2" Grooved Tee	1	$26.21		$26.21	
Victaulic 2" Grooved Coupling	16	$17.08		$273.28	
Victaulic 2" Grooved Cap	1	$8.74		$8.74	
Victaulic 2" Grooved 90	6	$12.86		$77.16	
2" Schedule 10 Black Pipe	42	$3.10		$130.20	
2" Hanger Assembly	6	$10.00		$60.00	
1" Ball Valve	1	$26.23		$26.23	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$601.82	$601.82
		Tax	0%		$0.00
Labor					
Foreman	8	$114.32		$914.56	
Fitter	8	$105.84		$846.72	
Foreman (Premium)				$0.00	
Fitter (Premium)				$0.00	
PM/Design				$0.00	
Truck				$0.00	
				$1,761.28	$1,761.28
				SUB-TOTAL:	2363.10
				OH & P:	236.31
				TOTAL:	2599.41

PCO-357 Rec'd TCCo 02.23.26

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est. 1939

JOB # 6846-86R1

MLB Constructions Services, LLC.
1 Stonebreak Rd. Malta, NY 12020

February 19, 2026
Prepared by: Everett Jones
Contact Info: ejones@martinelectric.com

Attn: Craig Dittl cdittl@mlbind.com
RE: Albany Airport BP-04 – NOC#188 L2 Bathrooms and TSA Lane 7 Mods

Craig,

Martin Electric is pleased to provide this revised CO Proposal for the above-mentioned project. Please review our clarifications and exclusions for this scope and thank you for this opportunity.

SCOPE OF WORK

The first proposal had a few assumptions that are no longer the case.

- The shaft wall was sheet rocked or soon to be sheet-rocked increasing level of difficulty and electrical routings.
- The TSA Lane 7 Area wasn't going to start until late September. We are now under the impression that will begin in July.
- In addition to the TSA Area lift a 2nd outdoor lift was going to be needed to catch the 12-core drills.

Martin Electric has reviewed their proposal and has adjusted the scope of work as defined below:

- Reduced Exhaust Fan EF-1 power wiring from EH2PB with the understanding the shaft wall will not be sheet rocked until power pathway is installed.
- Removed 12-1" Core Drills, Fire Stop, Lift, horizontal conduit run under the L2 Floor. New scope will be 6-1" EMT conduits from the top of panel EH2PB to just above the vending area drop ceiling with a 90-degree elbow for future power.
- Removed (3) North Wall vending area duplexes and (1) quad in the vending area that Turner has with the bathroom contractor.
- Re-evaluated the Cx hours for each supported vendor.
- *Martin scope specifically excludes sheetrock removal for access to panel EHP2B as the panel is installed and terminated.*
- *Martin specifically excludes all K13 patching for core drills and hangers on the underslab of L2*
- *Martin scope specifically excludes any new metal ceiling and or any new wood baffle ceiling removals. All electrical overhead work needs to be completed prior. Until updated Fire Alarm, Security and AV shop drawings are finished routings are not known.*

JOB # 6846-86R1

MLB Constructions Services, LLC.

1 Stonebreak Rd. Malta, NY 12020

February 19, 2026

Prepared by: Everett Jones
Contact Info: ejones@martinelectric.com

- *Martin scope includes some coordination with the L2 Bathroom contractor but only for final locations of Fire Alarm and AV speakers.*
- *BIM modeling has been excluded.*

CLARIFICATIONS

- Coordinate work with MLB.
- All Labor, Material, Management, Equipment, Tools, and Service Vehicles included.
- Please reference updated **PROPOSAL TERMS**, regarding the Commodities Market.

APPROACH

Martin Electric plans to approach this project in the following manner:

- Review all the requirements of the systems/equipment to be installed with the appointed representative.
- Review and determine with the site representative the proposed routing, for approval, prior to installation of conduit, and wire.
- Review and make every effort to expedite delivery of long lead materials.
- Complete the installation of the required services within schedule, unless delayed by others.
- Evaluate project activity periods and maintain scheduled activity completions.

EXCLUSIONS

- Dumpster Cost of any type.
- Cost for seismic restraints of any type.
- All field modifications of equipment furnished by others.
- Any concrete, cutting, patching, or painting.
- Any excavation and backfill.
- Fireproofing is not included.
- Daily coordination with ACAA of work areas (by MLB).
- Accelerated work requiring added resources/equipment. At present all work is planned to be contiguous with Contract scope.
- Overtime, and/or Shift Work.

PCO-357 Rec'd TCCo 02.23.26

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JOB # 6846-86R1
MLB Constructions Services, LLC.
1 Stonebreak Rd. Malta, NY 12020

February 19, 2026
Prepared by: Everett Jones
Contact Info: ejones@martinelectric.com

PROPOSAL COST

Based on the Services to provide the Proposed Scope of Work, the Approach, and the Clarifications, Inclusions and Exclusions listed above; Martin Electric is proposing the amount of:

MATERIALS/SUBS/VENDORS	$ 34,285
LABOR	$ 53,051
TOTAL	**$ 87,336**

PROPOSAL TERMS:

Terms for payment shall be net 30 days based on a schedule of values from the contract. This quote is valid for **15 days** due to the current market for commodities and Material pricing will be updated, as necessary, upon the date of Approval, and is made contingent upon both parties reaching mutually agreeable terms and conditions.

NOTICE:

THIS PROPOSAL IS CONTINGENT ON A LACK OF IMPACT BY THE CORONAVIRUS NATIONAL EMERGENCY. Given the existence of the coronavirus pandemic, Martin Electric Inc. will use its best efforts to staff and supply this project to be able to hit the scheduled completion date but reserves its right to seek an excusable extension of time if Martin Electric Inc., or its subcontractors and suppliers are unable to maintain planned crew sizes due to the illness, supply shortages or governmental restraints on business, travel and/or assembly. To the extent that the project is suspended pursuant to the terms of the proposed Martin Electric Inc. Subcontract, we intend to seek additional costs associated with the suspension.

Job ID: 6846-86R1
Project: Rev SOW PCO-297 AA L2 Bathrooms.TSA L7

PCO-357 Rec'd TCCo 02.23.26

GJM MARTIN ELECTRIC
Certified WBE

Bid Summary Report

19 Feb 2026 15:15:32

Tax Rate status: Default **Bid Name:** BASE BID **Bid Template:** MARTIN

Drawing	Phase	Quote $	Material $	Equip $	SubCon $	Labor Hrs
	RECEPTACLES > RESTROOMS	0.00	276.17	0.00	0.00	18.88
	BRANCH	0.00	262.78	0.00	0.00	16.21
	HVAC & MOTORS > RESTROOMS	0.00	6,527.51	0.00	0.00	97.87
	FIRE ALARM	10,950.00	2,300.09	0.00	0.00	193.26
	LOW VOLTAGE SYSTEMS	3,904.49	478.13	0.00	0.00	38.78
	LOW VOLTAGE SYSTEMS > CAMERA	4,784.44	162.36	0.00	0.00	18.00
	COMMUNICATIONS	0.00	701.55	0.00	0.00	26.50
	EQUIPMENT	0.00	0.00	750.00	0.00	0.00
	Sheet Totals:	19,638.93	10,708.58	750.00	0.00	409.49
	Tax:	0.00	0.00	0.00	0.00	
				Sub Total (Quo/Mat/Equip/Sub):	31,097.51	
				Sales Tax:	0.00	
				Sub Total:	31,097.51	31,097.51

Bid Notes:

TAX RATES

Material:	0.0000%
Quote:	0.0000%
Labor:	0.0000%
Equipment:	0.0000%
Subcontract:	0.0000%
Job:	0.0000%

MISCELLANEOUS

Avg. Lbr. Rate (Cost):	118.71
Avg. Lbr. Rate (Bid):	124.65
Total Square Feet:	1.00
Cost Per Sq. Ft.:	87,336.30
Labor $ Per Sq. Ft.:	46,296.41
Labor Hrs Per Sq. Ft.:	409.49
Quantity of Units:	1.00
Cost Per Unit:	87,336.30
Calc. Adjustment:	0.00%

Direct Labor $:	45,567.33
Indirect Labor $:	0.00
Labor Escalation:	729.08
Labor Tax:	0.00
Direct Job Costs (2.09%):	1,822.68
Prime Cost:	79,216.60
Overhead (Avg. 5.00%):	3,960.83
Net Cost:	83,177.43
Profit (Avg. 5.00%):	4,158.87
Job Tax:	0.00
Bond (0.0000%):	0.00
Lump Sum:	0.00
Selling Price:	87,336.30

LABOR ADJUST

ESTIMATED HOURS	ELECTRICAL	MACHINE OPERATOR	LOW VOLTAGE	PRE-FAB	Labor Class 5	Labor Class 6	Labor Class 7	Labor Class 8	Labor Class 9	Labor Class 10
REGULAR	409.49	--	--	--	--	--	--	--	--	--
OVERTIME	--	--	--	--	--	--	--	--	--	--
SHIFT-2	--	--	--	--	--	--	--	--	--	--
SHIFT-3	--	--	--	--	--	--	--	--	--	--
DOUBLE TIME	--	--	--	--	--	--	--	--	--	--
ESTIMATED HOURS:	409.49	--	--	--	--	--	--	--	--	--
LOSS LBR ADJ:	--	--	--	--	--	--	--	--	--	--
CALCULATED HRS										
REGULAR	409.49	--	--	--	--	--	--	--	--	--
OVERTIME	--	--	--	--	--	--	--	--	--	--
SHIFT-2	--	--	--	--	--	--	--	--	--	--
SHIFT-3	--	--	--	--	--	--	--	--	--	--
DOUBLE TIME	--	--	--	--	--	--	--	--	--	--
TOTAL ADJ LABOR:	409.49	--	--	--	--	--	--	--	--	--

TOTAL ADJUSTED LABOR HOURS: 409.49

DIRECT LABOR

Labor Class	Job Description	Labor Type	Crew	Rate	Man Hours	Extension
ELECTRICAL	GENERAL FOREMAN	REGULAR	0	$127.52	58.50	$7,459.81
	JOURNEYMEN	REGULAR	1	$116.01	117.00	$13,572.97
	JOURNEYMEN	REGULAR	2	$104.85	234.00	$24,534.55

AVERAGE DIRECT LABOR RATE: $111.28

TOTAL DIRECT LABOR: $45,567.33

INDIRECT LABOR

Labor Description	Hours	Rate	Ext $

TOTAL INDIRECT LABOR: $0.00

DIRECT LABOR TOTAL:	45,567.33	
INDIRECT LABOR TOTAL:	0.00	
LABOR ESCALATION:	729.08	
LABOR $ ADJUSTMENT:	0.00	
LABOR TAX:	0.00	
LABOR TOTAL:		$46,296.41

MATERIAL:	10,708.58	
MATERIAL ESCALATION:	0.00	
MATERIAL ADJUSTMENT:	0.00	
MATERIAL TAX:	0.00	
MATERIAL TOTAL:		$10,708.58

QUOTES

Component	Vendor	Amount
SECURITY	Convergint	4,784.44
CLOCK & SOUND	Synapse	3,904.49
FIRE ALARM	Fire Security & Sound, Inc	10,950.00

PCO-357 Rec'd TCCo 02.23.26

QUOTED MATERIAL:	19,638.93	
ADJUSTMENT:	0.00	
QUOTE TAX:	0.00	
QUOTED MATERIAL TOTAL:		$19,638.93

SUBCONTRACTS

Component	Vendor	Amount

SUBCONTRACTS:	0.00	
ADJUSTMENT:	0.00	
SUBCONTRACT TAX:	0.00	
SUBCONTRACTS TOTAL:		$0.00

EQUIPMENT

Component	Vendor	Amount
SCISSOR LIFT		750.00

EQUIPMENT:	750.00	
ADJUSTMENT:	0.00	
EQUIPMENT TAX:	0.00	
EQUIPMENT TOTAL:		$750.00

DIRECT JOB COSTS

Description	Dollars
WARRANTY	455.67
SAFETY	1,367.01

DIRECT JOB COSTS:	1,822.68	
ADJUSTMENT:	0.00	
TOTAL DIRECT JOB COSTS:		$1,822.68
JOB COST w/NO OVERHEAD:		**$79,216.60**

OVERHEAD

MATERIAL OVERHEAD:(5% markup)	535.43
QUOTES OVERHEAD:(5% markup)	981.95
LABOR OVERHEAD:(5% markup)	2,314.82
SUBCONTRACTS OVERHEAD:(5% markup)	0.00
EQUIPMENT OVERHEAD:(5% markup)	37.50
DJC OVERHEAD:(5% markup)	91.13

TOTAL OVERHEAD:	$3,960.83
JOB COST w/OVERHEAD:	**$83,177.43**

PROFIT	
MATERIAL PROFIT:(5% markup)	562.20
QUOTES PROFIT:(5% markup)	1,031.04
LABOR PROFIT:(5% markup)	2,430.56
SUBCONTRACTS PROFIT:(0% markup)	0.00
EQUIPMENT PROFIT:(5% markup)	39.38
OJC PROFIT:(5% markup)	95.69

TOTAL PROFIT: $4,158.87

MISCELLANEOUS	
JOB TAX:	0.00
BOND:	0.00

MISCELLANEOUS TOTAL: $0.00

LUMP SUM	
LUMP SUM 1:	0.00
LUMP SUM 2:	0.00
LUMP SUM 3:	0.00
LUMP SUM 4:	0.00

LUMP SUM TOTAL: $0.00

BID TOTAL: **$87,336.30**

PCO-357 Rec'd TCCo 02.23.26

A DIVISION OF: sciens Building Solutions

Fire Security & Sound Systems, LLC.

4 Avis Drive
Latham, New York 12110
Tel 518.250.4364 Fax 518.250.4365
www.firesecuritysound.com

To: Martin Electric **Sales Team:** Ian Reilly / Steve Herring / Roy A. Yannes

Attn: **Everett Jones** **Email:** IanReilly@firesecuritysound.com

Quote #: 2025-0519 Rev 1 **Date:** November 24, 2025

Re: Albany Airport Passenger Screening – NOC #188

We are pleased to submit the following quotation for your review. Our price does not include standard boxes, pipe, wire or installation.

Fire Alarm System Additions/ Modifications (EST): 10 Smoke Detectors, 10 Detector Bases, 2 Ceiling Speaker/Strobes w/Mounting Back Plates, 5 Ceiling Strobes w/Mounting Back Plates,1 Wall Mounted Speaker Strobe Modify System Programming and Graphics, 1 Lot Engineering and Technician Labor.

Total Price is: $10,975.00 (plus any appl. taxes)

Note: Quotation includes Technician time during normal business hours 7am-3:30pm to program and test devices. This Quotation also includes after hours 1am-3am Technician time to test AV devices.

The above price includes submittals, demonstration, supervision of final connections of control equipment and assisting in testing the system. It does not include tax, installation, engineered stamped drawings, permits or fees of any kind. Our terms are net 30 days with approved credit. Our proposal is subject to the attached terms and conditions.

This quotation will only be valid for 30 days. Equipment for projects should be released as soon as possible to mitigate delays in product allocation.

Working together as a team to achieve common goals.
We appreciate your business.

PCO-357 Rec'd TCCo 02.23.26

convergint

14 Petra Lane, Albany,New York 12203
Phone Mobile (518) 429-4902
sam.desorbo@convergint.com

December 2, 2025

Albany International Airport

Quotation: SD20885094P

Albany International Airport
737 Albany Shaker Rd, Security Ofc Main Terminal
Albany, New York 12211

Attention:

Reference: TSA Panoramic Cam

Scope of Work

Convergint is pleased to present this proposal to Martin Electric to provide an Axis P3737-PLE Panoramic to be installed at the TSA checkpoint at the Albany International Airport.

Convergint will provide the camera, accompanying recessed ceiling mounting hardware, and Genetec licenses. Convergint will conduct cyber-hardening, aiming/focusing, programming, and testing of the camera.

Includes:

- Delivery of materials outlined in this proposal including:
  - (1) Axis P3737-PLE Panoramic Camera
  - (1) Recessed ceiling mount.
  - Genetec licensing.
- Programming of Cameras
- Cyber-hardening
- Camera focusing and aiming.
- Testing of Camera

[redacted]

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Exclusions:

- Any material, labor, or software not explicitly listed in this proposal
- Lift
- Cabling – To be provided by Martin Electric
- Physical Installation – To be performed by Martin Electric.
- Network Switch.

Assumptions:

- Available port on the switch for the camera to connect to.
- POE+ available from the switch.
- Any additional material, labor, or services required beyond the defined scope will be documented in a change order and submitted for approval prior to proceeding.
- Installation location is drop-ceiling

Notes:

- Proposal is based on prevailing wage labor rates.
- Daytime weekday working hours.

Materials

Line	Qty	Part	Description	Unit Price	Extended Price
1	CCTV				
2	1.00	Z4-02634001	P3737PLE 4X5MP PANO IR AI IP67	$ 1,897.62	$ 1,897.62
3	1.00	Z4-02873001	AXIS TP3204-E RECESSED MOUNT	$ 146.61	$ 146.61
4	Licenses				
5	1.00	GSC-OM-E-1C	1 Enterprise camera connection, mandatory Genetec Advantage	$ 280.03	$ 280.03
6	1.00	ADV-CAM-E-1Y	Genetec Advantage for 1 Omnicast Enterprise Camera 1 year	$ 38.27	$ 38.27

Labor

PCO-357 Rec'd TCCo 02.23.26

convergint

Hours Reg	Labor Classification	Reg Rate	Extended Price
8.00	Technician Labor	184.26	1,474.08
4.00	Project Manager	171.01	684.04

Equipment Total	$	2,362.53
Labor Total	$	2,158.12
Freight / Warranty	$	227.79
Subtotal	$	4,748.44
Sales Tax	$	0.00
Total Project Price	$	**4,748.44**

convergint

Clarifications and Exclusion

1. All work proposed herein, shall be performed during normal business hours Monday through Friday 8:00 am - 5:00 pm.
2. Low voltage wiring shall be installed via open air code approved methods.
3. Provision or installation of conduit, wire, boxes, fittings or other electrical installation materials unless specifically listed under Inclusions or Bill of Materials.
4. Permits or associated fees are not included.
5. Customer to provide static IP addresses and network connections at panel locations.
6. Customer to provide a secured staging & storage area for project related materials.
7. Pricing assumes that electronic Auto CAD files are available from customer for our use in creating submittal drawings.
8. Fifty percent (50%) of the proposed sell price shall be payable to Convergint for project mobilization. Mobilization shall be invoiced and due upon customer acceptance of this proposal.
9. Proposal does not include sales tax unless otherwise noted.
10. Anything in the Contract Documents notwithstanding, in no event shall either Contractor or Subcontractor be liable for special, indirect, incidental or consequential damages, including commercial loss, loss of use, or lost profits, even if either party has been advised of the possibility of such damages.
11. Convergint reserves the right to negotiate mutually acceptable contract terms and conditions with customer by making mutually agreeable changes to the formal contract included in the Bid Documents.
12. Customer acknowledges that supply-chain and shipping difficulties may result in unavoidable delays in deliveries of materials despite timely placement of orders and efforts by Convergint and its suppliers to avoid such delays. Customer agrees to provide Convergint with reasonable extensions of time to the extent of any such delays and Convergint agrees to make reasonable efforts to avoid or minimize such delays. Customer further acknowledges that the above-referenced supply-chain and shipping difficulties may result in unanticipated increases to Convergint's proposal pricing on products covered by this quote or any resulting agreement and that such increases may occur between the time this quote is provided, or any resulting contract is executed and the time when Convergint actually purchases the products covered by this quote or a resulting agreement. Customer agrees that it will pay any such increase in Convergint's initial pricing of obtaining the products above the proposal pricing upon which the quote or agreement was based, by change order or otherwise, and Convergint agrees that it shall make commercially reasonable efforts to minimize any such increase.

REVIEW IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION PRIOR TO USING A CONVERGINT-INSTALLED SYSTEM: See the "IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION" documentation, available at convergint.com/terms.

PCO-357 Rec'd TCCo 02.23.26

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IMPORTANT NOTICE

You requested that Convergint provide you with certain security and safety products and services. By using these products and services, you acknowledge that:

- **Under no circumstances should Convergint-provided products and services be your sole method of security or safety.** Effective security and safety require a multi-layered approach involving people, processes, and technologies. Convergint-provided products and services do not guarantee security or safety, will not detect or prevent all threats or risks all the time (including threats they are designed to detect), and will not ensure overall safety and security. You are ultimately responsible for your people, premises, and property, including for maintaining an effective response plan and promptly implementing your response plan in response to alarms or threats.
- **All security products and services have limitations.** No product or service can guarantee safety or security. It is your responsibility to ensure you are informed about product or service limitations and that you regularly test and validate the products and safety plans. Reach out to your Convergint account executive to learn how our support services can help. And if you have a service plan, you are responsible for promptly notifying Convergint in the event of any defect, malfunction, or performance issue with the products and services.
- **Various factors can impact product performance.** Selecting products and settings may involve tradeoffs between the level of security and safety on the one hand and speed, convenience, and cost on the other hand. Convergint can give you guidance, but you are ultimately responsible for selecting products and settings based on your organization's risk profile and tolerance.
- **The products are made by third-party manufacturers, not Convergint.** You are bound by and must use, test, and maintain the products in accordance with the manufacturer's terms and instructions. Convergint does not independently validate the accuracy of claims or statements made by manufacturers, and makes no assurances regarding their accuracy. You are responsible for using the products and services in compliance with laws and regulations applicable to you or as permitted in your jurisdiction.
- **All products and services are governed exclusively by a final agreement.** No advertisement, literature, brochure, website, or statements made during the sale process or otherwise (whether orally or in writing) should be interpreted as a promise, warranty, or other assurance.
- **You have reviewed the "IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION" documentation, available at convergint.com/terms.**

[redacted]

PCO-357 Rec'd TCCo 02.23.26

convergint

Thank you for considering Convergint for your Security needs. If you have any questions or would like additional information, please don't hesitate to contact me immediately. If you would like to proceed with the scope of work as outlined in this proposal, please sign below and return to my attention.

Sincerely,

Sam DeSorbo
Convergint
Sam DeSorbo

By signing below or accepting the services described in this proposal, Customer accepts and agrees to this proposal, including the enclosed Terms and Conditions, along with any addendums or exhibits that may be attached or referenced therein. Any additional or contrary terms, including on a Customer PO, are expressly rejected. By signing, you represent and warrant that you have authority to accept this proposal on behalf of Customer.

	December 2, 2025
Customer Name (Printed)	Date
Authorized Signature	Title

[redacted]

PCO-357 Rec'd TCCo 02.23.26

Synapse
audio visual designs, llc

411 Sette Dr. | Suite N3 | Paramus, NJ 07652
p: 201.576.9200

Change Order

Billed To:
Everett Jones
Martin Electric
164 Columbia Turnpike Suite B
Rensselaer, NY 12144

Billed From:
Synapse Audio Visual Designs, LLC
411 Sette Dr. Suite N3
Paramus, NJ 07652
201.576.9200

Quote#	Your Ref#	Job Name	Date
Mart120523		NOC # 188 PCO-357 L2 Bathrooms and TSA electrical rough-in	11/13/25

Change Order #	Change Order Name	Approved By
Mart1113251c	NOC # 188 PCO-357 L2 Bathrooms and TSA electrical rough-in	Everett Jones

Qty	Description	Unit	Total
9	QSC AD-C6T-ZB		
1	Freight		
1	Drafting and Engineering		
1	Programming		
		Subtotal	3904.49
		Total	**3904.49**

Note this change order becomes part of and in conformance with the existing contract.

Authorized Signature: _____

Print Name: _____

Note this change order becomes part of and in conformance with the existing contract.

PCO-369

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PCO-369 Rec'd TCCo 02.06.26

PROPOSAL

SUBMITTED TO:
Rob Wagner
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME	
Alb. Airport 21-1082-STR & INT	
PROJECT NO.	DATE
23-114	2/6/26
PROPOSAL NO.	PROPOSAL AMOUNT
197	$ 23,870.00

Per NOC 197 dated 10/15/2025, MLB Construction Services LLC is pleased to present our proposal for the following:

Per the response to RFI-462, see the attached revised RCP which adds the rebuilding of the soffit at 7-Line.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Elastic Exp. Joint/Seals		$1,197.13				$1,197.13
Gypsum Drywall	$4,994.40					$4,994.40
Adirondack Taping & Supply Inc				$16,318.04		$16,318.04
					Subtotal:	$22,509.57
		MLB OH&P (Self-performed)		$6,191.53	10.00%	$619.00
		MLB OH&P (Subcontractors)		$14,834.58	5.00%	$741.43
					Total:	**$23,870.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN.

Submitted by: 2/6/26
Craig Dittl
MLB Construction Services LLC

Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

PCO-369 Rec'd TCCo 02.06.26

Corporate Headquarters
S80 W18766 Apollo Drive
PO Box 406
Muskego, WI 53150
www.inprocorp.com
Nationwide: (800) 222-5556
Fax: (888) 715-8407

Quotation

To:	MLB Constr Services LLC	**Date:**	01/29/2026
ATTN:	Kevin Dooling 518-289-1371	**Project Number:**	P-611629
	kdooling@mlbind.com	**Quote #:**	01586769
Fax:		**Revision #:**	0
Project:	Albany County Airport Authority-Terminal Expansion-Building Envelope & Canopies/	**Customer #:**	427384
Location:	Albany, New York, 12211	**Printed By:**	KWILTZ
Sales Rep:	Scott Caby	**Document ID:**	P-611629-01586769-1
	scaby@inprocorp.com		

Base			
Item Number	**Item Description**	**Item Color**	**Piece**
J113-A07-075	113 Series System WL/WL 3" Joint 10'	TBD	2EA
J113-A09-075	113 Series System WL/CRNR 3" Joint 10'	TBD	3EA
		Base Sub Total:	**$ 793.55**
		Shipping (Albany NY 12211) via OLD DOMINION:	**$ 403.58**
		Base Total (USD):	**$ 1,197.13**

Grand Total: (USD) $ 1,197.13

The [Distributor/Vendor/Customer] shall not use or resell the Product(s), directly or indirectly, in a manner contrary to special U.S. laws and regulations governing exports or re-exports of Products, including applicable U.S. trade sanctions and anti-boycott regulations. Inpro will provide copies of such regulations to [Distributor/Vendor/Customer] upon its request.

State, county and use tax if applicable, will be added to the invoice at time of billing. Tax rates are subject to change at the state and federal government's discretion.

Customer is responsible for supplying a valid sales tax exemption certificate at time of order if an exemption is claimed.

This proposal is valid for thirty (30) days from the date of issue and subject to Inpro's Standard Terms & Conditions.

ALBANY AIRPORT | RFI-462 SOFFIT | PCO-369 Rec'd TCCo 02.06.26 (5)

- INSTALL OF EXPANSION JOINT BETWEEN 6.9 & 7-LINE
  - ↳ DISCUSSED WITH MARTY
    - 2 MEN, 3 NIGHTS (10-HOUR SHIFTS) * DIFFERENTIAL
    - = 60 MAN HOURS ($83.24) = $4,994.40 (5)

PCO 369 Rec'd TCCo 02.06.26 ACCEPTED BY TCCO 11/4/25

CD

CARPENTERS

		J	J - OT	J-2SHIFT	J-3SHIFT	J-3SHIFT - OT	F	F - OT	F-2SHIFT	F-3SHIFT	F-3SHIFT OT
Base Rate		36.38	54.57	40.02	41.84	62.76	43.21	64.82	42.77	44.71	67.07
Union Fringes											
Health & Welfare		$ 8.50	$ 8.50	$ 8.50	$ 8.50	$ 8.50	$ 8.50	$ 8.50	$ 8.50	$ 8.50	$ 8.50
Pension		$ 11.75	$ 11.75	$ 11.75	$ 11.75	$ 11.75	$ 11.75	$ 11.75	$ 11.75	$ 11.75	$ 11.75
Annuity		$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00
App Training		$ 0.75	$ 0.75	$ 0.75	$ 0.75	$ 0.75	$ 0.75	$ 0.75	$ 0.75	$ 0.75	$ 0.75
Admin & Safety		$ 0.36	$ 0.36	$ 0.36	$ 0.36	$ 0.36	$ 0.36	$ 0.36	$ 0.36	$ 0.36	$ 0.36
CITF		$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15
Labor Mgmt		$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15	$ 0.15
HRA		$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50	$ 1.50
Total Fringe Benefits		$ 25.16	$ 25.16	$ 25.16	$ 25.16	$ 25.16	$ 25.16	$ 25.16	$ 25.16	$ 25.16	$ 25.16
Payroll Taxes, Ins & Other											
SOC	6.20%	$ 2.26	$ 3.38	$ 2.48	$ 2.59	$ 3.89	$ 2.68	$ 4.02	$ 2.65	$ 2.77	$ 4.16
MED	1.45%	$ 0.53	$ 0.79	$ 0.58	$ 0.61	$ 0.91	$ 0.63	$ 0.94	$ 0.62	$ 0.65	$ 0.97
FUTA	1.00%	$ 0.36	$ 0.55	$ 0.40	$ 0.42	$ 0.63	$ 0.43	$ 0.65	$ 0.43	$ 0.45	$ 0.67
SUTA	9.90%	$ 3.60	$ 5.40	$ 3.96	$ 4.14	$ 6.21	$ 4.28	$ 6.42	$ 4.23	$ 4.43	$ 6.64
WC	15.50%	$ 5.64	$ 5.64	$ 6.20	$ 6.49	$ 6.49	$ 6.70	$ 6.70	$ 6.63	$ 6.93	$ 6.93
Vacation - F	1.92%						$ 0.83	$ 0.83	$ 0.83	$ 0.83	$ 0.83
Total PR/Insurance		$ 12.39	$ 15.76	$ 13.63	$ 14.25	$ 18.13	$ 15.54	$ 19.55	$ 15.39	$ 16.05	$ 20.20
Total Fringe Benefits/PR/Ins		**$ 37.55**	**$ 40.92**	**$ 38.79**	**$ 39.41**	**$ 43.29**	**$ 40.70**	**$ 44.71**	**$ 40.55**	**$ 41.21**	**$ 45.36**
Overhead (Base Rate + Fringes + PR/Ins)	10%	$ 7.39	$ 9.55	$ 7.88	$ 8.12	$ 10.60	$ 8.39	$ 10.95	$ 8.33	$ 8.59	$ 11.24
Profit (Base Rate + Fringes + PR/Ins)	5%	$ 3.70	$ 4.77	$ 3.94	$ 4.06	$ 5.30	$ 4.20	$ 5.48	$ 4.17	$ 4.30	$ 5.62
Total OHP		**$ 11.09**	**$ 14.32**	**$ 11.82**	**$ 12.19**	**$ 15.91**	**$ 12.59**	**$ 16.43**	**$ 12.50**	**$ 12.89**	**$ 16.86**
***Grand Total (Base Rate+Total Fringes Benefits/PR /Ins+OHP)**		**$ 85.02**	**$ 109.82**	**$ 90.63**	**$ 93.43**	**$ 121.95**	**$ 96.50**	**$ 125.95**	**$ 95.82**	**$ 98.81**	**$ 129.29**
Rate Differential			**$24.80**	**$5.61**	**$8.41**	**$36.93**	**$11.48**	**$40.93**	**$10.80**	**$13.79**	**$44.27**

Journeyman

Foreman $29.45

$81.24 + $2 (291 HAD $2 INCREASE AS OF Jan. 1, 2026)

= $83.24

CD

PCO-365 SUBCONTRACTOR PROPOSAL

Albany Airport Terminal Expansion Project BP-04

Field Order | Change Order

Subcontractor Name:	Adirondack Taping & Supply, Inc.	Date:	12/2/25
Address:	46 Elm Street	Project No.:	23114
	Glens Falls, NY 12801	ADK COR #	79
Telephone No.:	(518) 761-0089	NOC #	197

LABOR

Work Description	Trade	Hours	Total Rate from Labor Rate Breakdown	Total Labor Cost
Rebuild soffit along gridline 7 per RFIs 462 & 490.	Carpenter Foreman	21	$82.94	$1,741.74
	Carpenter	71	$78.39	$5,565.69
	Taper Foreman	6	$71.10	$426.60
[OT]	Carpenter Foreman	5	$106.30	$531.50
[OT]	Carpenter	15	$100.23	$1,503.45
A. TOTAL SUBCONTRACTOR LABOR				**$9,768.98**

MATERIAL

Material Description	Quantity	Unit	Unit Cost	Material Cost
2-1/2" 20ga studs	380	LF	$0.67	$254.60
2-1/2" 20ga track	240	LF	$0.67	$160.80
5/8" drywall	640	SF	$0.60	$384.00
Screws	2	box	$105.00	$210.00
Mud	1	Pails	$25.00	$25.00
Tape	1	Rolls	$10.00	$10.00
Cornerbead	40	LF	$0.42	$16.80
3-5/8" track 20ga	20	LF	$0.84	$16.80
3-5/8" stud 20ga	40	LF	$0.84	$33.60
Total from additional Material Worksheet Extension(s) if required.				
B. TOTAL SUBCONTRACTOR MATERIAL				**$1,111.60**

EQUIPMENT — Use of platform scaffold & Scissor lift

C. TOTAL SUBCONTRACTOR EQUIPMENT	**3,954.00**

SUMMARY

Total labor, material,equipment (A + B + C)	$14,834.58
Subcontractor's Override (10%)	$1,483.46
TOTAL SUB-PROPOSAL	**$16,318.04**

Taylor Oldroyd
Subcontractor's Signature

12/2/25
Date

Taylor Oldroyd
Please Type or Print Name

This Price is valid for, and work must be agreed upon within 7 days from date of submission upon which it becomes null and void.

PCO-369 Rec'd TCCo 02.06.26

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone. (518) 761 0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 10/30/25

Job: Albany Airport Terminal Expansion [BP-04]

General Contractor. MLB Construction

ADK's Extra Work Order #: PCO 369 RFI 462 ✓ COR 79

Location of Extra Work: Level 2 north west soffit

Description of Extra Work: T-Line
additional soffit along expansion joint on north west corner behind escalator

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman	2 ✓		2
Don Lenu	Carpenter ~~Foreman~~	5 ✓		5
Jason Varghas	Carpenter ~~Foreman~~	5 ✓		5
	Carpenter Foreman			
	Carpenter Foreman			
	Taper Foreman			
	Taper Foreman			
	Taper Foreman			

MATERIALS:		
Material Description	QTY	Units
2½ track 10'	3 ✓	Pieces
3 5/8 track 10'	1 ✓	Piece
3 5/8 Stud 10'	4 ✓	Pieces

Signature: Jim Standhart Date: 10/30/25
Adirondack Taping & Supply Inc.

Signature: Mark Mulligan (VIA) Date: 11/4/25
General Contractor

Signature: Ed Andres ✓ (VIA) Date: 11/4/25
Owner's Representative

PCO-369 Rec'd TCCo 02.06.26

Adirondack Taping & Supply Inc.
46 Elm St Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 10/31/25

Job: Albany Airport Terminal Expansion [BP-04]

General Contractor: MLB Construction

ADK's Extra Work Order #: PCO 369 RFI 462 ✓ CORE

Location of Extra Work: Level 2 North west Soffit

Description of Extra Work: @ 7-Line additional Soffit along expansion joint on North west corner Behind escalator level 2

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman	2 ✓		2
Jason Vierghes	Carpenter ~~Foreman~~	8 ✓		8
Don Lemo	Carpenter ~~Foreman~~	8 ✓		8
	Carpenter ~~Foreman~~			
	Carpenter ~~Foreman~~			
	Taper ~~Foreman~~			
	Taper ~~Foreman~~			
	Taper ~~Foreman~~			

MATERIALS:		
Material Description	QTY	Units
2 1/2 track 10'	3 ✓	Pieces
3 5/8 track 10'	1 ✓	Pieces
@ 2 1/2 Studs 8'	10 ✓	Pieces

Signature: Jim Standhart Adirondack Taping & Supply Inc. Date: 10/31/25

Signature: Mark Millington (PM) General Contractor Date: 11/4/25

Signature: Ed Andros ✓ (VIO) Owner's Representative Date: 11/4/25

PCO-369 Rec'd TCCo 02.06.26

Adirondack Taping & Supply Inc.
46 Elm St Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 11/3/25

Job: Albany Airport Terminal Expansion [BP-04]

General Contractor: MLB Construction

ADK's Extra Work Order #: PCO 369 RFI 467 ✓ CCD 79

Location of Extra Work: Level 2 North West Corner soffit near expansion

Description of Extra Work:

adding soffit along existing Building expansion line to the ceiling with

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman	1 ✓		1
Don Lena	Carpenter ~~Foreman~~	7 ✓		7
Shamire Thomas	Carpenter ~~Foreman~~	7 ✓		7
	Carpenter ~~Foreman~~			
	Carpenter ~~Foreman~~			
	Taper ~~Foreman~~			
	Taper ~~Foreman~~			
	Taper ~~Foreman~~			

MATERIALS:		
Material Description	QTY	Units
10' 2 1/2" track	4 ✓	Pieces
10' 2 1/2 metal stud	6 ✓	Pieces

Signature: Jim Standhart — Adirondack Taping & Supply Inc. Date: 11/4/25

Signature: Mark Mistler VTO — General Contractor Date: 11/4/25

Signature: Ed Andres ✓ VTO — Owner's Representative Date: 11/4/25

~~PCO-369 Rec'd TCCo 02.06.26~~

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 11/4/25

Job: Albany Airport Terminal Expansion [BP-04]

General Contractor: MLB Construction

ADK's Extra Work Order #: PCO 369 RFI 462 ✓ COR 79

Location of Extra Work: North west corner of Level 2 Soffit that Connets to existing Building

Description of Extra Work: expantion Layout of soffit Scrape fire proofing on track line and attaching track to Deck to Begin framing Drops

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman	3 ✓		3
Girmondo Bruce	Carpenter ~~Foreman~~	3 ✓		3
	Carpenter ~~Foreman~~			
	Carpenter ~~Foreman~~			
	Carpenter ~~Foreman~~			
	Taper ~~Foreman~~			
	Taper ~~Foreman~~			
	Taper ~~Foreman~~			

MATERIALS:		
Material Description	QTY	Units
10' - 2 1/2" track	3 ✓	Pieces

Signature: Jim Standhart — Adirondack Taping & Supply Inc. — Date: 11/5/25

Signature: Mark Mellon (VTO) — General Contractor — Date: 11/5/25

Signature: E C Andres ✓ VTO — Owner's Representative — Date: 11/5/25

PCO-369 Rec'd TCCo 02.06.26

MA

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 11/5/25

Job: Albany Airport Terminal Expansion [BP-04]

General Contractor: MLB Construction

ADK's Extra Work Order #: PCO 369 RFI 462 ✓ COR 79

Location of Extra Work: NORTH WEST CORNER SOFFIT Level 2. where new Buiding attaches to existing

Description of Extra Work:

adding soffit to next to expansion joint to match soff ~~that~~ on oppost side.

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman	8 ✓		8
Armondo Bruce	Carpenter ~~Foreman~~	8 ✓		8
	Carpenter ~~Foreman~~			
	Carpenter ~~Foreman~~			
	Carpenter ~~Foreman~~			
	Taper ~~Foreman~~			
	Taper Foreman			
	Taper ~~Foreman~~			

MATERIALS:		
Material Description	QTY	Units
10' - 2 1/2 track	8 ✓	Pieces
@8' - 2 1/2 Studs	22 ✓	Pieces

Signature: Jim Standhart Adirondack Taping & Supply Inc. Date: 11/6/25

Signature: Martin Millington (VIA) General Contractor Date: 11/6/25

Signature: ANDREAS (VIA) Owner's Representative Date: 11/6/25

PCO-369 Rec'd TCCo 02.06.26

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 11/10/25

Job: Albany Airport Terminal Expansion [BP-04]

General Contractor: MLB Construction

ADK's Extra Work Order #: PCO 369 RFI 962 ✓ COR 79

Location of Extra Work:

Description of Extra Work: Drywall on soffit in North west corner of 2nd floor Behind escalator

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman	1 ✓		1
Armondo Brace	Carpenter ~~Foreman~~	3 ✓		3
Pusqiulli DiGiorgio	Carpenter ~~Foreman~~	3 ✓		3
	Carpenter Foreman			
	Carpenter Foreman			
	Taper Foreman			
	Taper Foreman			
	Taper Foreman			

MATERIALS:		
Material Description	QTY	Units
4' x 8' 5/8 Drywall	6 ✓	Sheets

Signature: [signature] Adirondack Taping & Supply Inc. Date: 11/11/25

Signature: General Contractor Date:

Signature: [signature] Owner's Representative Date: 11/11/25

PCO-369 Rec'd TCCo 02.06.26

Adirondack Taping & Supply Inc.
46 Elm St Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 11/13/25

Job: Albany Airport Terminal Expansion [BP-04]

General Contractor: MLB Construction

ADK's Extra Work Order #: PCO 369 RFI 462

Location of Extra Work: Soffit on north west corner Behind Escalator

Description of Extra Work:

Drywall Bottom of Soffit.

T-Lites Soffit

#79

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman	1		1
Phil Cabularo	Carpenter ~~Foreman~~	2		2
Andrew Hendricks	Carpenter ~~Foreman~~	2		2
	Carpenter Foreman			
	Carpenter Foreman			
	Taper Foreman			
	Taper Foreman			
	Taper Foreman			

Totals
18
61

MATERIALS:		
Material Description	QTY	Units
4' x 12' Drywall 5/8	4	Sheets

Signature: _____ Date: 11/14/25
Adirondack Taping & Supply Inc.

Signature: _____ Date: 11/14/25
General Contractor

Signature: _____ Date: 11/14/25
Owner's Representative

PCO-369 Rec'd TCCo 02.06.26

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone (518) 761-0089
Fax (518) 793-7517

Daily Extra Work Order Form

Date: 11/14/25

Job.	Albany Airport Terminal Expansion [BP-04]
General Contractor:	MLB Construction
ADK's Extra Work Order #:	79
Location of Extra Work.	Taping of soffit behind escaltor
Description of Extra Work:	PCO 369 ✓ RFI 462

1st coat

9-1 thru B-C

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Stanchak	Carpenter Foreman	1 ✓		1
	Carpenter			
	Carpenter			
	Carpenter			
	Carpenter			
Ken Parker	Taper Foreman	3 ✓		3
	Taper			
	Taper			

MATERIALS:		
Material Description	QTY	Units
Mud	✓1	pail
Tape	✓1	roll
Use of scaffolding	1	
Lift		

Signature: Jim Stanchak — Date: 11/17/25
Adirondack Taping & Supply Inc.

Signature: [illegible] — Date: 11/18/25
General Contractor

Signature: Ed Andres (WF) ✓ — Date: 11/18/25
Owner's Representative

PCO-369 Rec'd TCCo 02.06.26

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 11/17/25

Job	Albany Airport Terminal Expansion [BP-04]
General Contractor	MLB Construction
ADK's Extra Work Order #	79
Location of Extra Work:	Taping of soffit behind escaltor
Description of Extra Work:	PCO 369 RFI 462 ✓ 2nd Coat 7- LINE B-C

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman	1 ✓		1
	Carpenter			
	Carpenter			
	Carpenter			
	Carpenter			
Ken Parker	Taper Foreman	3 ✓		3
	Taper			
	Taper			

MATERIALS:		
Material Description	QTY	Units
~~Mud~~	~~pail~~	~~pail~~
~~Tape~~	~~roll~~	~~rolls~~
Corner Bead	4 ✓	Pieces
Use of scaffolding	1	
Lift		

Signature: _____ Date: 11/17/25
Adirondack Taping & Supply Inc.

Signature: _____ Date: 11/18/25
General Contractor

Signature: _____ Date: 11/18/25
Owner's Representative

PCO-369 Rec'd TCCo 02.06.26

Adirondack Taping & Supply Inc.

46 Elm St. Glens Falls, NY 12801

Phone: (518) 761-0089

Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 11/21/25

Job: Albany Airport Terminal Expansion [BP-04]

General Contractor: MLB Construction

ADK's Extra Work Order #: PCO 369 RFI 462 ✓ COR 79

Location of Extra Work: Buck soffit behind escalator on north west side

Description of Extra Work:

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman		5 ✓	
Bryan Chassette	Carpenter		5 ✓	
Phil Cabula	Carpenter		5 ✓	
Don Leno	Carpenter		5 ✓	
	Carpenter			
	Taper Foreman			
	Taper			
	Taper			

MATERIALS:		
Material Description	QTY	Units
2½ - 10' track	3 ✓	Pieces
2½ - 8' Studs	8 ✓	Pieces
use of scaffold over escalator		

Signature: [signature] Adirondack Taping & Supply Inc. Date: 11/24/25

Signature: [signature] (VTO) General Contractor Date: 11/21/25

Signature: [signature] ✓ VTO Owner's Representative Date: 11/26/25

PCO-369 Rec'd TCCo 02.06.26

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 11/24/25

Job: Albany Airport Terminal Expansion [BP-04]

General Contractor: MLB Construction

ADK's Extra Work Order #: PCO 369 RFI 962 COR 79

Location of Extra Work: Level 2 Soffit on 7 Line

Description of Extra Work: finish framing to wall and drywall Soffit

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman	1		1
Andrew Hendricks	Carpenter	8 5		8 5
Sean Reynolds	Carpenter	8 5		5
	Carpenter			
	Carpenter			
	Taper Foreman			
	Taper			
	Taper			

MATERIALS:		
Material Description	QTY	Units
4'x8' 5/8 Drywall	10	Sheets
Rental of Scaffold over escalator		

Signature: [signature] Adirondack Taping & Supply Inc. Date: 11/25/25

Signature: [signature] VTO General Contractor Date: 11/26/25

Signature: [signature] VTO Owner's Representative Date:

PCO-378

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PCO-378 Rec'd TCCo 02.12.26

PROPOSAL

SUBMITTED TO:
Scott Bridie
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME	
Alb. Airport 21-1082-STR & INT	
PROJECT NO.	DATE
23-114	2/12/26
PROPOSAL NO.	PROPOSAL AMOUNT
168B	$ 3,954.00

Per NOC 168B dated 2/12/2026, MLB Construction Services LLC is pleased to present our proposal for the following:

As discussed with Brian McNeil of Turner Construction, the field staff missed the fact that the response to RFI-474 was actually part of ASI-135...and the work was completed on T&M.

Therefore, that time is being submitted under this proposal and will NOT be included in ASI-135. This specifically refers to detail 05/AI-501 (attached).

Description	Labor	Material	Equipment	Subcontract	Other	Price
Adirondack Taping & Supply Inc				$3,782.70		$3,782.70
					Subtotal:	$3,782.70
		MLB OH&P (Subcontractor)		$3,438.82	4.98%	$171.30
					Total:	**$3,954.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

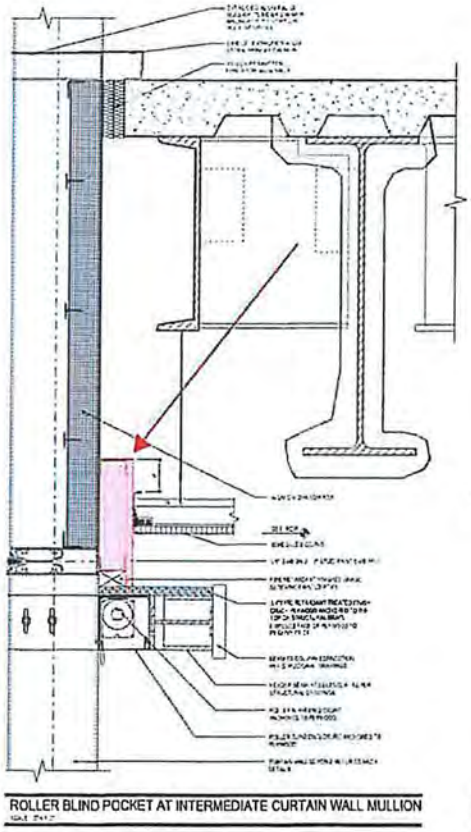
OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN.

Submitted by: 2/12/26
Craig Dittl
MLB Construction Services LLC

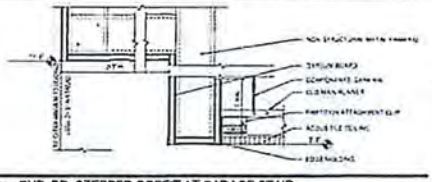
Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

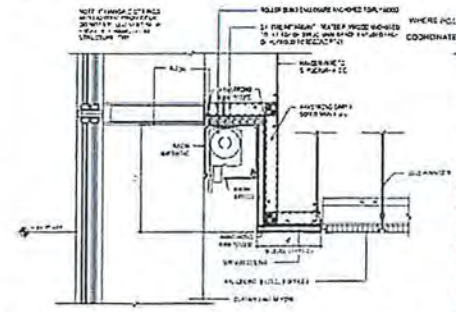
PCO-378 Rec'd TCCo 02.12.26



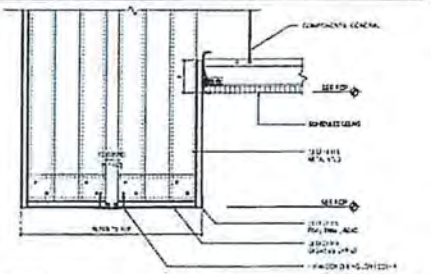
ROLLER BLIND POCKET AT INTERMEDIATE CURTAIN WALL MULLION



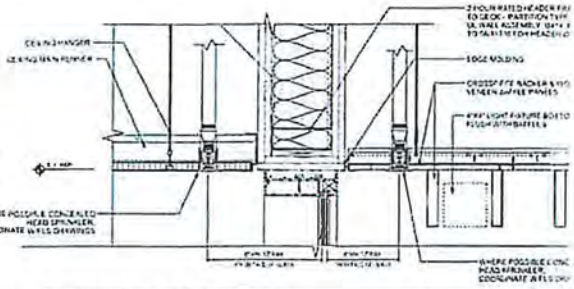
08 GYP. BD. STEPPED SOFFIT AT GARAGE STAIR



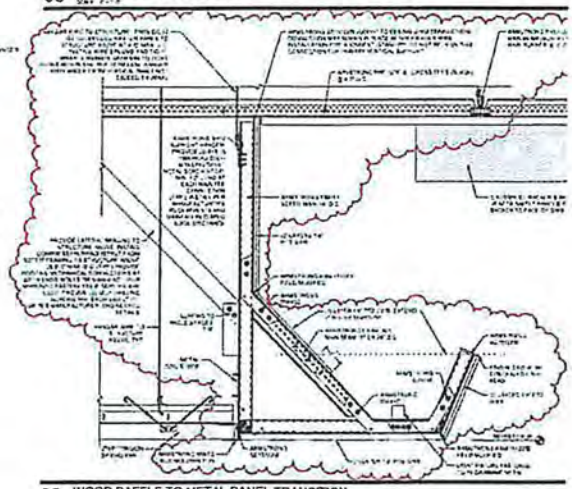
01 ROLLER BLIND POCKET AT HIGH CURTAIN WALL MULLION



07 GWB BULKHEAD - EXPANSION JOINT



06 WOOD BAFFLE CLG @ OFFICE CW



02 WOOD BAFFLE TO METAL PANEL TRANSITION

PCO-378 Rec'd TCCo 02.12.26

Albany Airport Terminal Expansion Project BP-04

SUBCONTRACTOR PROPOSAL

Field Order | Change Order

Subcontractor Name:	Adirondack Taping & Supply, Inc.	Date:	1/19/26
Address:	46 Elm Street	Project No.:	23114
	Glens Falls, NY 12801	ADK COR #	80
Telephone No.:	(518) 761-0089	RFI #	474

LABOR

Work Description	Trade	Hours	Total Rate from Labor Rate Breakdown	Total Labor Cost
Bukhead installed on east & west side of escalator for CL03	Carpenter Foreman	5 ✓	$82.94	$414.70
ceiling to terminate at curtain wall.	Carpenter	16 ✓	$78.39	$1,254.24
	Taper Foreman	5 ✓	$71.10	$355.50
	Taper		$67.74	
	A. TOTAL SUBCONTRACTOR LABOR			**$2,024.44**

MATERIAL

Material Description	Quantity	Unit	Unit Cost	Material Cost
2-1/2" 20ga studs	84	LF	$0.67	$56.28
2-1/2" 20ga track	80	LF	$0.67	$53.60
5/8" drywall	128	SF	$0.60	$76.80
Screws	1	box	$105.00	$105.00
2"x2" angle 20ga	10	LF	$0.47	$4.70
Mud	1	Pails	$25.00	$25.00
Tape	1	Rolls	$10.00	$10.00
	Total from additional Material Worksheet Extension(s) if required.			
	B. TOTAL SUBCONTRACTOR MATERIAL			**$331.38**

EQUIPMENT — Use of platform scaffold for west side and lift for east side

C. TOTAL SUBCONTRACTOR EQUIPMENT	**1,083.00**

SUMMARY

Total labor, material,equipment (A + B + C)	$3,438.82
Subcontractor's Override (10%)	$343.88
TOTAL SUB-PROPOSAL	**$3,782.70**

Taylor Oldroyd
Subcontractor's Signature

1/19/26
Date

Taylor Oldroyd
Please Type or Print Name

This Price is valid for, and work must be agreed upon within 7 days from date of submission upon which it becomes null and void.

PCO-378 Rec'd TCCo 02.12.26

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 10/20/2025

Job: PCO-378 RFI 474 Albany Airport Terminal Expansion [BP-04]

General Contractor: MLB Construction

ADK's Extra Work Order #: 66

Location of Extra Work: West side of escalator bulk head

Description of Extra Work: Bulkhead on west side of escalator to attach wall angle to

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jimmy Standhart	Carpenter Foreman	✓1		1
	Carpenter			
Jason Varghese	Carpenter	✓4		4
	Carpenter			
	Carpenter			
	Taper Foreman			
	Taper Foreman			
	Taper Foreman			

MATERIALS:			
Material Description		QTY	Units
20 ga studs	8'	8	
20 ga track	10'	4	
sheetrock	4' x 8'	2	

Signature: _____ Date: 10/22/25
Adirondack Taping & Supply Inc.

Signature: _____ Date: 10/23/25
General Contractor

Signature: Ed Andrews (VIA) Date: 10/22/25
Owner's Representative

PCO-378 Rec'd TCCo 02.12.26

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 11/20/25

Job: Albany Airport Terminal Expansion [BP-04]

General Contractor: MLB Construction

ADK's Extra Work Order #: ADK Por# 80 [redacted] RFI # 474

Location of Extra Work: Taping of soffit behind escaltor

Description of Extra Work: RFI [redacted] 474

Taping of completed soffit on West side of Escalator Soffit Parallel to glass curtain wall

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
	Carpenter Foreman	1		1
	Carpenter			
	Carpenter			
	Carpenter			
	Carpenter			
Ken Parker	Taper Foreman	3		3
	Taper			
	Taper			

MATERIALS:		
Material Description	QTY	Units
Mud	1	pail
Tape	1	roll
Use of scaffolding	1	
Lift		

Signature: [signature] Adirondack Taping & Supply Inc. Date: 12/2/25

Signature: General Contractor Date:

Signature: Owner's Representative Date:

DISCUSSED WITH EDDIE. BEING THAT THERE IS (1) TICKET FOR WEST SIDE & (1) FOR THE EAST WE WILL ALLOW THIS UNSIGNED. EA

PCO-378 Rec'd TCCo 02.12.26

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 12/8/25

Job: Albany Airport Terminal Expansion [BP-04]

General Contractor: MLB Construction

ADK's Extra Work Order #: PCO 391 ~~474~~ 474

Location of Extra Work: Level 2 North ~~&~~ East in fill. Between Box Beam and deck

Description of Extra Work: frame & small infill wall Between Beam and deck

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman	1 ✓		1
Sean Reynolds	Carpenter	4 ✓		4
Andrew Bressler	Carpenter	4 ✓		4
	Carpenter			
	Carpenter			
	Taper Foreman			
	Taper			
	Taper			

MATERIALS:		
Material Description	QTY	Units
2" x 2" angle 10'	1	Piece
2 1/2 x 10' Stud	2	Pieces
2 1/2 x 10' track	4	Pieces
1 scissor lift		

Signature: Jim Standhart — Adirondack Taping & Supply Inc. Date: 12/9/25

Signature: Mark Millington (VTC) — General Contractor Date: 12/9/25

Signature: Ed Andrus (VTC) — Owner's Representative Date: 12/9/25

PCO-378 Rec'd TCCo 02.12.26

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone. (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 12/12/25

Job: Albany Airport Terminal Expansion [BP-04]

General Contractor: MLB Construction

ADK's Extra Work Order #: RFI 474

Location of Extra Work: East side curtain wall soffit fire in for soldier

Description of Extra Work: Drywall face of framed curtain wall

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman	1 ✓		1
Sean Reynolds	Carpenter	2 ✓		2
Andrew Mueller	Carpenter	2 ✓		2
	Carpenter			
	Carpenter			
	Taper Foreman			
	Taper			
	Taper			

MATERIALS:		
Material Description	QTY	Units
4' x 8' 5/8 Drywall	2	sheets
1 Scissor Lift		

Signature: Jim Standhart — Adirondack Taping & Supply Inc. Date: 12/12/25

Signature: _____ — General Contractor Date: _____

Signature: Scott Bindt — Owner's Representative Date: 12-12-25

PCO-378 Rec'd TCCo 02.12.26

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 12/12/25

Job: Albany Airport Terminal Expansion [BP-04]

General Contractor: MLB Construction

ADK's Extra Work Order #: RFI 474 Curtain wall

Location of Extra Work: North East Curtain wall

Description of Extra Work: Connector under 3rd floor from top of Beam taping of previously Racked Curtain wall

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman	1 ✓		1
[redacted]	Carpenter			
	Carpenter			
	Carpenter			
	Carpenter			
Ben Parker	Taper Foreman	2 ✓		2
	Taper			
	Taper			

MATERIALS:		
Material Description	QTY	Units
[redacted]		
1 SCISSOR Lift		

Signature: Jim Standhart — Adirondack Taping & Supply Inc. Date: 12/15/25

Signature: Michael Washburn — General Contractor Date: 12/18/25

Signature: Scott Bushee VTO — Owner's Representative Date: 12.15.25

PCO-396

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PROPOSAL

SUBMITTED TO:
Rob Wagner
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME	
Alb. Airport 21-1082-STR & INT	
PROJECT NO.	DATE
23-114	12/12/25
PROPOSAL NO.	PROPOSAL AMOUNT
235	$ 1,967.00

Per NOC 235 dated 12/11/2025, MLB Construction Services LLC is pleased to present our proposal for the following:

Provide new diffusers compatible with the specified ceiling system per the response to RFI-523.

Description	Labor	Material	Equipment	Subcontract	Other	Price
John W Danforth Company				$1,881.00		$1,881.00
					Subtotal:	$1,881.00
		MLB OH&P (Subcontractor)		$1,710.00	5.03%	$86.00
					Total:	**$1,967.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN.

Submitted by: 12/12/25
Craig Ditti
MLB Construction Services LLC

Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

CHANGE ORDER REQUEST

59

since 1884 danforth

Title: RFI-523 LS-2 Size Discrepancy
Project Name: Albany Airport Terminal Expansion
Project Address: 737 Albany Shaker Road
Albany, NY 12211
COR Date: 12/10/2025
John W Danforth Company Job Number: 90272-100
Customer Job Number:
Customer Reference Number:

Our Information

John W Danforth Company
300 Colvin Woods Parkway
Tonawanda, NY 14150
Phone: (716)-955-0035

Customer Information

MLB Construction Services
1 Stonebreak Road
Ballston Spa, NY 12020
Phone: (518)-289-1371

Description of Change Order Request

Original LS-2's will not fit in current ceiling at south end of the garage. JWD to replace the (4) LS-2 type linear diffusers in CL-04 ceiling with (4) LS-4 (2-slot) 4 foot length linear diffusers.

Equipment

Description	Qty of Equipment	Unit of Measure	Rate	Total Cost
LS-4 Slot Diffuser	4.00	Each	$350.00	$1,400.00
			Total Equipment:	**$1,400.00**

Other

Description	Qty of Other	Unit of Measure	Rate	Total Cost
Expediting Fee	1.00	Each	$310.00	$310.00
			Total Other:	**$310.00**

Subtotal		**$1,710.00**
Tax Rate (Materials)	0.000%	$0.00
Mark Up Rate (Subtotal)	10.000%	$171.00
Requested Total		**$1,881.00**

POWERED BY CLEARSTORY

Terms & Conditions

Exclusions to include :Retention; unforeseen conditions; roofing work of any kind; cleanup; dumpsters; painting; temporary facilities of any kind; any design calculations or PE stamp; full time on-site safety rep; sales tax; bonding or special insurances of any kind; concrete cutting or concrete work of any kind; cut & patch of any kind; grouting; electrical/power wiring of any kind; controls wiring; environmental remediation; excavation/backfilling; dewatering; chemical/mechanical pipe cleaning; flushing/draining/refilling/venting of systems; instructions to operating personnel; operational tests; valve tagging; equipment/system identification; shop drawings; as-built drawings; escutcheons; caulking; reconditioning and cleaning of owner equipment or material; shoring/tamping; labor to perform x-ray quality welding; schedule update; any work that is not explicitly called out in scope of work description above.

This change proposal covers only the direct costs associated with the change order work described above. The contractor expressly reserves the right to submit, at a later date, added costs and/or time extension requests attendant to this modification arising from, but not limited to: extended field and home office overhead, labor and equipment inefficiencies, disruptions, cumulative impacts, impacts to the critical path and related delay costs, schedule resequencing and/or overtime and acceleration.

We reserve the right to modify this estimate, if additional work not covered by this proposal is required.

Unless noted otherwise, it is anticipated that all work required by this change will be done on a straight time basis. Overtime work, if required, will be billed as an additional item.

This proposal is for acceptance within 20 days and is subject to escalation thereafter.

Please advise as soon as possible if we are to proceed. We will not proceed without formal written change order, per contract terms.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. John W. Danforth Company is authorized to do the work as indicated. Payment will be made as outlined above. The conditions of the proposal above stand good for 30 days. Pricing is based on conditions at time of bid. Danforth reserves its right for an adjustment in contract time, price, or both, due to changing conditions relating, but not limited to COVID-19, or any pandemic, epidemic, disease outbreak, or conflict; or any governmental regulations that are enacted after this date that may impact project cost.

POWERED BY CLEARSTORY

TCCo New York North
1 Computer Drive South
Albany, New York 12205
P: (518) 432-0277
F: (518) 432-0279

Project: 230609 Albany Airport: Terminal Expansion
737 Albany Shaker Rd.
Albany, New York 12211

RFI #BP-04 RFI-523: Garage Lvl 4 LS-2 Size Vs Grid Discrepency

Revision	0	**Status**	Closed on 12/03/25
To	Aaron Smith (CHA Consulting, Inc.) Ashley Richards (CHA Consulting, Inc.) Christopher Carroll (CHA Consulting, Inc.) Jeremy Lazzara (CHA Consulting, Inc.) Maureen Moran (CHA Consulting, Inc.) Todd Cirillo (CHA Consulting, Inc.) Tony Stellato (CHA Consulting, Inc.)	**From**	Lori Rowe (MLB Construction Services, LLC)
Date Initiated	Nov 25, 2025	**Due Date**	Nov 30, 2025
Location		**Project Stage**	Course of Construction
Cost Impact		**Schedule Impact**	
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From	Lori Rowe (MLB Construction Services, LLC)		
Copies To	Eddie Andres (Turner Construction Company), Scott Bridle (Turner Construction Company), Todd Cirillo (CHA Consulting, Inc.), Craig Dittl (MLB Construction Services, LLC), Zack Geddies (Albany County Building Department), Jordan Hudak (CHA Consulting, Inc.), Jeff Lino (MLB Construction Services, LLC), Kelsey Martin (MLB Construction Services, LLC), Marty Millington (MLB Construction Services, LLC), Maureen Moran (CHA Consulting, Inc.), Jo Anne Nichols (MLB Construction Services, LLC), Lori Rowe (MLB Construction Services, LLC), Mike Washburn (MLB Construction Services, LLC)		

Activity

Question

Question from Lori Rowe MLB Construction Services, LLC *on Monday, Nov 24, 2025 at 07:30 AM EST*

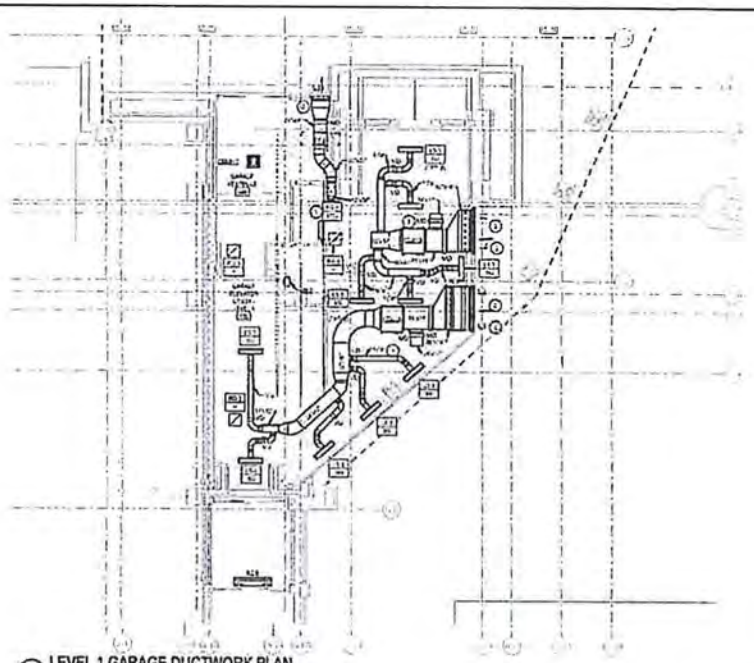
The 4x LS-2's on the 4th floor of the garage are located in a CL-04 ceiling. Current LS-2s are 5' in length however CL-04 has 2' grid. See attached highlighted LS-2's on M-150. Please advise.

Attachments
Pages from 90272-Albany_Airport_Terminal_Expansion-HVAC_Plumbing-103-Garage_Lvl_4_LS-2_Size_Vs_Grid_Discrepency-2025-11-20.pdf

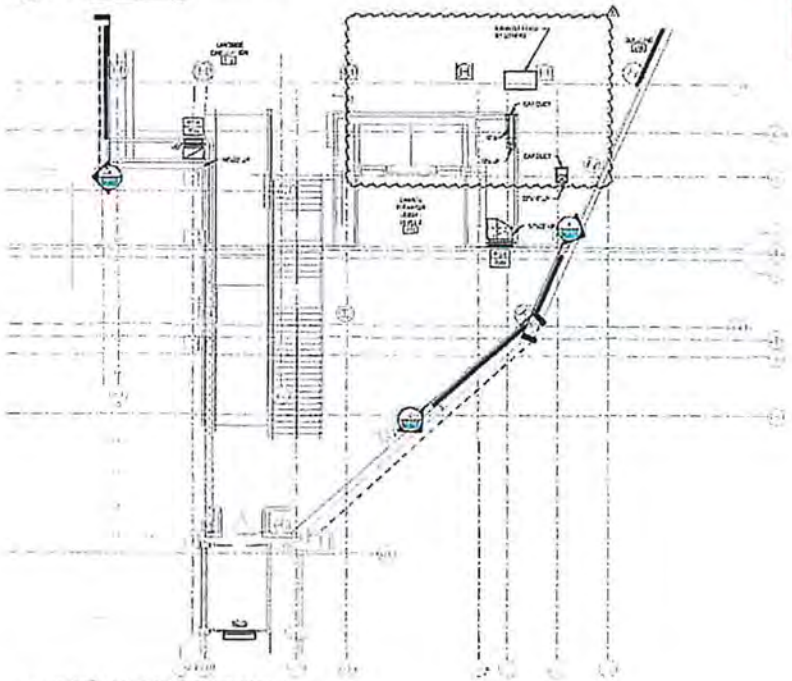
Official Response

Response from Aaron Smith CHA Consulting, Inc. *on Monday, Dec 1, 2025 at 01:15 PM EST*

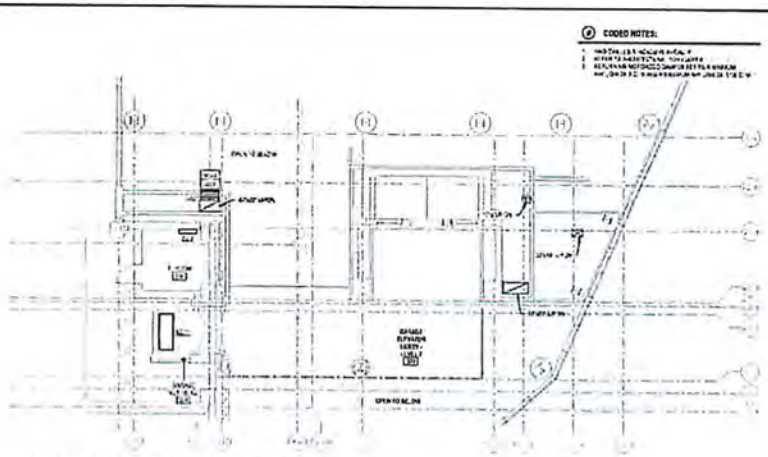
Replace (4) LS-2 type linear diffusers in CL-04 ceiling with (4) LS-4 (2 slot) 4 ft length linear diffusers



1 LEVEL 1 GARAGE DUCTWORK PLAN

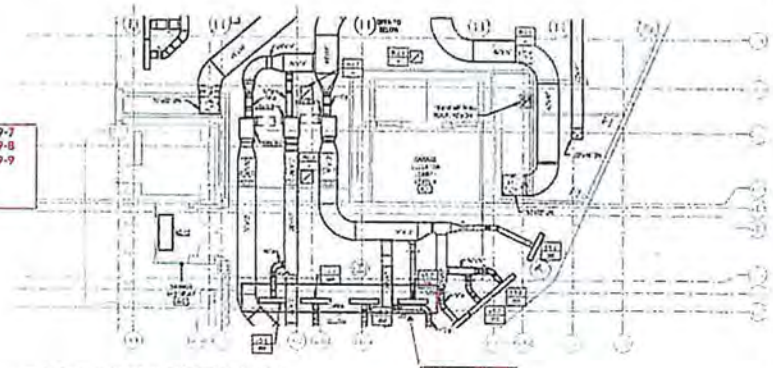


2 LEVEL 2 GARAGE DUCTWORK PLAN

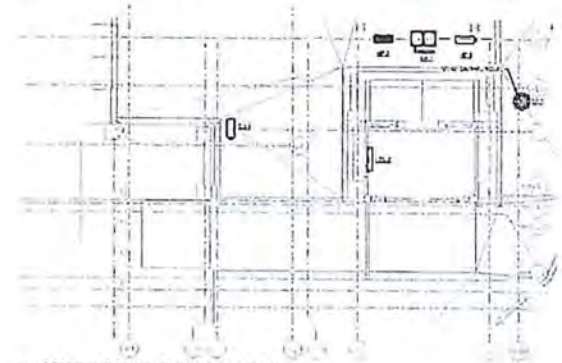


3 LEVEL 3 GARAGE DUCTWORK PLAN

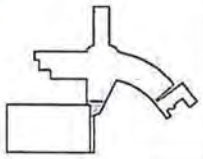
FAN POWERED VAV BOX VAV-9-7
FAN POWERED VAV BOX VAV-9-8
FAN POWERED VAV BOX VAV-9-9



4 LEVEL 4 GARAGE DUCTWORK PLAN



5 LEVEL 5 GARAGE DUCTWORK PLAN



CHA

ALBANY COUNTY AIRPORT AUTHORITY

PLAN NORTH

TRUE NORTH

BID PACKAGE #4
ISSUED FOR BID

ALB - CENTRAL TERMINAL PASSENGER SCREENING

GARAGE DUCTWORK ENLARGED PLANS

M-150

RF PECK
Commercial HVAC Equipment
22 Computer Dr West • Albany, NY 12205 • Phone (518) 869-3541

To: **JW Danforth**
Attn: **Michael Reverdatto**

Date: **11/21/2025**
Quotation valid for 30 days
Salesperson: **Terry Seery**
Estimator: **Rich Carr**

Job: **23-3390 - Albany International Airport Terminal Passenger Screening Expansion Amenities Enhancements**

Addendum: **0**

4 **NAILOR- REGISTERS, GRILLES & DIFFUSERS**
(4) Lay in Type 48" x 2 Slots 8"Ø Neck Linears w/ Plenum, Black Finish

CURRENT STANDARD LEAD TIME 6 WEEKS

1 **20 WORKING DAY RUSH OPTION**

Net Lot... $1,710.00

Terms and Conditions of Sale

Sale of any equipment or services described herein at the prices indicated is expressly conditioned upon and subject to all of the terms, conditions and incorporated terms and conditions set forth at https://www.rfpeck.com/page/terms--conditions-16.html

Pricing does not currently include tariffs that may be imposed. If such tariffs are imposed, our price will be adjusted accordingly.

TERMS: Net 30; Sales Tax is NOT included; Unless otherwise indicated all quotations are freight allowed F.O.B. Factory, Standard ship; Product warranties are for parts ONLY unless noted otherwise. Motor Starters and Spare Parts are not included unless noted otherwise

PCO-403A

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PCO-403a Rec'd TCCo 01.30.26

PROPOSAL

SUBMITTED TO:
Scott Bridie
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME	
Alb. Airport 21-1082-STR & INT	
PROJECT NO.	DATE
23-114	1/30/26
PROPOSAL NO.	PROPOSAL AMOUNT
232A	$ 4,149.00

Per NOC 232A dated 1/30/2026, MLB Construction Services LLC is pleased to present our proposal for the following:

Per the response to RFI-525, provide power to the 3 BMS control panels as indicated on the drawings included.

**This proposal is for the West mechanical room only. The garage and East mechanical room

Description	Labor	Material	Equipment	Subcontract	Other	Price
George J Martin & Son Inc				$3,969.00		$3,969.00
					Subtotal:	$3,969.00
		MLB OH&P (Subcontractor)		$3,608.18	4.99%	$180.00
					Total:	**$4,149.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN .

Submitted by: 1/30/26
Craig Dill
MLB Construction Services LLC

Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

PCO-403a Rec'd TCCo 01.30.26

MARTIN
ELECTRIC
est. 1939

JOB # 6846-108A
MLB Constructions Services, LLC.
1 Stonebreak Rd. Malta, NY 12020

January 29, 2026
Prepared by: Everett Jones
Contact Info: ejones@martinelectric.com

Attn: Craig Dittl cdittl@mlbind.com
RE: Albany Airport BP-04 – NOC # 232 BMS Cntl Pnl Pwr Mech Rm 326 Only – RFI # 525

Craig,

Martin Electric is pleased to provide this CO Proposal for the above-mentioned project.
Please review our clarifications and exclusions for this scope and thank you for this opportunity.

SCOPE OF WORK

- Design RFI answer layout was incorrect for Mech Rm 326.
- This NOC # 232 - RFI # 525 replaces NOC # 227 - RFI 512R1 answer.
- *Martin scope specifically excludes all sheetrock removal and / or painting for access to any of the 1-defined power panels feed BMS Panel junction boxes.*
- *Power will be provided to junction boxes as defined on design drawings associated with RFI 525. Martin is excluding all work including conduit, circuitry and splices from junction boxes to BMS Panels.*
- *Martin specifically excludes all K13 patching for core drills and hangers.*
- *Martin has not included any 3rd shift work or OT work for any of this work. If required, please see Add Alt # 1 Contingency.*
- *BIM modeling has been excluded.*

CLARIFICATIONS

- Coordinate work with MLB.
- All Labor, Material, Management, Equipment, Tools, and Service Vehicles included.
- Please reference updated **PROPOSAL TERMS**, regarding the Commodities Market.

APPROACH

Martin Electric plans to approach this project in the following manner:

- Review all the requirements of the systems/equipment to be installed with the appointed representative.

MARTIN
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est. 1939

JOB # 6846-108A
MLB Constructions Services, LLC.
1 Stonebreak Rd. Malta, NY 12020

January 29, 2026
Prepared by: Everett Jones
Contact Info: ejones@martinelectric.com

- Review and determine with the site representative the proposed routing, for approval, prior to installation of conduit, and wire.
- Review and make every effort to expedite delivery of long lead materials.
- Complete the installation of the required services within schedule, unless delayed by others.
- Evaluate project activity periods and maintain scheduled activity completions.

EXCLUSIONS

- Dumpster Cost of any type.
- All field modifications of equipment furnished by others.
- Any concrete, cutting, patching, or painting.
- Fireproofing is not included.
- Daily coordination with ACAA of work areas (by MLB).
- Accelerated work requiring added resources/equipment. At present all work is planned to be contiguous with Contract scope.
- Overtime, and/or Shift Work.

PROPOSAL COST

Based on the Services to provide the Proposed Scope of Work, the Approach, and the Clarifications, Inclusions and Exclusions listed above; Martin Electric is proposing the amount of:

MATERIALS/SUBS/VENDORS	$ 187
LABOR	$ 3,782
TOTAL	**$ 3,969**

PROPOSAL TERMS:

Terms for payment shall be net 30 days based on a schedule of values from the contract. This quote is valid for **15 days** due to the current market for commodities and Material pricing will be updated, as necessary, upon the date of Approval, and is made contingent upon both parties reaching mutually agreeable terms and conditions.

NOTICE:

PCO-403a Rec'd TCCo 01.30.26

MARTIN
ELECTRIC
est. 1939

JOB # 6846-108A

MLB Constructions Services, LLC.

1 Stonebreak Rd. Malta, NY 12020

January 29, 2026

Prepared by: Everett Jones
Contact Info: ejones@martinelectric.com

THIS PROPOSAL IS CONTINGENT ON A LACK OF IMPACT BY THE CORONAVIRUS NATIONAL EMERGENCY. Given the existence of the coronavirus pandemic, Martin Electric Inc. will use its best efforts to staff and supply this project to be able to hit the scheduled completion date but reserves its right to seek an excusable extension of time if Martin Electric Inc., or its subcontractors and suppliers are unable to maintain planned crew sizes due to the illness, supply shortages or governmental restraints on business, travel and/or assembly. To the extent that the project is suspended pursuant to the terms of the proposed Martin Electric Inc. Subcontract, we intend to seek additional costs associated with the suspension.

Job ID: PG-23-116A
Project: Albany Airport BP-04

PCO-403a Rec'd TCCo 01.30.26

GJM MARTIN ELECTRIC
Certified WBE

CO: 6846-108A : NOC#227 BMS Cntl Power Mech Rm 326 Only

Change Order Summary

29 Jan 2026 11:29:23

Tax Rate status: Default **Bid Name:** BASE BID **Bid Template:** SHORT MARKUP -ELECTRIC

Drawing	Phase	Quote $	Material $	Equip $	SubCon $	Labor Hrs
	BRANCH	0.00	169.76	0.00	0.00	28.39
	Sheet Totals:	0.00	169.76	0.00	0.00	28.39
	Tax:	0.00	0.00	0.00	0.00	
				Sub Total (Quo/Mat/Equip/Sub):	169.76	
				Sales Tax:	0.00	

Bid Notes:

TAX RATES			
Material:	0.0000%	**Sub Total:**	169.76
Quote:	0.0000%	**Direct Labor $:**	3,298.09
Labor:	0.0000%	**Indirect Labor $:**	0.00
Equipment:	0.0000%	**Labor Escalation:**	0.00
Subcontract:	0.0000%	**Labor Tax:**	0.00
Job:	0.0000%	**Direct Job Costs** (3.32%):	131.92
MISCELLANEOUS			
Avg. Lbr. Rate (Cost):	121.99	**Prime Cost:**	3,599.77
Avg. Lbr. Rate (Bid):	128.09	**Overhead** (Avg. 5.00%):	179.99
Total Square Feet:	1.00	**Net Cost:**	3,779.75
Cost Per Sq. Ft.:	3,968.74		
Labor $ Per Sq. Ft.:	3,298.09	**Profit** (Avg. 5.00%):	188.99
Labor Hrs Per Sq. Ft.:	28.39	**Job Tax:**	0.00
Quantity of Units:	1.00	**Bond** (0.0000%):	0.00
Cost Per Unit:	3,968.74	**Lump Sum:**	0.00
Calc. Adjustment:	0.00%	**Selling Price:**	3,968.74

LABOR ADJUST

ESTIMATED HOURS	ELECTRICAL	MACHINE OPERATOR	LOW VOLTAGE	Labor Class 4	Labor Class 5	Labor Class 6	Labor Class 7	Labor Class 8	Labor Class 9	Labor Class 10
REGULAR	28.39	--	--	--	--	--	--	--	--	--
OVERTIME	--	--	--	--	--	--	--	--	--	--
SHIFT-2	--	--	--	--	--	--	--	--	--	--
SHIFT-3	--	--	--	--	--	--	--	--	--	--
DOUBLE TIME	--	--	--	--	--	--	--	--	--	--
ESTIMATED HOURS:	28.39	--	--	--	--	--	--	--	--	--
LOSS LBR ADJ:	--	--	--	--	--	--	--	--	--	--
CALCULATED HRS										
REGULAR	28.39	--	--	--	--	--	--	--	--	--
OVERTIME	--	--	--	--	--	--	--	--	--	--
SHIFT-2	--	--	--	--	--	--	--	--	--	--
SHIFT-3	--	--	--	--	--	--	--	--	--	--
DOUBLE TIME	--	--	--	--	--	--	--	--	--	--
TOTAL ADJ LABOR:	28.39	--	--	--	--	--	--	--	--	--

TOTAL ADJUSTED LABOR HOURS: 28.39

DIRECT LABOR

Labor Class	Job Description	Labor Type	Crew	Rate	Man Hours	Extension
ELECTRICAL	FOREMEN (WORKING)	REGULAR	1	$127.52	14.19	$1,809.92
	JOURNEYMEN	REGULAR	1	$104.85	14.19	$1,488.16

AVERAGE DIRECT LABOR RATE: $116.18

TOTAL DIRECT LABOR: $3,298.09

INDIRECT LABOR

Labor Description	Hours	Rate	Ext $

TOTAL INDIRECT LABOR: $0.00

DIRECT LABOR TOTAL:	3,298.09	
INDIRECT LABOR TOTAL:	0.00	
LABOR ESCALATION:	0.00	
LABOR $ ADJUSTMENT:	0.00	
LABOR TAX:	0.00	
LABOR TOTAL:		$3,298.09

MATERIAL:	169.76	
MATERIAL ESCALATION:	0.00	
MATERIAL ADJUSTMENT:	0.00	
MATERIAL TAX:	0.00	
MATERIAL TOTAL:		$169.76

QUOTES

Component	Vendor	Amount

QUOTED MATERIAL:	0.00	
ADJUSTMENT:	0.00	
QUOTE TAX:	0.00	
QUOTED MATERIAL TOTAL:		$0.00

SUBCONTRACTS

Component	Vendor	Amount

SUBCONTRACTS:	0.00	
ADJUSTMENT:	0.00	
SUBCONTRACT TAX:	0.00	
SUBCONTRACTS TOTAL:		$0.00

EQUIPMENT

Component	Vendor	Amount

EQUIPMENT:	0.00	
ADJUSTMENT:	0.00	
EQUIPMENT TAX:	0.00	
EQUIPMENT TOTAL:		$0.00

DIRECT JOB COSTS

Description	Dollars
WARRANTY	32.98
SAFETY	98.94

DIRECT JOB COSTS:	131.92	
ADJUSTMENT:	0.00	
TOTAL DIRECT JOB COSTS:		$131.92
JOB COST w/NO OVERHEAD:		**$3,599.77**

OVERHEAD

MATERIAL OVERHEAD:(5% markup)	8.49
QUOTES OVERHEAD:(5% markup)	0.00
LABOR OVERHEAD:(5% markup)	164.90
SUBCONTRACTS OVERHEAD:(5% markup)	0.00
EQUIPMENT OVERHEAD:(5% markup)	0.00
DJC OVERHEAD:(5% markup)	6.60

TOTAL OVERHEAD:	$179.99
JOB COST w/OVERHEAD:	**$3,779.75**

PROFIT	
MATERIAL PROFIT:(5% markup)	8.91
QUOTES PROFIT:(0% markup)	0.00
LABOR PROFIT:(5% markup)	173.15
SUBCONTRACTS PROFIT:(0% markup)	0.00
EQUIPMENT PROFIT:(0% markup)	0.00
DJC PROFIT:(5% markup)	6.93

TOTAL PROFIT:	$188.99

MISCELLANEOUS	
JOB TAX:	0.00
BOND:	0.00

MISCELLANEOUS TOTAL:	$0.00

LUMP SUM	
LUMP SUM 1:	0.00
LUMP SUM 2:	0.00
LUMP SUM 3:	0.00
LUMP SUM 4:	0.00

LUMP SUM TOTAL:	$0.00

BID TOTAL:	$3,968.74

PCO-403a Rec'd TCCo 01.30.26

Job ID: PG-23-116A
Project: Albany Airport BP-04

GJM MARTIN ELECTRIC
Certified WBE

CO: 6846-108A : NOC#227 BMS Cntl Power Mech Rm 326 Only

Takeoff

29 Jan 2026 11:27:15

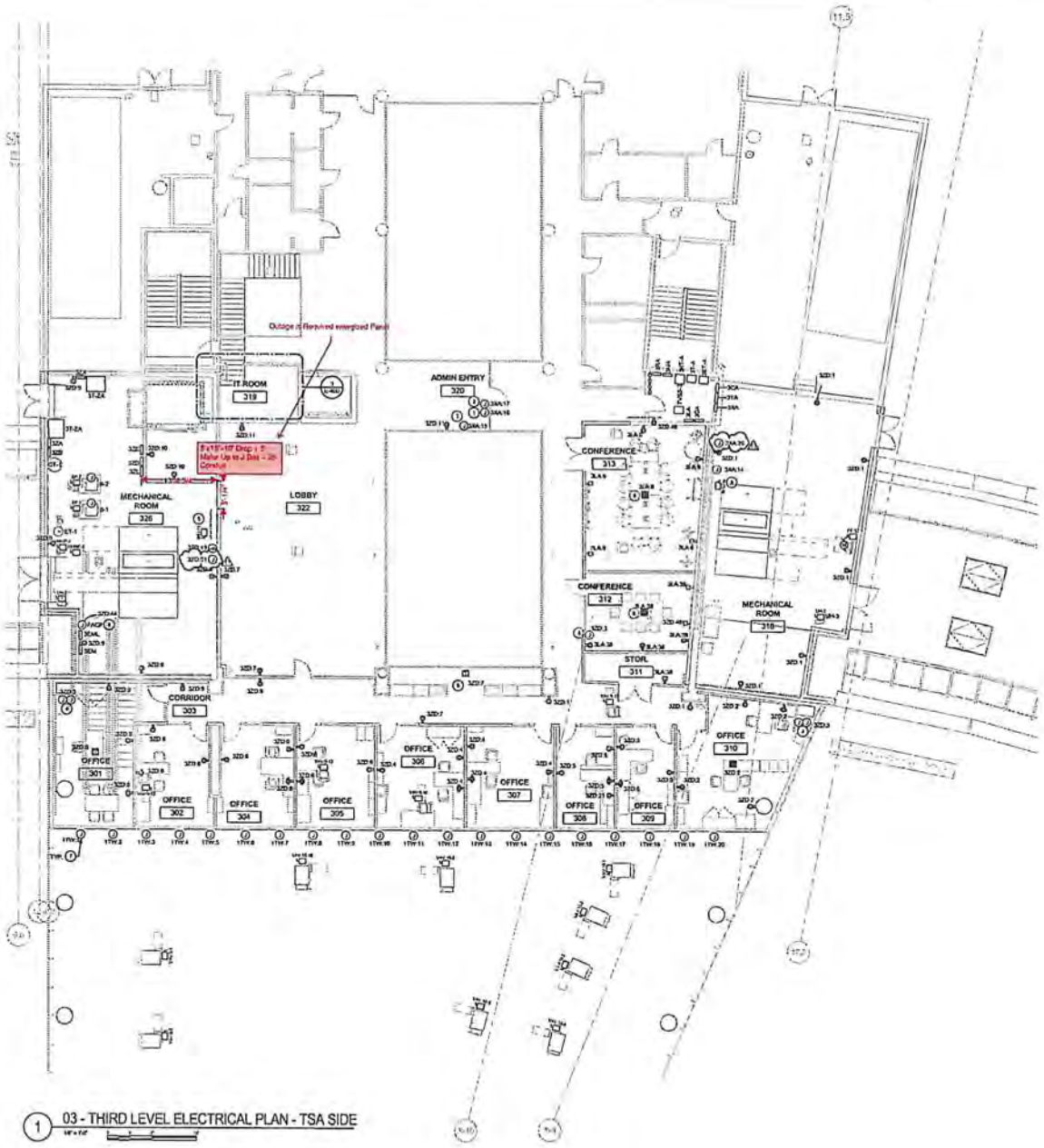
Phase: BRANCH

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
	0.00				**E-105 MECH ROOM 326 PNL 3ZD (SPARE BRKR)_REVISED 3ZD LOCATION NOT ON DESIGN DWGS RFI ANS**				
TITLE	35.00	EA	M		3/4 EMT SUSP CONCRETE SINGLE RUN	0.0000	0.00	0.0000	0.00
10054	35.00	FT	M	3/4	EMT	1.4514	50.80	0.0750	2.63
20749	2.00	EA	M	3/4	EMT 90-ELBOW	5.3448	10.69	0.3300	0.66
20739	1.00	EA	M	3/4	EMT FIELD-BEND	0.0000	0.00	0.2880	0.29
30562	4.00	EA	M	3/4	EMT STEEL-COMP COUPLING RT	0.4398	1.76	0.2100	0.84
160022	7.00	EA	M	3/4	PLTD-MINI EMT-HGR W/BOLT	1.0193	7.13	0.1953	1.37
160246	9.00	EA	M	1/4 x 2 1/4"	PLTD WEDGE ANCHOR	0.7303	6.57	0.2400	2.16
161238	9.00	EA	M	1/4 x 1 1/2 - 3"	HAMMER DRILLED HOLE	0.0000	0.00	0.1850	1.67
161347	9.00	EA	M	1/4-20	THREADED-ROD COUPLING	0.4499	4.05	0.0280	0.25
161302	27.00	FT	M	1/4-20	PLTD THREADED ROD	0.5111	13.80	0.1650	4.46
160394	27.00	EA	M	1/4"	PLTD FLAT WASHER	0.0903	2.44	0.0018	0.05
160405	27.00	EA	M	1/4"	PLTD LOCK WASHER	0.0535	1.44	0.0018	0.05
160995	27.00	EA	M	1/4-20	PLTD HEX NUTS	0.0696	1.88	0.1050	2.84
160414	4.00	EA	M	1/4 x 1 1/4"	PLTD FENDER WASHER	0.1416	0.57	0.0018	0.01
30708	4.00	EA	M	3/4	EMT STEEL COMP INS-THRT CONN RT	0.7425	2.97	0.4500	1.80
40233	4.00	EA	M	3/4	PLASTIC BUSHING	0.2370	0.95	0.1700	0.68
70033	116.00	FT	M	12	THHN/THWN CU (STR)	0.2400	27.84	0.0090	1.04
100139	6.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.99	0.1000	0.60
70228	39.00	FT	M	12.	GREEN THHN CU (GRD 20A)	0.2400	9.36	0.0090	0.35
100139	2.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.33	0.1000	0.20
150041	2.00	EA	M	2-1/8"D	4"SQ CMB-KO NO BRKT	2.7298	5.46	0.4000	0.80
150096	2.00	EA	M		4"SQ BLANK COVER	1.0935	2.19	0.1000	0.20
630504	2.00	EA	M	THREAD ROD MOUNT	COMB BOX & 1/2 > 3/4" SNP-CLS COND HGR	8.5830	17.17	0.3750	0.75
100155	2.00	EA	M	#12 SOL	8" PIGTAIL W/GRD SCREW	0.6923	1.38	0.1000	0.20
180740	1.00	EA	M	20/1	BOLT-ON BREAKER	0.0000	0.00	0.5100	0.51

Phase: BRANCH

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
	0.00				**PNL 3ZD IS ENERGIZED-LOTO REQUIRED AND COORDINATION-2 MAN - NORMAL HOURS**				
10	2.00	EA	M		ENERGIZED PANELBOARD OUTAGE - (2 MAN)	0.0000	0.00	2.0000	4.00
					Phase Totals:		**169.76**		**28.39**
					Job Totals:		**169.76**		**28.39**

PCD-4013a Rec'd TCCa 01.30.24



1 03 - THIRD LEVEL ELECTRICAL PLAN - TSA SIDE

DRAWING GENERAL NOTES

1. INSTALLATION OF POWER DEPICTED IS FOR FURNITURE IS PART OF THIS DRAWING PACKAGE SCOPE. FURNITURE BY OTHERS.

DRAWING KEYED NOTES

1. PROVIDE 120V CONNECTION TO KEYPAD AS REQUIRED. REFER TO SECURITY DRAWINGS FOR MORE INFORMATION AND COORDINATE INSTALLATION WITH SECURITY CONTRACTOR.
2. PROVIDE 120V CONNECTION TO ELECTRIC DOOR LOCK AS REQUIRED. REFER TO SECURITY DRAWINGS FOR MORE INFORMATION AND COORDINATE INSTALLATION WITH SECURITY CONTRACTOR.
3. PROVIDE 120V CONNECTION TO DOOR RELEASE PUSH BUTTON. REFER TO SECURITY DRAWINGS FOR MORE INFORMATION AND COORDINATE INSTALLATION WITH SECURITY CONTRACTOR.
4. PROVIDE POWER TO ROLLER SHADE. SWITCH LOCATIONS SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR COORDINATION.
5. PROVIDE DISCONNECT FOR AHU. REFER TO ELECTRICAL ACTIVITIES ON DRAWING E-500.
6. PROVIDE NEW CORE DRILL AND FLOOR BOX WITH 3-1" C.A.N.D.I 90° STUB UP FOR CABLE OR FURNITURE CONNECTION. COORDINATE EXACT DEVICE TYPES, PLATES AND LOCATIONS WITH ARCHITECT AND FURNITURE PLANS PRIOR TO ANY NECESSARY CORE DRILLS. FIRESTOP (ACCORDING TO BUILDING SPECIFICATIONS OR MATCH EXISTING FIRE RESISTIVE RATING WHICH EVER IS GREATER.
7. PROVIDE 2 SPARES FOR FUTURE USE. LOCATE 2 SPARES ABOVE CEILING. PROVIDE BREAKER LOCKS.
8. PROVIDE LOCKABLE CIRCUIT BREAKER WITH RED OPERATING MECHANISM FOR E-ACP.

CHA ARCHITECTURE

ALBANY COUNTY AIRPORT AUTHORITY

PLAN NORTH

TRUE NORTH

BID PACKAGE #4
ISSUED FOR BID

ALB - Central Terminal Passenger Screening

No.	Submittal/Revision	Issued By	Date
12	ASI 005		12/07/2023
11	ASI 010		11/29/2023
10	ASI 009		11/17/2023
9	BP #4 ASI 008		10/31/2023
8	BP #4 ASI 007		10/27/2023
7	BP #4 ASI 006		10/17/2023
6	BP #4 ASI 005		10/13/2023
5	BP #4 ASI 004		10/11/2023
4	BP #4 ASI 003		10/05/2023
3	BP #4 ASI 002		09/27/2023
2	BP #4 ASI 001		09/21/2023
1	BP #4 Submittal 1		09/01/2023

ELECTRICAL PLAN - LEVEL 3 - CONNECTOR FLOOR PLAN - TSA SIDE

Designed By: MH	Drawn By: JWJ	Checked By: MH
Issue Date: 8/05/23	Project No: 0180335.000	Scale: AS SHOWN

Drawing No.
E-105

Albany International Airport Terminal Expansion PCO-403a Rec'd TCCo 01.30.26

BP-04

Standard Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical General Foreman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate			$	66.11
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	4.10	/hr.	
1.00%	**Federal Unemployment**	$	0.66	/hr.	
9.90%	**State Unemployment**	$	6.54	/hr.	
8.62%	**Worker's Compensation ***	$	5.70	/hr.	
1.45%	**Medicare**	$	0.96	/hr.	
2.00%	**Liability Insurance ****	$	1.32	/hr.	
0.30%	**Disability Insurance**	$	0.20	/hr.	
	Total Payroll Taxes and Insurance			$	19.48
	Supplemental Benefits				
	Vacation and Holiday	$	1.90	/hr.	
	Health and Welfare	$	14.39	/hr.	
	Pension	$	11.44	/hr.	
	Annuity	$	3.89	/hr.	
	Education/App. Training	$	0.93	/hr.	
	Industry	$	0.17	/hr.	
	Other: NEBF & Fringe Benefits	$	9.21	/hr.	
	Total Supplemental Benefits			$	41.93
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**			$	**127.52**
	Other:				
				/hr.	
				/hr.	
		$		/hr.	
		$	-	/hr.	
		$	-	/hr.	
		$	-	/hr.	

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

Albany International Airport Terminal Expansion PCO-403a Rec'd TCCo 01.30.26

BP-04

Premium Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical General Foreman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate			$	99.17
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	6.15	/hr.	
1.00%	**Federal Unemployment**	$	0.99	/hr.	
9.90%	**State Unemployment**	$	9.82	/hr.	
8.62%	**Worker's Compensation ***	$	8.55	/hr.	
1.45%	**Medicare**	$	1.44	/hr.	
2.00%	**Liability Insurance ****	$	1.98	/hr.	
0.30%	**Disability Insurance**	$	0.30	/hr.	
	Total Payroll Taxes and Insurance			$	29.23
	Supplemental Benefits				
	Vacation and Holiday	$	1.90	/hr.	
	Health and Welfare	$	14.39	/hr.	
	Pension	$	11.44	/hr.	
	Annuity	$	3.89	/hr.	
	Education/App. Training	$	0.93	/hr.	
	Industry	$	0.17	/hr.	
	Other: NEBF & Fringe Benefits	$	9.21	/hr.	
	Total Supplemental Benefits			$	41.93
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**			$	**170.33**
	Other:				
				/hr.	
				/hr.	
		$	-	/hr.	
		$	-	/hr.	
		$	-	/hr.	
		$	-	/hr.	

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

Albany International Airport Terminal Expansion PCO-403a Rec'd TCCo 01.30.26

BP-04

Double Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical General Foreman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate			$	132.22
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	8.20 /hr.		
1.00%	**Federal Unemployment**	$	1.32 /hr.		
9.90%	**State Unemployment**	$	13.09 /hr.		
8.62%	**Worker's Compensation ***	$	11.40 /hr.		
1.45%	**Medicare**	$	1.92 /hr.		
2.00%	**Liability Insurance ****	$	2.64 /hr.		
0.30%	**Disability Insurance**	$	0.40 /hr.		
	Total Payroll Taxes and Insurance			$	38.97
	Supplemental Benefits				
	Vacation and Holiday	$	1.90 /hr.		
	Health and Welfare	$	14.39 /hr.		
	Pension	$	11.44 /hr.		
	Annuity	$	3.89 /hr.		
	Education/App. Training	$	0.93 /hr.		
	Industry	$	0.17 /hr.		
	Other: NEBF & Fringe Benefits	$	9.21 /hr.		
	Total Supplemental Benefits			$	41.93
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**			$	**213.12**
	Other:				
			/hr.		
			/hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

Albany International Airport Terminal Expansion PCO-403a Rec'd TCCo 01.30.26

BP-04

Standard Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical Journeyman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate			$	50.85
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	3.15	/hr.	
1.00%	**Federal Unemployment**	$	0.51	/hr.	
9.90%	**State Unemployment**	$	5.03	/hr.	
8.62%	**Worker's Compensation ***	$	4.38	/hr.	
1.45%	**Medicare**	$	0.74	/hr.	
2.00%	**Liability Insurance ****	$	1.02	/hr.	
0.30%	**Disability Insurance**	$	0.15	/hr.	
	Total Payroll Taxes and Insurance			$	14.98
	Supplemental Benefits				
	Vacation and Holiday	$	1.46	/hr.	
	Health and Welfare	$	14.39	/hr.	
	Pension	$	11.44	/hr.	
	Annuity	$	3.89	/hr.	
	Education/App. Training	$	0.93	/hr.	
	Industry	$	0.17	/hr.	
	Other: Fringe Benefits & NEBF	$	6.74	/hr.	
	Total Supplemental Benefits			$	39.02
Total Hourly Rate:	**Base Rate, PTI and Supp. Benefits (No O&P)**			$	**104.85**

Other:

			/hr.
	$		/hr.
	$		/hr.
	$	-	/hr.
	$	-	/hr.
	$	-	/hr.

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursable within the labor rate.

Albany International Airport Terminal Expansion

PCO-403a Rec'd TCCo 01.30.26

BP-04

Premium Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical Journeyman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate			$	76.28
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	4.73	/hr.	
1.00%	**Federal Unemployment**	$	0.76	/hr.	
9.90%	**State Unemployment**	$	7.55	/hr.	
8.62%	**Worker's Compensation** *	$	6.57	/hr.	
1.45%	**Medicare**	$	1.11	/hr.	
2.00%	**Liability Insurance** **	$	1.53	/hr.	
0.30%	**Disability Insurance**	$	0.23	/hr.	
	Total Payroll Taxes and Insurance			$	22.48
	Supplemental Benefits				
	Vacation and Holiday	$	1.46	/hr.	
	Health and Welfare	$	14.39	/hr.	
	Pension	$	11.44	/hr.	
	Annuity	$	3.89	/hr.	
	Education/App. Training	$	0.93	/hr.	
	Industry	$	0.17	/hr.	
	Other: Fringe Benefits & NEBF	$	6.74	/hr.	
	Total Supplemental Benefits			$	39.02
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**			$	**137.78**
	Other:				
				/hr.	
		$	-	/hr.	
		$	-	/hr.	
		$	-	/hr.	
		$	-	/hr.	
		$	-	/hr.	

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

Albany International Airport Terminal Expansion PCO-403a Rec'd TCCo 01.30.26

BP-04

Double Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical Journeyman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate				$ 101.70
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	6.31	/hr.	
1.00%	**Federal Unemployment**	$	1.02	/hr.	
9.90%	**State Unemployment**	$	10.07	/hr.	
8.62%	**Worker's Compensation ***	$	8.77	/hr.	
1.45%	**Medicare**	$	1.47	/hr.	
2.00%	**Liability Insurance ****	$	2.03	/hr.	
0.30%	**Disability Insurance**	$	0.31	/hr.	
	Total Payroll Taxes and Insurance				$ 29.98
	Supplemental Benefits				
	Vacation and Holiday	$	1.46	/hr.	
	Health and Welfare	$	14.39	/hr.	
	Pension	$	11.44	/hr.	
	Annuity	$	3.89	/hr.	
	Education/App. Training	$	0.93	/hr.	
	Industry	$	0.17	/hr.	
	Other: Fringe Benefits & NEBF	$	6.74	/hr.	
	Total Supplemental Benefits				$ 39.02
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**				$ **170.70**

Other:

			/hr.
	$	-	/hr.
	$	-	/hr.
	$	-	/hr.
	$	-	/hr.
	$	-	/hr.

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

PCO-413

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PCO-413 Rec'd TCCo 01/30/26

PROPOSAL

SUBMITTED TO:
Scott Bridie
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME	
Alb. Airport 21-1082-STR & INT	
PROJECT NO.	DATE
23-114	1/30/26
PROPOSAL NO.	PROPOSAL AMOUNT
164R1	$ 11,326.00

Per NOC 164R1 dated 1/30/2026, MLB Construction Services LLC is pleased to present our proposal for the following:

Per the response to RFI-341, provide pricing to reconfigure the existing ductwork and add shaftwall as required to avoid the conflict with the steel added in ASI-104.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Adirondack Taping & Supply Inc				$4,039.17		$4,039.17
John W Danforth Company				$6,794.33		$6,794.33
					Subtotal:	$10,833.50
		MLB OH&P (Subcontractor)		$9,848.63	5.00%	$492.50
					Total:	**$11,326.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN.

Submitted by: _____ 1/30/26
Craig Ditti
MLB Construction Services LLC

Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

PCO-413 Rec'd TCCo 01/30/26

Albany Airport Terminal Expansion Project BP-04

SUBCONTRACTOR PROPOSAL

Field Order | Change Order

Subcontractor Name:	Adirondack Taping & Supply, Inc.	Date:	11/12/25
Address:	46 Elm Street	Project No.:	23114
	Glens Falls, NY 12801	ADK COR #	61
Telephone No.:	(518) 761-0089	NOC #:	164

LABOR

Work Description	Trade	Hours	Total Rate from Labor Rate Breakdown	Total Labor Cost
RFI 396 PCO 365 Level 2 shaft wall around duct.	Carpenter Foreman	3	$82.94	$248.82
	Carpenter	48	$78.39	$3,762.72
	Carpenter [CREDIT	-16	$78.39	-$1,254.24
	A. TOTAL SUBCONTRACTOR LABOR			**$2,757.30**

MATERIAL

Material Description	Quantity	Unit	Unit Cost	Material Cost
6" CH stud 20ga	126	LF	$1.88	$237.22
6" J track 20ga	30	LF	$1.63	$48.81
1" shaftliner	180	SF	$1.58	$284.40
5/8" type x drywall	320	SF	$0.60	$192.00
3-5/8" studs 20ga	20	LF	$0.84	$16.80
Fire Caulk	8	Tubes	$39.00	$312.00
3" SAFB insulation	213	SF	$1.62	$345.06
Mud	1	Pails	$25.00	$25.00
Tape	1	Rolls	$10.00	$10.00
3-5/8" studs 20ga [CREDIT]	-180	LF	$0.75	-$135.00
3-5/8" track 20ga [CREDIT]	-26	LF	$0.73	-$18.98
5/8" drywall [CREDIT]	-468	SF	$0.52	-$243.36
3.5" SAFB insulation [CREDIT]	-234	SF	$0.95	-$222.30
Acoustical Caulk [CREDIT}	-1	Tubes	$13.00	-$13.00
Mud [CREDIT]	-1	Pails	$23.00	-$23.00
Tape [CREDIT]	-1	Rolls	$7.00	-$7.00
3" studs 20ga	24	LF	$1.13	$27.12
3" track 20ga	30	LF	$1.13	$33.90
	Total from additional Material Worksheet Extension(s) if required.			
	B. TOTAL SUBCONTRACTOR MATERIAL			**$869.67**

EQUIPMENT Lift

C. TOTAL SUBCONTRACTOR EQUIPMENT	**45.00**

SUMMARY

Total labor, material,equipment (A + B + C)	$3,671.97
Subcontractor's Override (10%)	$367.20
TOTAL SUB-PROPOSAL	**$4,039.17**

Taylor Oldroyd
Subcontractor's Signature

11/12/25
Date

Taylor Oldroyd
Please Type or Print Name

This Price is valid for, and work must be agreed upon within 7 days from date of submission upon which it becomes null and void.

PCO-413 Rec'd TCCo 01/30/26

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 9/26/25

Job: Albany Airport BEI 396

General Contractor: MLB Construction PCO 365

ADK's Extra Work Order #:

Location of Extra Work: Level 2 north west Corner Shaft Wall

Description of Extra Work:

Fire rated shaft wall in front of existing duct work

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Standhart	Carpenter Foreman	1		1
Frank Rose	Carpenter	8		8
Andy Dreder	Carpenter	8		8
	Carpenter			
	Carpenter			
	Taper Foreman			
	Taper			
	Taper			

MATERIALS:		
Material Description	QTY	Units
✓10' – 3 5/8 studs	2	
✓10' j Runner track	3	
✓ 6" Shaft Studs	2	
✓10' Shaft liner	1	
Provide credit for the 3 walls shown on A-110 Addendum 6 - 9.8.25 Materials and Laborer		

Signature: _____ Date: _____

Adirondack Taping & Supply Inc.

Signature: Michael Wozniak Date: 10/3/25

General Contractor

Signature: Ed Andres ✓ VTO Date: 10/16/25

Authorized Representative

AHS

PCO-413 Rec'd TCCo 01/30/26

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 9/29/25

Job: Albany Airport RFI 396
General Contractor: MLB Construction PCO 365
ADK's Extra Work Order #:
Location of Extra Work: Level 2 Shaft wall & North west Corner
Description of Extra Work:
framing Shaft wall around duct and provide 24 x 24 access

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jim Stanchfield	Carpenter Foreman	1		1
Frank Rose	Carpenter	8		8
Andrew Driesler	Carpenter	8		8
	Carpenter			
	Carpenter			
	Taper Foreman			
	Taper			
	Taper			

MATERIALS:		
Material Description	QTY	Units
✓ 12' 6" Heavy Gauge Studs	2	
✓ 10' 6" track	3	
✓ Shaft liner 1" sheet	8	
✓ 6" Shaft wall studs	5	
Provide credit for the 3 walls shown on A-110 Addendum 6 - 9.8.23		
LIFT Materials and Laborer		

Signature: Jim Stanchfield Adirondack Taping & Supply Inc. Date: 9/30/25
Signature: Michael Mahan General Contractor Date: 10/7/25
Signature: Ed Ahles ✓ VIO Owner's Representative Date: 10/16/25

ARS

Adirondack Taping & Supply

46 Elm St. Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work

PCO-413 Rec'd TCCo 01/30/26

Date: 10/21/25

#61

Job: Albany Airport
General Contractor: MLB Construction
ADK's Extra Work Order #:
Location of Extra Work: Level 2 shaft wall North west corner
Description of Extra Work: material only

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
	Carpenter Foreman			
	Carpenter			
	Carpenter			
	Carpenter			
	Carpenter			
	Taper Foreman			
	Taper			
	Taper			

MATERIALS:		
Material Description	QTY	Units
6" Stuff insulation BAG	8	Bags
Fire Caulk	8	tubes
LIFT		

Signature: _____ Date: 10/21/25
Adirondack Taping & Supply Inc.

Signature: _____ Date: 10/25/25
General Contractor

Signature: _____ Date: _____
Owner's Representative

PCO-413 Rec'd TCCo 01/30/26

Adirondack Taping & Supply Inc.
46 Elm St. Glens Falls, NY 12801
Phone: (518) 761-0089
Fax: (518) 793-7517

Daily Extra Work Order Form

Date: 10/23/2025

Job:	Albany Airport Terminal Expansion [BP-04]
General Contractor:	MLB Construction
ADK's Extra Work Order #:	
Location of Extra Work:	Shaftwall in front of large duct on Lvl2
Description of Extra Work: Rock	Double layer shaft wall all the way up

PCO 365 / RFI 396

LABOR:		Hours:		
Employee name	Classification	Regular	OT	Total
Jimmy Stanhart	Carpenter Foreman	1		1
Phil Cebula	Carpenter	8		8
Andrew Hendricks	Carpenter	8		8
	Carpenter			
	Carpenter			
~~Kip Tacito~~	Taper Foreman	~~8~~		~~8~~
	Taper Foreman			
	Taper Foreman			



ERIALS:		
	QTY	Units
8'	10	
	1	Roll
	1	Pail
~~Geofi~~		

Signature: _____ Date: 10/23/25
Adirondack Taping & Supply Inc.

Signature: _____ Date: 10/28/25
General Contractor

Signature: _____ Date: 10/31/25
Owner's Representative

PROVIDE CREDIT 3 WALLS SHOWN IN RED
TAPER ON SCP TICKET

PCO-413 Rec'd TCCo 01/30/26

CHANGE ORDER REQUEST

54

since 1884 danforth

Title: RFI 341-First Floor Elevator Area Duct change
Project Name: Albany Airport Terminal Expansion
Project Address: 737 Albany Shaker Road
Albany, NY 12211
COR Date: 11/10/2025
John W Danforth Company Job Number: 90272-100
Customer Job Number:
Customer Reference Number:

Our Information

John W Danforth Company
300 Colvin Woods Parkway
Tonawanda, NY 14150
Phone: (716)-955-0035

Customer Information

MLB Construction Services
1 Stonebreak Road
Ballston Spa, NY 12020
Phone: (518)-289-1371

Description of Change Order Request

Duct changed due to RFI 341 response.

Labor

Description	Qty (HR)	Unit (HR)	Rate (HR)	Total Cost
Local 83 Journeyman	16.00	ST	$99.18 ✓	$1,586.88
Local 83 Foreman	8.00	ST	$102.01 ✓	$816.08
Local 83 Journeyman-SHOP TIME	32.00	ST	$99.18 ✓	$3,173.76
Hours Subtotals: ST: 56.00			**Total Labor:**	**$5,576.72**

Material

Description	Qty of Material	Unit of Measure	Rate	Total Cost
Material from Sheetmetal Shop	909.00	lbs	$0.66	$599.94
			Total Material:	**$599.94**

Subtotal		**$6,176.66**
Tax Rate (Materials)	0.000%	$0.00
Mark Up Rate (Subtotal)	10.000%	$617.67
Requested Total		**$6,794.33**

POWERED BY CLEARSTORY

PCO-413 Rec'd TCCo 01/30/26

Terms & Conditions

Exclusions to include :Retention; unforeseen conditions; roofing work of any kind; cleanup; dumpsters; painting; temporary facilities of any kind; any design calculations or PE stamp; full time on-site safety rep; sales tax; bonding or special insurances of any kind; concrete cutting or concrete work of any kind; cut & patch of any kind; grouting; electrical/power wiring of any kind; controls wiring; environmental remediation; excavation/backfilling; dewatering; chemical/mechanical pipe cleaning; flushing/draining/refilling/venting of systems; instructions to operating personnel; operational tests; valve tagging; equipment/system identification; shop drawings; as-built drawings; escutcheons; caulking; reconditioning and cleaning of owner equipment or material; shoring/tamping; labor to perform x-ray quality welding; schedule update; any work that is not explicitly called out in scope of work description above.

This change proposal covers only the direct costs associated with the change order work described above. The contractor expressly reserves the right to submit, at a later date, added costs and/or time extension requests attendant to this modification arising from, but not limited to: extended field and home office overhead, labor and equipment inefficiencies, disruptions, cumulative impacts, impacts to the critical path and related delay costs, schedule resequencing and/or overtime and acceleration.

We reserve the right to modify this estimate, if additional work not covered by this proposal is required.

Unless noted otherwise, it is anticipated that all work required by this change will be done on a straight time basis. Overtime work, if required, will be billed as an additional item.

This proposal is for acceptance within 20 days and is subject to escalation thereafter.

Please advise as soon as possible if we are to proceed. We will not proceed without formal written change order, per contract terms.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. John W. Danforth Company is authorized to do the work as indicated. Payment will be made as outlined above. The conditions of the proposal above stand good for 30 days. Pricing is based on conditions at time of bid. Danforth reserves its right for an adjustment in contract time, price, or both, due to changing conditions relating, but not limited to COVID-19, or any pandemic, epidemic, disease outbreak, or conflict; or any governmental regulations that are enacted after this date that may impact project cost.

POWERED BY CLEARSTORY

PCO-413 Rec'd TCCo 01/30/26

JOHN W. DANFORTH COMPANY

Sheet Metal Shop Fabrication Order

DATE: 10/20/25 JOB NUMBER: 90272-100

JOB NAME: Albany Airport FOREMAN NAME: JOSH C

T & M WORK: ☐ YES ☒ NO (Please check one) FOREMAN CONTACT #: 518 415 9840

DATE & TIME REQUIRED: 10/23/25 8 AM IF POSSIBLE PAGE 1 OF 1

SHIPPING INSTRUCTIONS: Deliver to Albany Airport

SPECIAL INSTRUCTIONS:

MATERIAL INSTRUCTIONS:

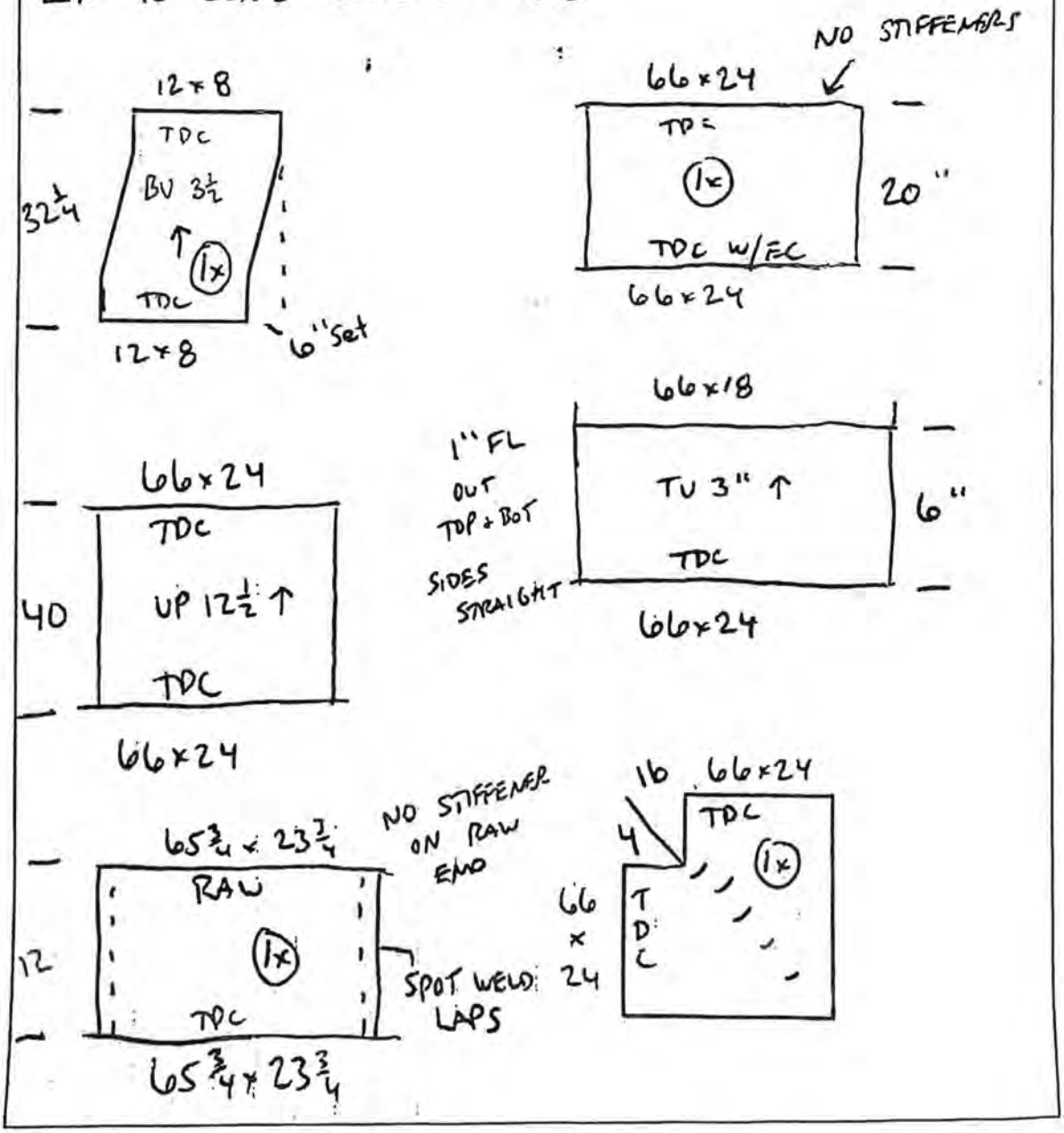
WATER GAUGE:
1" (2") 3" 4"

MATERIAL:
(Galv.) S.S. Alum. Black Paint Grip

WELDED

SYSTEM:

2x - 10' LONG 2x2 & 20GA



danforth

SHEET LIST

PCO-413 Rec'd TCCo 01/30/26

90272 ALBANY AIRPORT **Plt#: 1741** **FO.- 10-20**

10/28/2025 **Page: 1**

SHEET	Material	Width	Length Used	(Used)
750	Galvanized x 20	60"	71"	(68 1/4" x 38 1/2")
749	Galvanized x 20	60"	72"	(70" x 52 1/8")
748	Galvanized x 20	60"	84"	(81 1/8" x 54 1/4")
747	Galvanized x 20	60"	75"	(72 3/4" x 45 3/8")
746	Galvanized x 20	60"	75"	(72 3/4" x 45 3/8")
745	Galvanized x 20	60"	75"	(72 3/4" x 58 1/8")
744	Galvanized x 20	60"	99"	(96 7/8" x 58 7/8")
743	Galvanized x 20	60"	114"	(111" x 59 1/4")
742	Galvanized x 20	60"	121"	(118 7/8" x 59 1/2")
741	Galvanized x 26	60"	51"	(48 1/4" x 59 1/2")

884 lbs 20 ga galv.

25 lbs 20 ga galv.

30 hrs.

Prepared By | Approved By | Accepted By

PCO-413 Rec'd TCCo 01/30/26

JOHN W. DANFORTH COMPANY

300 Colvin Woods Parkway • Tonawanda, New York 14150 • Tel: (716) 832-1940 • Fax: (716) 832-2388
930 Old Dutch Road • Victor, New York 14564 • Tel: (585) 924-7030 • Fax: (585) 924-7916
5 Leibich Lane • Halfmoon, New York 12065 • Tel: (518) 465-3426 • Fax: (518) 465-1030
6730 VIP Parkway • Syracuse, New York 13206 • Tel: (315) 913-4000
5532 Shier Rings Road • Dublin, Ohio 43016 • Tel: (844) 593-1884

SUBMITTED TO:

T&M Rate Sheet - Local 83 - Sheet Metal Worker (Albany)

Effective 5/5/25 Thru 5/3/26

	Classification	Straight Time	Premium Only (Time & Half)	Time & Half
First	Gen Foreman	$105.86	$33.61	$139.47
	Foreman	$102.01	$30.54	$132.55
	Journeyman	$99.18	$29.10	$128.28
Second	Gen Foreman	$112.59	$36.97	$149.56
	Foreman	$108.65	$34.99	$143.64
	Journeyman	$105.49	$33.42	$138.91

_____

Submitted By

TCCo New York North
1 Computer Drive South
Albany, New York 12205
P: (518) 432-0277
F: (518) 432-0279

PCO-413 Rec'd TCCo 01/30/26

Project: 230809 Albany Airport Terminal Expansion
737 Albany Shaker Rd.
Albany, New York 12211

RFI #BP-04 RFI-341: BP-04 RFI-341 - LVL 2 Existing Ductwork Tie In

Status	Closed on 07/11/25		
To	Jordan Hudak (CHA) Maureen Moran (CHA) Aaron Smith (CHA) Ashley Richards (CHA) Todd Cirillo (CHA)	**From**	Natram Lackraj (Turner Construction Company) 500 Plum St. Ste. 600 Syracuse, NY 13204 Syracuse, New York 13204
Date Initiated	Jul 7, 2025	**Due Date**	Jul 28, 2025
Location		**Project Stage**	Course of Construction
Cost Impact		**Schedule Impact**	
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From			
Copies To	Eddie Andres (Turner Construction Company), Todd Cirillo (CHA), Craig Dittl (MLB Construction Services, LLC), Zack Geddies (Albany County Building Department), Jordan Hudak (CHA), Joe Johnson (Creighton Manning), Natram Lackraj (Turner Construction Company), John LaClair, PE (Albany County Airport Authority), Jeff Lino (MLB Construction Services, LLC), Kelsey Martin (MLB Construction Services, LLC), Marty Millington (MLB Construction Services, LLC), Matthew Mokey, PE (Albany County Airport Authority), Maureen Moran (CHA), Jo Anne Nichols (MLB Construction Services, LLC), Ashley Richards (CHA), Gaby Rosario (Turner Construction Company), Lori Rowe (MLB Construction Services, LLC), Nick Santuccione (Creighton Manning), Robert Wagner (Turner Construction Company), Mike Washburn (MLB Construction Services, LLC)		

Activity

Question

Question from Natram Lackraj Turner Construction Company *on Monday, Jul 7, 2025 at 10:18 AM EDT*

The existing ductwork on level 2 that needs to connect back to baggage ductwork, is now block by a new WT member. The existing ductwork will need to be reconfigured around the WT to reconnect to the baggage ductwork. Please advise.

Added in BP-2 ASI #5 (104)

Attachments
54c4ee9d-8604-4fdd-84b4-4432fc4de2dd_5530626946_production_thumbnail_large.png, 1274A9E4-D6E7-4429-B86F-F27B0E3CDF09.jpeg

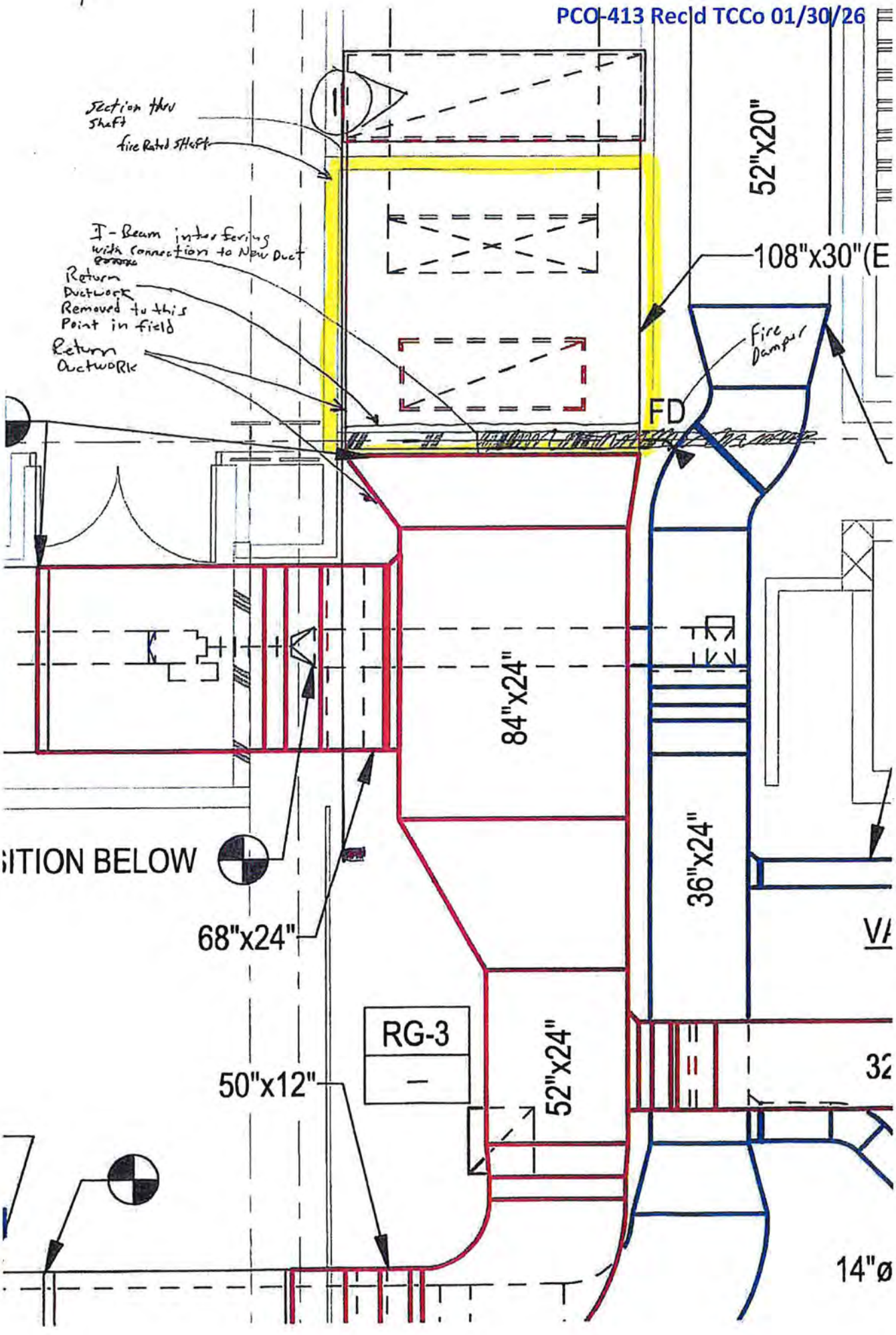
Official Response

Response from Aaron Smith CHA *on Thursday, Jul 10, 2025 at 06:09 PM EDT*

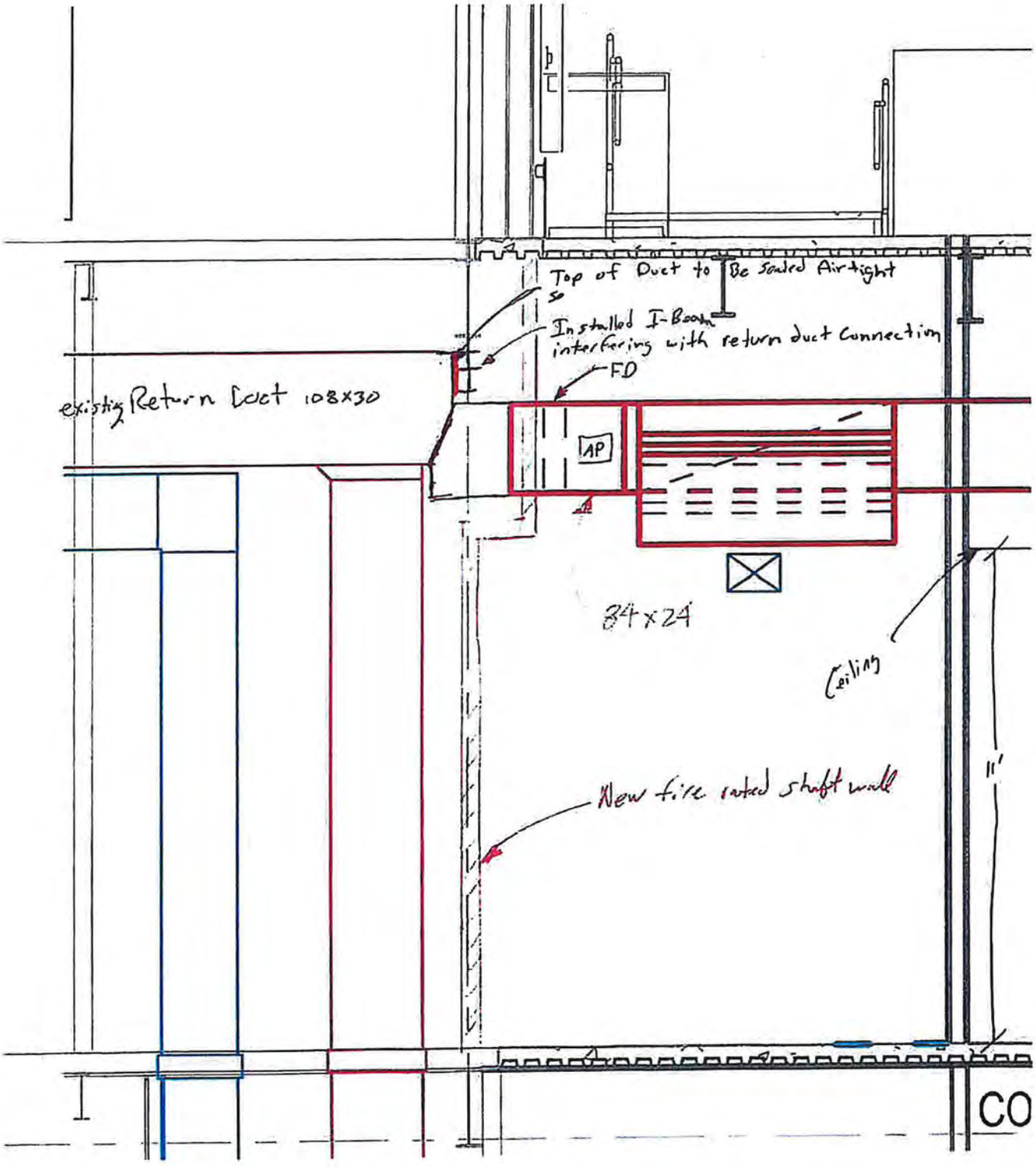
Return air ductwork leaving fire rated shaft requires transition under newly installed I-beam. Conversation in field including Danforth Representative (Josh) determined to blank off top of duct and seal airtight and modify bottom of duct to be routed under beam. Fire rated shaft wall to be constructed including soffit at top to allow transition to 84"x24" return duct including fire damper (type "B" out of airstream). Supply duct (not located in fire rated shaft) to be modified and routed below I-beam as required.

Attachments
BP-04 RFI-341-LVL 2 sketches.pdf

PCO-413 Rec'd TCCo 01/30/26

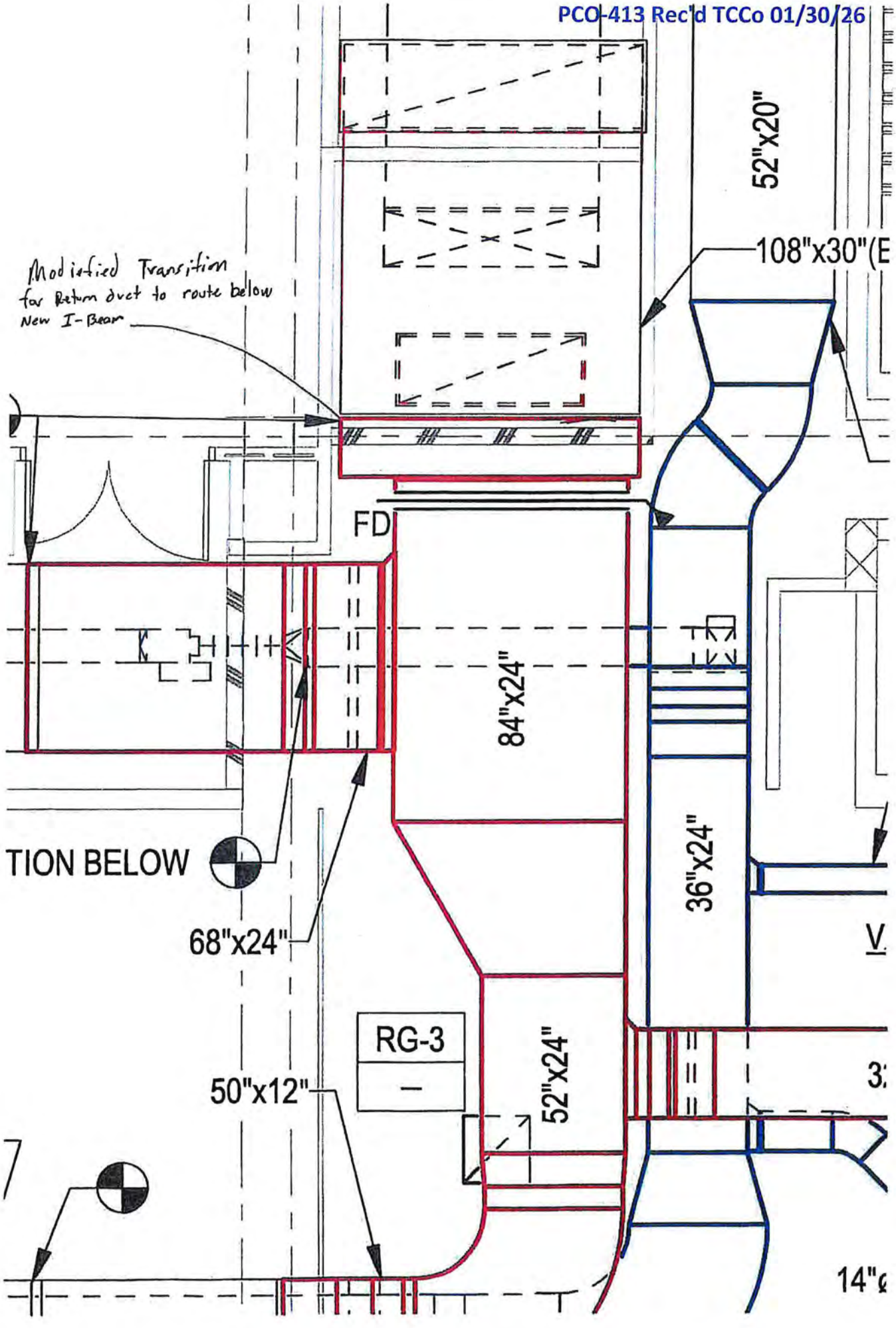


PCO-413 Rec'd TCCo 01/30/26



Section thru shaft

PCO-413 Rec'd TCCo 01/30/26



PCO-413 Rec'd TCCo 01/30/26



PCO-417

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PCO-417 Rec'd TCCo 02.05.26

PROPOSAL

SUBMITTED TO:
Rob Wagner
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME	
Alb. Airport 21-1082-STR & INT	
PROJECT NO.	DATE
23-114	2/5/26
PROPOSAL NO.	PROPOSAL AMOUNT
190	$ 4,363.00

Per NOC 190 dated 10/7/2025, MLB Construction Services LLC is pleased to present our proposal for the following:

Per the response to RFI-450, refer to drawings E-105 and E-610 for panel & circuit information for the FACP in Room 326 and provide a lockable circuit breaker as indicated.

Description	Labor	Material	Equipment	Subcontract	Other	Price
George J Martin & Son Inc				$4,173.00		$4,173.00
					Subtotal:	$4,173.00
		MLB OH&P (Subcontractor)		$3,793.64	5.01%	$190.00
					Total:	**$4,363.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN.

Submitted by: _____ 2/5/26
Craig Ditti
MLB Construction Services LLC

Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

PCO-417 Rec'd TCCo 02.05.26

MARTIN
ELECTRIC
est. 1938

JOB # 6846-96

MLB Constructions Services, LLC.
1 Stonebreak Rd. Malta, NY 12020

December 22, 2025
Prepared by: Everett Jones
Contact Info: ejones@martinelectric.com

Attn: Craig Dittl cdittl@mlbind.com
RE: Albany Airport BP-04 – NOC # 190 RFI-450 Fire Alarm Panel Power

Craig,

Martin Electric is pleased to provide this CO Proposal for the above-mentioned project.
Please review our clarifications and exclusions for this scope and thank you for this opportunity.

SCOPE OF WORK

- See attached marked-up drawings for defined scope of routing for power to the Fire Alarm Control Panel.

CLARIFICATIONS

- Coordinate work with MLB.
- All Labor, Material, Management, Equipment, Tools, and Service Vehicles included.
- Please reference updated **PROPOSAL TERMS**, regarding the Commodities Market.

APPROACH

Martin Electric plans to approach this project in the following manner:

- Review all the requirements of the systems/equipment to be installed with the appointed representative.
- Review and determine with the site representative the proposed routing, for approval, prior to installation of conduit, and wire.
- Review and make every effort to expedite delivery of long lead materials.
- Complete the installation of the required services within schedule, unless delayed by others.
- Evaluate project activity periods and maintain scheduled activity completions.

EXCLUSIONS

- Dumpster Cost of any type.
- All field modifications of equipment furnished by others.

MARTIN
ELECTRIC
est. 1939

JOB # 6846-96
MLB Constructions Services, LLC.
1 Stonebreak Rd. Malta, NY 12020

December 22, 2025
Prepared by: Everett Jones
Contact Info: ejones@martinelectric.com

- Any concrete, cutting, patching, or painting.
- Fireproofing is not included.
- Daily coordination with ACAA of work areas (by MLB).
- Accelerated work requiring added resources/equipment. At present all work is planned to be contiguous with Contract scope.
- Overtime, and/or Shift Work.
- BIM modeling

PROPOSAL COST

Based on the Services to provide the Proposed Scope of Work, the Approach, and the Clarifications, Inclusions and Exclusions listed above; Martin Electric is proposing the amount of:

MATERIALS/SUBS/VENDORS	$	297
LABOR	$	3,876
TOTAL	**$**	**4,173**

PROPOSAL TERMS:

Terms for payment shall be net 30 days based on a schedule of values from the contract. This quote is valid for **15 days** due to the current market for commodities and Material pricing will be updated, as necessary, upon the date of Approval, and is made contingent upon both parties reaching mutually agreeable terms and conditions.

NOTICE:

THIS PROPOSAL IS CONTINGENT ON A LACK OF IMPACT BY THE CORONAVIRUS NATIONAL EMERGENCY. Given the existence of the coronavirus pandemic, Martin Electric Inc. will use its best efforts to staff and supply this project to be able to hit the scheduled completion date but reserves its right to seek an excusable extension of time if Martin Electric Inc., or its subcontractors and suppliers are unable to maintain planned crew sizes due to the illness, supply shortages or governmental restraints on business, travel and/or assembly. To the extent that the project is suspended pursuant to the terms of the proposed Martin Electric Inc. Subcontract, we intend to seek additional costs associated with the suspension.

PCO-417 Rec'd TCCo 02.05.26



1 03 - THIRD LEVEL ELECTRICAL PLAN - TSA SIDE

Sheet with added power is from RFI-450.
-CD, MLB Construction

CHA

ALBANY COUNTY AIRPORT AUTHORITY

BID PACKAGE #4
ISSUED FOR BID

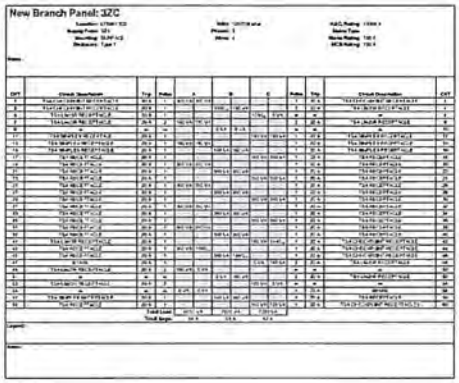
ALB - General Terminal Passenger Screening

ELECTRICAL PLAN - LEVEL 3 - CONNECTOR FLOOR PLAN - TSA SIDE

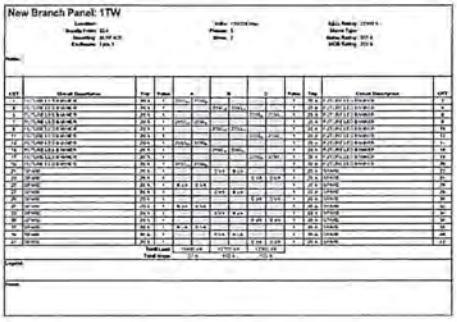
E-105

PCO-417 Rec'd TCCo 02.05.26

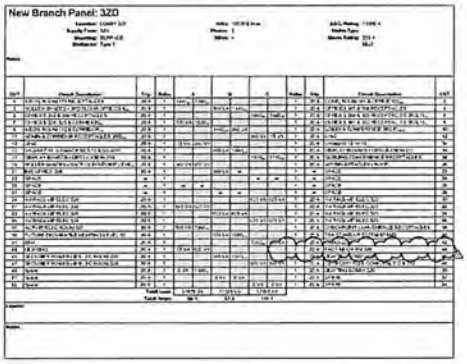
New Branch Panel: 32C



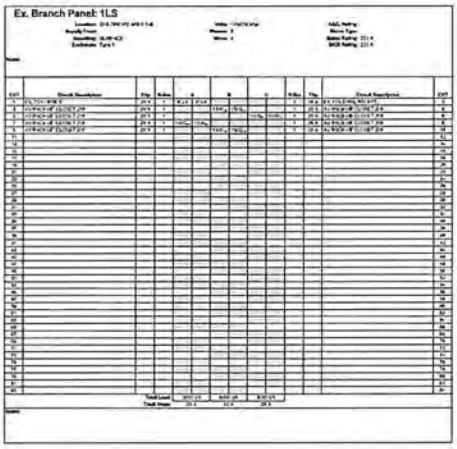
New Branch Panel: 1TW



New Branch Panel: 32D



Ex. Branch Panel: 1LS



Sheet with added power is from RFI-450.
-CD, MLB Construction

CHA

ALBANY COUNTY AIRPORT AUTHORITY

BID PACKAGE #4
ISSUED FOR BID

ALJI - Central Terminal Passenger Screening

ELECTRICAL PANEL SCHEDULES

E-610

Job ID: PG-23-116A
Project: Albany Airport BP-04

PCO-417 Rec'd TCCo 02.05.26

GJM MARTIN ELECTRIC
Certified WBE

CO: 6846-96: NOC#190 Fire Alarm Power RFI-450

Change Order Summary

22 Dec 2025 10:39:01

Tax Rate status: Default **Bid Name:** BASE BID **Bid Template:** SHORT MARKUP -ELECTRIC

Drawing	Phase	Quote $	Material $	Equip $	SubCon $	Labor Hrs
	BRANCH	0.00	269.17	0.00	0.00	29.10
	Sheet Totals:	0.00	269.17	0.00	0.00	29.10
	Tax:	0.00	0.00	0.00	0.00	
				Sub Total (Quo/Mat/Equip/Sub):	269.17	
				Sales Tax:	0.00	
				Sub Total:	269.17	269.17

Bid Notes.

TAX RATES			
Material:	0.0000%	**Direct Labor $:**	3,380.72
Quote:	0.0000%	**Indirect Labor $:**	0.00
Labor:	0.0000%	**Labor Escalation:**	0.00
Equipment:	0.0000%	**Labor Tax:**	0.00
Subcontract:	0.0000%	**Direct Job Costs** (3.24%):	135.20
Job:	0.0000%		
MISCELLANEOUS			
Avg. Lbr. Rate (Cost):	121.99	**Prime Cost:**	3,785.08
Avg. Lbr. Rate (Bid):	128.09	**Overhead** (Avg. 5.00%):	189.25
Total Square Feet:	1.00	**Net Cost:**	3,974.34
Cost Per Sq. Ft.:	4,173.05		
Labor $ Per Sq. Ft.:	3,380.72	**Profit** (Avg. 5.00%):	198.72
Labor Hrs Per Sq. Ft.:	29.10	**Job Tax:**	0.00
Quantity of Units:	1.00	**Bond** (0.0000%):	0.00
Cost Per Unit:	4,173.05	**Lump Sum:**	0.00
Calc. Adjustment:	0.00%	**Selling Price:**	4,173.05

LABOR ADJUST

ESTIMATED HOURS	ELECTRICAL	MACHINE OPERATOR	LOW VOLTAGE	Labor Class 4	Labor Class 5	Labor Class 6	Labor Class 7	Labor Class 8	Labor Class 9	Labor Class 10
REGULAR	29.10	--	--	--	--	--	--	--	--	--
OVERTIME	--	--	--	--	--	--	--	--	--	--
SHIFT-2	--	--	--	--	--	--	--	--	--	--
SHIFT-3	--	--	--	--	--	--	--	--	--	--
DOUBLE TIME	--	--	--	--	--	--	--	--	--	--
ESTIMATED HOURS:	29.10	--	--	--	--	--	--	--	--	--
LOSS LBR ADJ:	--	--	--	--	--	--	--	--	--	--
CALCULATED HRS										
REGULAR	29.10	--	--	--	--	--	--	--	--	--
OVERTIME	--	--	--	--	--	--	--	--	--	--
SHIFT-2	--	--	--	--	--	--	--	--	--	--
SHIFT-3	--	--	--	--	--	--	--	--	--	--
DOUBLE TIME	--	--	--	--	--	--	--	--	--	--
TOTAL ADJ LABOR:	29.10	--	--	--	--	--	--	--	--	--

TOTAL ADJUSTED LABOR HOURS: 29.10

DIRECT LABOR

Labor Class	Job Description	Labor Type	Crew	Rate	Man Hours	Extension
ELECTRICAL	FOREMEN (WORKING)	REGULAR	1	$127.52	14.55	$1,855.27
	JOURNEYMEN	REGULAR	1	$104.85	14.55	$1,525.45

AVERAGE DIRECT LABOR RATE: $116.19

TOTAL DIRECT LABOR: $3,380.72

INDIRECT LABOR

Labor Description	Hours	Rate	Ext $

TOTAL INDIRECT LABOR: $0.00

DIRECT LABOR TOTAL:	3,380.72	
INDIRECT LABOR TOTAL:	0.00	
LABOR ESCALATION:	0.00	
LABOR $ ADJUSTMENT:	0.00	
LABOR TAX:	0.00	
LABOR TOTAL:		$3,380.72

MATERIAL:	269.17	
MATERIAL ESCALATION:	0.00	
MATERIAL ADJUSTMENT:	0.00	
MATERIAL TAX:	0.00	
MATERIAL TOTAL:		$269.17

QUOTES

Component	Vendor	Amount

QUOTED MATERIAL:	0.00	
ADJUSTMENT:	0.00	
QUOTE TAX:	0.00	
QUOTED MATERIAL TOTAL:		$0.00

SUBCONTRACTS

Component	Vendor	Amount

SUBCONTRACTS:	0.00	
ADJUSTMENT:	0.00	
SUBCONTRACT TAX:	0.00	
SUBCONTRACTS TOTAL:		$0.00

EQUIPMENT

Component	Vendor	Amount

EQUIPMENT:	0.00	
ADJUSTMENT:	0.00	
EQUIPMENT TAX:	0.00	
EQUIPMENT TOTAL:		$0.00

DIRECT JOB COSTS

Description	Dollars
WARRANTY	33.80
SAFETY	101.40

DIRECT JOB COSTS:	135.20	
ADJUSTMENT:	0.00	
TOTAL DIRECT JOB COSTS:		$135.20
JOB COST w/NO OVERHEAD:		**$3,785.08**

OVERHEAD

MATERIAL OVERHEAD:(5% markup)	13.46
QUOTES OVERHEAD:(5% markup)	0.00
LABOR OVERHEAD:(5% markup)	169.04
SUBCONTRACTS OVERHEAD:(5% markup)	0.00
EQUIPMENT OVERHEAD:(5% markup)	0.00
DJC OVERHEAD:(5% markup)	6.76

TOTAL OVERHEAD:	$189.25
JOB COST w/OVERHEAD:	**$3,974.34**

PROFIT	
MATERIAL PROFIT:(5% markup)	14.13
QUOTES PROFIT:(0% markup)	0.00
LABOR PROFIT:(5% markup)	177.49
SUBCONTRACTS PROFIT:(0% markup)	0.00
EQUIPMENT PROFIT:(0% markup)	0.00
DJC PROFIT:(5% markup)	7.10

TOTAL PROFIT: $198.72

MISCELLANEOUS	
JOB TAX:	0.00
BOND:	0.00

MISCELLANEOUS TOTAL: $0.00

LUMP SUM	
LUMP SUM 1:	0.00
LUMP SUM 2:	0.00
LUMP SUM 3:	0.00
LUMP SUM 4:	0.00

LUMP SUM TOTAL: $0.00

BID TOTAL: **$4,173.05**

PCO-417 Rec'd TCCo 02.05.26

Job ID: PG-23-116A
Project: Albany Airport BP-04

GJM MARTIN ELECTRIC
Certified WBE

CO: 6846-96: NOC#190 Fire Alarm Power RFI-450

Takeoff

22 Dec 2025 10:39:55

Phase: BRANCH

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
TITLE	60.00	EA	M		3/4 EMT SUSP CONCRETE SINGLE RUN	0.0000	0.00	0.0000	0.00
10054	60.00	FT	M	3/4	EMT	1.4708	88.25	0.0620	3.72
20749	3.00	EA	M	3/4	EMT 90-ELBOW	5.3335	16.00	0.2700	0.81
20739	1.00	EA	M	3/4	EMT FIELD-BEND	0.0000	0.00	0.2400	0.24
30562	9.00	EA	M	3/4	EMT STEEL-COMP COUPLING RT	0.4398	3.96	0.1700	1.53
160022	14.00	EA	M	3/4	PLTD-MINI EMT-HGR W/BOLT	0.9496	13.29	0.1563	2.19
160246	16.00	EA	M	1/4 x 2 1/4"	PLTD WEDGE ANCHOR	0.7294	11.67	0.2000	3.20
161238	16.00	EA	M	1/4 x 1 1/2 - 3"	HAMMER DRILLED HOLE	0.0000	0.00	0.1570	2.51
161347	16.00	EA	M	1/4-20	THREADED-ROD COUPLING	0.4499	7.20	0.0250	0.40
161302	48.00	FT	M	1/4-20	PLTD THREADED ROD	0.4738	22.74	0.1370	6.58
160394	48.00	EA	M	1/4"	PLTD FLAT WASHER	0.0883	4.24	0.0015	0.07
160405	48.00	EA	M	1/4"	PLTD LOCK WASHER	0.0548	2.63	0.0015	0.07
160995	48.00	EA	M	1/4-20	PLTD HEX NUTS	0.0704	3.38	0.0300	1.44
160414	4.00	EA	M	1/4 x 1 1/4"	PLTD FENDER WASHER	0.1575	0.63	0.0015	0.01
30708	4.00	EA	M	3/4	EMT STEEL COMP INS-THRT CONN RT	0.7425	2.97	0.3700	1.48
40233	4.00	EA	M	3/4	PLASTIC BUSHING	0.2370	0.95	0.1400	0.56
70033	199.00	FT	M	12	THHN/THWN CU (STR)	0.2400	47.76	0.0075	1.49
100139	6.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.99	0.0800	0.48
70228	66.00	FT	M	12.	GREEN THHN CU (GRD 20A)	0.2400	15.84	0.0075	0.50
100139	2.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.33	0.0800	0.16
150041	2.00	EA	M	2-1/8"D	4"SQ CMB-KO NO BRKT	2.8094	5.62	0.3500	0.70
150096	2.00	EA	M		4"SQ BLANK COVER	1.1968	2.39	0.0900	0.18
630504	2.00	EA	M	THREAD ROD MOUNT	COMB BOX & 1/2 > 3/4" SNP-CLS COND HGR	8.4789	16.96	0.3120	0.62
100155	2.00	EA	M	#12 SOL	8" PIGTAIL W/GRD SCREW	0.6910	1.38	0.0800	0.16
					Phase Totals:		**269.17**		**29.10**
					Job Totals:		**269.17**		**29.10**

George J. Martin & Son
164 Columbia Turnpike
Rensselaer, NY
Phone: 518-477-7577
Web: www.martinelectric.com

Albany International Airport Terminal Expansion PCO-417 Rec'd TCCo 02.05.26

BP-04

Standard Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical Journeyman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate				50.85
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	3.15	/hr.	
1.00%	**Federal Unemployment**	$	0.51	/hr.	
9.90%	**State Unemployment**	$	5.03	/hr.	
8.62%	**Worker's Compensation ***	$	4.38	/hr.	
1.45%	**Medicare**	$	0.74	/hr.	
2.00%	**Liability Insurance ****	$	1.02	/hr.	
0.30%	**Disability Insurance**	$	0.15	/hr.	
	Total Payroll Taxes and Insurance				14.98
	Supplemental Benefits				
	Vacation and Holiday	$	1.46	/hr.	
	Health and Welfare	$	14.39	/hr.	
	Pension	$	11.44	/hr.	
	Annuity	$	3.89	/hr.	
	Education/App. Training	$	0.93	/hr.	
	Industry	$	0.17	/hr.	
	Other: Fringe Benefits & NEBF	$	6.74	/hr.	
	Total Supplemental Benefits				39.02
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**				**104.85**

Other:

			/hr.
	$		/hr.
	$		/hr.
	$	-	/hr.
	$	-	/hr.
	$	-	/hr.

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursable within the labor rate.

Albany International Airport Terminal Expansion PCO-417 Rec'd TCCo 02.05.26

BP-04

Premium Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical Journeyman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate			$	76.28
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	4.73 /hr.		
1.00%	**Federal Unemployment**	$	0.76 /hr.		
9.90%	**State Unemployment**	$	7.55 /hr.		
8.62%	**Worker's Compensation ***	$	6.57 /hr.		
1.45%	**Medicare**	$	1.11 /hr.		
2.00%	**Liability Insurance ****	$	1.53 /hr.		
0.30%	**Disability Insurance**	$	0.23 /hr.		
	Total Payroll Taxes and Insurance			$	22.48
	Supplemental Benefits				
	Vacation and Holiday	$	1.46 /hr.		
	Health and Welfare	$	14.39 /hr.		
	Pension	$	11.44 /hr.		
	Annuity	$	3.89 /hr.		
	Education/App. Training	$	0.93 /hr.		
	Industry	$	0.17 /hr.		
	Other: Fringe Benefits & NEBF	$	6.74 /hr.		
	Total Supplemental Benefits			$	39.02
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**			$	**137.78**
	Other:				
			/hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

Albany International Airport Terminal Expansion PCO-417 Rec'd TCCo 02.05.26

BP-04

Double Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical Journeyman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate			$	101.70
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	6.31 /hr.		
1.00%	**Federal Unemployment**	$	1.02 /hr.		
9.90%	**State Unemployment**	$	10.07 /hr.		
8.62%	**Worker's Compensation** *	$	8.77 /hr.		
1.45%	**Medicare**	$	1.47 /hr.		
2.00%	**Liability Insurance** **	$	2.03 /hr.		
0.30%	**Disability Insurance**	$	0.31 /hr.		
	Total Payroll Taxes and Insurance			$	29.98
	Supplemental Benefits				
	Vacation and Holiday	$	1.46 /hr.		
	Health and Welfare	$	14.39 /hr.		
	Pension	$	11.44 /hr.		
	Annuity	$	3.89 /hr.		
	Education/App. Training	$	0.93 /hr.		
	Industry	$	0.17 /hr.		
	Other: Fringe Benefits & NEBF	$	6.74 /hr.		
	Total Supplemental Benefits			$	39.02
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**			$	**170.70**
	Other:				
			/hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

Albany International Airport Terminal Expansion PCO-417 Rec'd TCCo 02.05.26

BP-04

Standard Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical General Foreman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate			$	66.11
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	4.10	/hr.	
1.00%	**Federal Unemployment**	$	0.66	/hr.	
9.90%	**State Unemployment**	$	6.54	/hr.	
8.62%	**Worker's Compensation ***	$	5.70	/hr.	
1.45%	**Medicare**	$	0.96	/hr.	
2.00%	**Liability Insurance ****	$	1.32	/hr.	
0.30%	**Disability Insurance**	$	0.20	/hr.	
	Total Payroll Taxes and Insurance			$	19.48
	Supplemental Benefits				
	Vacation and Holiday	$	1.90	/hr.	
	Health and Welfare	$	14.39	/hr.	
	Pension	$	11.44	/hr.	
	Annuity	$	3.89	/hr.	
	Education/App. Training	$	0.93	/hr.	
	Industry	$	0.17	/hr.	
	Other: NEBF & Fringe Benefits	$	9.21	/hr.	
	Total Supplemental Benefits			$	41.93
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**			$	**127.52**
	Other:				
				/hr.	
				/hr.	
		$		/hr.	
		$	-	/hr.	
		$	-	/hr.	
		$	-	/hr.	

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

Albany International Airport Terminal Expansion PCO-417 Rec'd TCCo 02.05.26

BP-04

Premium Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical General Foreman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate			$	99.17
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	6.15 /hr.		
1.00%	**Federal Unemployment**	$	0.99 /hr.		
9.90%	**State Unemployment**	$	9.82 /hr.		
8.62%	**Worker's Compensation ***	$	8.55 /hr.		
1.45%	**Medicare**	$	1.44 /hr.		
2.00%	**Liability Insurance ****	$	1.98 /hr.		
0.30%	**Disability Insurance**	$	0.30 /hr.		
	Total Payroll Taxes and Insurance			$	29.23
	Supplemental Benefits				
	Vacation and Holiday	$	1.90 /hr.		
	Health and Welfare	$	14.39 /hr.		
	Pension	$	11.44 /hr.		
	Annuity	$	3.89 /hr.		
	Education/App. Training	$	0.93 /hr.		
	Industry	$	0.17 /hr.		
	Other: NEBF & Fringe Benefits	$	9.21 /hr.		
	Total Supplemental Benefits			$	41.93
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**			$	**170.33**
	Other:				
			/hr.		
			/hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

Albany International Airport Terminal Expansion PCO-417 Rec'd TCCo 02.05.26

BP-04

Double Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc.

Trade: Electrical General Foreman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate			$	132.22
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	8.20 /hr.		
1.00%	**Federal Unemployment**	$	1.32 /hr.		
9.90%	**State Unemployment**	$	13.09 /hr.		
8.62%	**Worker's Compensation ***	$	11.40 /hr.		
1.45%	**Medicare**	$	1.92 /hr.		
2.00%	**Liability Insurance ****	$	2.64 /hr.		
0.30%	**Disability Insurance**	$	0.40 /hr.		
	Total Payroll Taxes and Insurance			$	38.97
	Supplemental Benefits				
	Vacation and Holiday	$	1.90 /hr.		
	Health and Welfare	$	14.39 /hr.		
	Pension	$	11.44 /hr.		
	Annuity	$	3.89 /hr.		
	Education/App. Training	$	0.93 /hr.		
	Industry	$	0.17 /hr.		
	Other: NEBF & Fringe Benefits	$	9.21 /hr.		
	Total Supplemental Benefits			$	41.93
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**			$	**213.12**
	Other:				
			/hr.		
			/hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

PCO-420

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PCO-420 Rec'd TCCo 02.12.26

PROPOSAL

SUBMITTED TO:
Scott Bridie
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME	
Alb. Airport 21-1082-STR & INT	
PROJECT NO.	DATE
23-114	2/12/26
PROPOSAL NO.	PROPOSAL AMOUNT
210	$ 20,066.00

Per NOC 210 dated 11/4/2025, MLB Construction Services LLC is pleased to present our proposal for the following:

ASI-146 has been issued to update drawings for revisions to the Escalator Machine Room, Elevator Machine Room, and the Fire Riser Room (Garage).

Description	Labor	Material	Equipment	Subcontract	Other	Price
John W Danforth Company				$1,895.87		$1,895.87
George J Martin & Son Inc				$17,299.00		$17,299.00
					Subtotal:	$19,194.87
		MLB OH&P (Subcontractor)		$17,413.79	5.00%	$871.13
					Total:	**$20,066.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN .

Submitted by: 2/12/26
Craig Dittl
MLB Construction Services LLC

Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

PCO-420 Rec'd TCCo 02.12.26

CHANGE ORDER REQUEST

55

since 1884 danforth

Title: NOC #210 ASI-146 Escalator Machine Room Revisions
Project Name: Albany Airport Terminal Expansion
Project Address: 737 Albany Shaker Road
Albany, NY 12211
COR Date: 11/24/2025
John W Danforth Company Job Number: 90272-100
Customer Job Number:
Customer Reference Number:

Our Information

John W Danforth Company
300 Colvin Woods Parkway
Tonawanda, NY 14150
Phone: (716)-955-0035

Customer Information

MLB Construction Services
1 Stonebreak Road
Ballston Spa, NY 12020
Phone: (518)-289-1371

Description of Change Order Request

NOC #210 ASI-146 Escalator Machine Room Revisions. Add EUH-2 in Elevator Machine Room.

Labor

Description	Qty (HR)	Unit (HR)	Rate (HR)	Total Cost
Local 83 Journeyman	4.00	ST	$99.18	$396.72
Local 83 Foreman	4.00	ST	$102.01	$408.04
Hours Subtotals: ST: 8.00			**Total Labor:**	**$804.76**

Material

Description	Qty of Material	Unit of Measure	Rate	Total Cost
Unistrut, Rod and Hardware	1.00	lot	$35.00	$35.00 ✓
EUH-2 from Trane	1.00	ea	$875.00	$875.00 ✓
			Total Material:	**$910.00**

Equipment

Description	Qty of Equipment	Unit of Measure	Rate	Total Cost
Scissor Electric (20')	4.00	hour	$2.19	$8.76
			Total Equipment:	**$8.76** ✓

Subtotal		**$1,723.52**
Tax Rate (Materials)	0.000%	$0.00
Mark Up Rate (Subtotal)	10.000%	$172.35
Requested Total		**$1,895.87**

LD

CLEARSTORY

Terms & Conditions

Exclusions to include :Retention; unforeseen conditions; roofing work of any kind; cleanup; dumpsters; painting; temporary facilities of any kind; any design calculations or PE stamp; full time on-site safety rep; sales tax; bonding or special insurances of any kind; concrete cutting or concrete work of any kind; cut & patch of any kind; grouting; electrical/power wiring of any kind; controls wiring; environmental remediation; excavation/backfilling; dewatering; chemical/mechanical pipe cleaning; flushing/draining/refilling/venting of systems; instructions to operating personnel; operational tests; valve tagging; equipment/system identification; shop drawings; as-built drawings; escutcheons; caulking; reconditioning and cleaning of owner equipment or material; shoring/tamping; labor to perform x-ray quality welding; schedule update; any work that is not explicitly called out in scope of work description above.

This change proposal covers only the direct costs associated with the change order work described above. The contractor expressly reserves the right to submit, at a later date, added costs and/or time extension requests attendant to this modification arising from, but not limited to: extended field and home office overhead, labor and equipment inefficiencies, disruptions, cumulative impacts, impacts to the critical path and related delay costs, schedule resequencing and/or overtime and acceleration.

We reserve the right to modify this estimate, if additional work not covered by this proposal is required.

Unless noted otherwise, it is anticipated that all work required by this change will be done on a straight time basis. Overtime work, if required, will be billed as an additional item.

This proposal is for acceptance within 20 days and is subject to escalation thereafter.

Please advise as soon as possible if we are to proceed. We will not proceed without formal written change order, per contract terms.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. John W. Danforth Company is authorized to do the work as indicated. Payment will be made as outlined above. The conditions of the proposal above stand good for 30 days. Pricing is based on conditions at time of bid. Danforth reserves its right for an adjustment in contract time, price, or both, due to changing conditions relating, but not limited to COVID-19, or any pandemic, epidemic, disease outbreak, or conflict; or any governmental regulations that are enacted after this date that may impact project cost.

PCO-420 Rec'd TCCo 02.12.26

Proposal

Proposal is valid for 15 days.
Customer must obtain credit approval and release order to production within 60 days of proposal date.

Prepared For: John W Danforth Company
Job Name: Albany International Airport Terminal Expansion Ph
Delivery Terms: Freight Allowed and Prepaid - F.O.B. Factory

Date: November 24, 2025
Proposal Number: C1-62932-6807-1
Opportunity ID: 7418060
Payment Terms: Net 30 Days

Trane U.S. Inc. is pleased to provide the following proposal for your review and approval.

Tag Data - Electric Unit Heaters (Qty: 1)

Item	Tag(s)	Qty	Description	Model Number
A1	EUH-2	1	Electric Unit Heaters (UHEC)	UHEC031A0C0

Product Data - Electric Unit Heaters

Electric Unit Heater
3.3 kW Unit Capacity
1 Phase 60 Cycle
208 Volt Element and Motor
Direct Line Voltage
Mounting Bracket - Horizontal Discharge (Field Installed)

Not Included: Installation, rigging/receiving, electrical/controls wiring, thermostat, mounting hardware, any other items not listed under product data.

Total Net Price *(excluding sales tax)* ..... **$ 875**

Trane shall have the right, at its discretion, to pass along any related increases should (1) its costs related to the manufacture, supply, and shipping for any product or service materially increase. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control and/or (2) any tariffs, taxes, levies or fees affecting, placed on or related to any product or service materially increases.

Tax Status:	Taxable	☐	If you are claiming an exemption from sales tax on this project, please submit a completed exemption certificate for both the jobsite location state and the state where the equipment will be delivered (if different from the jobsite). You can submit the relevant state exemption certificate at the following link: https://trane.certifytax.com/custportalas.aspx . You will receive an email indicating approval or rejection within 1-2 business days. If your exemption claim is rejected, sales tax will be billed based on the state where the equipment was delivered. For any questions, please email: financial_services-tax_department@tranetechnologies.com.
	Exempt	☐	

Sincerely,

Christopher Johnson, Account Manager
Trane U.S. Inc.
301 Old Niskayuna Road, Suite 1
Latham, NY 12110
E-mail: ChristopherD.Johnson@tranetechnologies.com
Cell: (518) 362-6266

This proposal is subject to your acceptance of the attached Trane terms and conditions.

2025 Trane Technologies. All Rights Reserved
Confidential and Proprietary Information of Trane U.S. Inc.

PCO-420 Rec'd TCCo 02.12.26

MARTIN
ELECTRIC
est. 1939

JOB # 6846-104

MLB Constructions Services, LLC.
1 Stonebreak Rd. Malta, NY 12020

December 24, 2025
Prepared by: Everett Jones
Contact Info: ejones@martinelectric.com

Attn: Craig Dittl cdittl@mlbind.com

RE: Albany Airport BP-04 – NOC # 210 ASI-146 Escalator Machine Room Lights.Pwr

Craig,

Martin Electric is pleased to provide this CO Proposal for the above-mentioned project.
Please review our clarifications and exclusions for this scope and thank you for this opportunity.

SCOPE OF WORK

- E-204 - Add 2-B4 Lights and 2-Switches to the Elev Mach Rm 130 and Fire Riser Room 131
- E-400 Detail 5 - Add 2-B4 Lights, 2-Switches, 4-duplex outlets, and 1-power connection to a new unit heater for the Escalator Machine Room. *(Providing the Unit Heater, controls and installation are excluded)*
- See attached marked-up drawings for defined scope of routing and defined power sources.

CLARIFICATIONS

- Coordinate work with MLB.
- All Labor, Material, Management, Equipment, Tools, and Service Vehicles included.
- Please reference updated **PROPOSAL TERMS**, regarding the Commodities Market.

APPROACH

Martin Electric plans to approach this project in the following manner:

- Review all the requirements of the systems/equipment to be installed with the appointed representative.
- Review and determine with the site representative the proposed routing, for approval, prior to installation of conduit, and wire.
- Review and make every effort to expedite delivery of long lead materials.
- Complete the installation of the required services within schedule, unless delayed by others.
- Evaluate project activity periods and maintain scheduled activity completions.

PCO-420 Rec'd TCCo 02.12.26

MARTIN
ELECTRIC
est 1939

JOB # 6846-104

MLB Constructions Services, LLC.
1 Stonebreak Rd. Malta, NY 12020

December 24, 2025
Prepared by: Everett Jones
Contact Info: ejones@martinelectric.com

EXCLUSIONS

- Dumpster Cost of any type.
- All field modifications of equipment furnished by others.
- Any concrete, cutting, patching, or painting.
- Sheetrock and drop ceiling removal for circuitry rough-in.
- Fireproofing and patching is not included.
- Daily coordination with ACAA of work areas (by MLB).
- Overtime, and/or Shift Work.
- BIM modeling

PROPOSAL COST

Based on the Services to provide the Proposed Scope of Work, the Approach, and the Clarifications, Inclusions and Exclusions listed above; Martin Electric is proposing the amount of:

MATERIALS/SUBS/VENDORS	$	2,425
LABOR	$	14,874
TOTAL	$	**17,299**

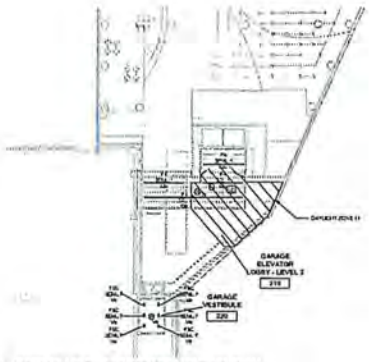
PROPOSAL TERMS:

Terms for payment shall be net 30 days based on a schedule of values from the contract. This quote is valid for **15 days** due to the current market for commodities and Material pricing will be updated, as necessary, upon the date of Approval, and is made contingent upon both parties reaching mutually agreeable terms and conditions.

NOTICE:

THIS PROPOSAL IS CONTINGENT ON A LACK OF IMPACT BY THE CORONAVIRUS NATIONAL EMERGENCY. Given the existence of the coronavirus pandemic, Martin Electric Inc. will use its best efforts to staff and supply this project to be able to hit the scheduled completion date but reserves its right to seek an excusable extension of time if Martin Electric Inc., or its subcontractors and suppliers are unable to maintain planned crew sizes due to the illness, supply shortages or governmental restraints on business, travel and/or assembly. To the extent that the project is suspended pursuant to the terms of the proposed Martin Electric Inc. Subcontract, we intend to seek additional costs associated with the suspension.

PCO-420 Rec'd TCCo 02.12.26



2 GARAGE LEVEL 02 INTERIOR LIGHTING PLAN



3 GARAGE LEVEL 03 INTERIOR LIGHTING PLAN



1 GARAGE LEVEL 01 INTERIOR LIGHTING PLAN

ALBANY COUNTY AIRPORT AUTHORITY

BID PACKAGE
ISSUED FOR BI

ALB - Central Terminal Passenger Screening

ELECTRICAL LIGHTING PLANS - GARAGE LEVEL 01-03

E-204

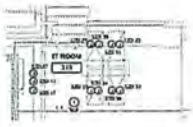
PCO-420 Rec'd TCCo 02.12.26



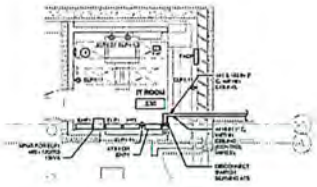
1 01 - FIRST LEVEL - IDF ROOM - ENLARGEMENT



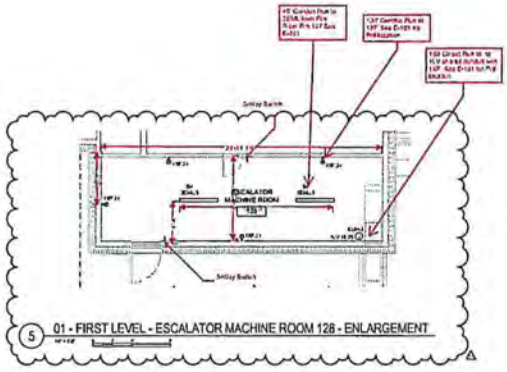
2 02 - SECOND LEVEL -IT CLOSET - ENLARGEMENT



3 03 - THIRD LEVEL - IT/ELEC ROOM - ENLARGEMENT



4 03 - THIRD LEVEL - GARAGE SIDE - IT ROOM 330 - ENLARGEMENT



5 01 - FIRST LEVEL - ESCALATOR MACHINE ROOM 128 - ENLARGEMENT

ALBANY COUNTY AIRPORT AUTHORITY

BID PACKAGE
ISSUED FOR BI

ENLARGED PLANS

E-400

PCO-420 Rec'd TCCo 02.12.26

EX. (REL) Branch... 1MV

EX. Branch Panel: 1CV

EX. Branch Panel: 1XF

New Branch Panel: 1TQ

EX. Branch Panel: 1LV

EX. Relay Panel: 1RV

CHA

ALBANY COUNTY AIRPORT AUTHORITY

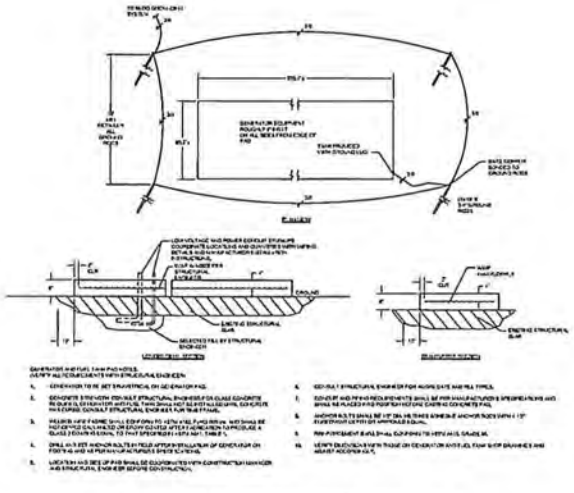
BID PACKAGE 1
ISSUED FOR BI

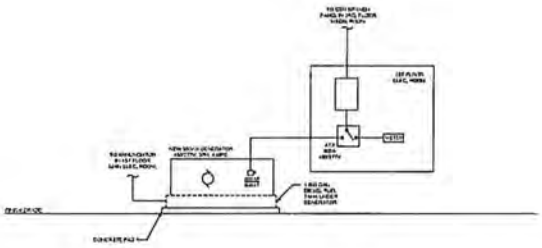
ALB - Central Terminal Passenger Screening

ELECTRICAL PANEL SCHEDULES

E-608

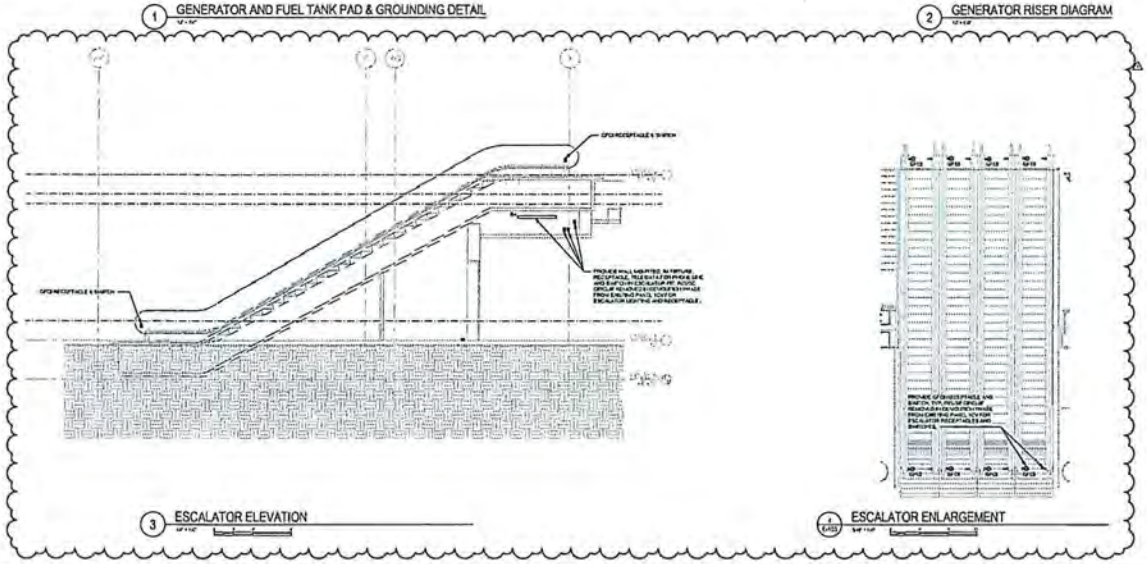
PCO-420 Rec'd TCCo 02.12.26





1 GENERATOR AND FUEL TANK PAD & GROUNDING DETAIL

2 GENERATOR RISER DIAGRAM



3 ESCALATOR ELEVATION

ESCALATOR ENLARGEMENT

CHA

ALBANY COUNTY AIRPORT AUTHORITY

BID PACKAGE
ISSUED FOR BI

ALB - Central Terminal
Passenger Screening

ELECTRICAL DETAILS

E-703

ob ID: PG-23-116A
roject: Albany Airport BP-04

PCO-420 Rec'd TCCo 02.12.26

GJM MARTIN ELECTRIC
Certified WBE

O: 6846-104: NOC#210 ASI-146 Escalator Mach Rm

Change Order Summary

24 Dec 2025 9:57:52

ax Rate status: Default **Bid Name:** BASE BID **Bid Template:** SHORT MARKUP -ELECTRIC

Drawing	Phase	Quote $	Material $	Equip $	SubCon $	Labor Hrs
	FIXTURES	0.00	1,267.38	0.00	0.00	56.43
	DEVICES	0.00	931.91	0.00	0.00	55.22
	Sheet Totals:	0.00	2,199.29	0.00	0.00	111.65
	Tax:	0.00	0.00	0.00	0.00	
	Sub Total (Quo/Mat/Equip/Sub):				2,199.29	

d Notes.

TAX RATES

Material:	0.0000%
Quote:	0.0000%
Labor:	0.0000%
Equipment:	0.0000%
Subcontract:	0.0000%
Job:	0.0000%

MISCELLANEOUS

Avg. Lbr. Rate (Cost):	121.99
Avg. Lbr. Rate (Bid):	128.09
Total Square Feet:	1.00
Cost Per Sq. Ft.:	17,298.53
Labor $ Per Sq. Ft.:	12,972.11
Labor Hrs Per Sq. Ft.:	111.65
Quantity of Units:	1.00
Cost Per Unit:	17,298.53
Calc. Adjustment:	0.00%

Sales Tax:	0.00
Sub Total:	2,199.29
Direct Labor $:	12,972.11
Indirect Labor $:	0.00
Labor Escalation:	0.00
Labor Tax:	0.00
Direct Job Costs (3.00%):	518.88
Prime Cost:	15,690.27
Overhead (Avg. 5.00%):	784.51
Net Cost:	16,474.79
Profit (Avg. 5.00%):	823.74
Job Tax:	0.00
Bond (0.0000%):	0.00
Lump Sum:	0.00
Selling Price:	17,298.53

LABOR ADJUST

ESTIMATED HOURS	ELECTRICAL	MACHINE OPERATOR	LOW VOLTAGE	Labor Class 4	Labor Class 5	Labor Class 6	Labor Class 7	Labor Class 8	Labor Class 9	Labor Class 10
REGULAR	111.65	--	--	--	--	--	--	--	--	--
OVERTIME	--	--	--	--	--	--	--	--	--	--
SHIFT-2	--	--	--	--	--	--	--	--	--	--
SHIFT-3	--	--	--	--	--	--	--	--	--	--
DOUBLE TIME	--	--	--	--	--	--	--	--	--	--
ESTIMATED HOURS:	111.65	--	--	--	--	--	--	--	--	--
LOSS LBR ADJ:	--	--	--	--	--	--	--	--	--	--
CALCULATED HRS										
REGULAR	111.65	--	--	--	--	--	--	--	--	--
OVERTIME	--	--	--	--	--	--	--	--	--	--
SHIFT-2	--	--	--	--	--	--	--	--	--	--
SHIFT-3	--	--	--	--	--	--	--	--	--	--
DOUBLE TIME	--	--	--	--	--	--	--	--	--	--
TOTAL ADJ LABOR:	111.65	--	--	--	--	--	--	--	--	--

TOTAL ADJUSTED LABOR HOURS: 111.65

DIRECT LABOR

Labor Class	Job Description	Labor Type	Crew	Rate	Man Hours	Extension
ELECTRICAL	FOREMEN (WORKING)	REGULAR	1	$127.52	55.83	$7,118.83
	JOURNEYMEN	REGULAR	1	$104.85	55.83	$5,853.27

AVERAGE DIRECT LABOR RATE: $116.18

TOTAL DIRECT LABOR: $12,972.11

INDIRECT LABOR

Labor Description	Hours	Rate	Ext $

TOTAL INDIRECT LABOR: $0.00

DIRECT LABOR TOTAL:	12,972.11	
INDIRECT LABOR TOTAL:	0.00	
LABOR ESCALATION:	0.00	
LABOR $ ADJUSTMENT:	0.00	
LABOR TAX:	0.00	
LABOR TOTAL:		$12,972.11

MATERIAL:	2,199.29	
MATERIAL ESCALATION:	0.00	
MATERIAL ADJUSTMENT:	0.00	
MATERIAL TAX:	0.00	
MATERIAL TOTAL:		$2,199.29

QUOTES

Component	Vendor	Amount

QUOTED MATERIAL:	0.00	
ADJUSTMENT:	0.00	
QUOTE TAX:	0.00	
QUOTED MATERIAL TOTAL:		$0.00

SUBCONTRACTS

Component	Vendor	Amount

SUBCONTRACTS:	0.00	
ADJUSTMENT:	0.00	
SUBCONTRACT TAX:	0.00	
SUBCONTRACTS TOTAL:		$0.00

EQUIPMENT

Component	Vendor	Amount

EQUIPMENT:	0.00	
ADJUSTMENT:	0.00	
EQUIPMENT TAX:	0.00	
EQUIPMENT TOTAL:		$0.00

DIRECT JOB COSTS

Description	Dollars
WARRANTY	129.72
SAFETY	389.16

DIRECT JOB COSTS:	518.88	
ADJUSTMENT:	0.00	
TOTAL DIRECT JOB COSTS:		$518.88
JOB COST w/NO OVERHEAD:		**$15,690.27**

OVERHEAD

MATERIAL OVERHEAD:(5% markup)	109.96
QUOTES OVERHEAD:(5% markup)	0.00
LABOR OVERHEAD:(5% markup)	648.61
SUBCONTRACTS OVERHEAD:(5% markup)	0.00
EQUIPMENT OVERHEAD:(5% markup)	0.00
DJC OVERHEAD:(5% markup)	25.94

TOTAL OVERHEAD:	$784.51
JOB COST w/OVERHEAD:	**$16,474.79**

PROFIT	
MATERIAL PROFIT:(5% markup)	115.46
QUOTES PROFIT:(0% markup)	0.00
LABOR PROFIT:(5% markup)	681.04
SUBCONTRACTS PROFIT:(0% markup)	0.00
EQUIPMENT PROFIT:(0% markup)	0.00
DJC PROFIT:(5% markup)	27.24

TOTAL PROFIT: $823.74

MISCELLANEOUS	
JOB TAX:	0.00
BOND:	0.00

MISCELLANEOUS TOTAL: $0.00

LUMP SUM	
LUMP SUM 1:	0.00
LUMP SUM 2:	0.00
LUMP SUM 3:	0.00
LUMP SUM 4:	0.00

LUMP SUM TOTAL: $0.00

BID TOTAL: **$17,298.53**

PCO-420 Rec'd TCCo 02.12.26

ID: PG-23-116A
ject: Albany Airport BP-04

GJM MARTIN ELECTRIC
Certified WBE

6846-104: NOC#210 ASI-146 Escalator Mach Rm

Takeoff

24 Dec 2025 9:58:38

ıse: FIXTURES

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
	0.00				**E-204 ADDED LTG AND CONTROL**				
	0.00				**B4 4' FIXTURE**				
TITLE	2.00	EA	M	#12	LED PENDANT MNT /GYP/MTL-STD	0.0000	0.00	0.0000	0.00
120894	2.00	EA	M		LED PENDANT MOUNT FIXTURE	156.0000	312.00	2.1900	4.38
150266	2.00	EA	M	1-1/2"D 15.8-CI	4" OCTAGON BOX COMB KO	2.2584	4.52	0.3500	0.70
530409	2.00	EA	M	TSGB16	STUD BRACKET ADJ 11 TO 18" OC	7.5549	15.11	0.1000	0.20
161188	12.00	EA	M	#10 x 1"	TEK SCREW	0.1539	1.85	0.0300	0.36
100155	2.00	EA	M	#12 SOL	8" PIGTAIL W/GRD SCREW	0.6910	1.38	0.0800	0.16
100137	2.00	EA	M	#18 to 10	WIRE-NUT SML -YELLOW	0.1976	0.40	0.0700	0.14
100139	6.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.99	0.0800	0.48
10054	20.00	FT	M	3/4	EMT	1.4708	29.42	0.0620	1.24
.61692	3.00	EA	M	3/4	EMT 1-HOLE STEEL STRAP	0.3230	0.97	0.0500	0.15
.61188	3.00	EA	M	#10 x 1"	TEK SCREW	0.1539	0.46	0.0300	0.09
30562	2.00	EA	M	3/4	EMT STEEL-COMP COUPLING RT	0.4398	0.88	0.1700	0.34
30708	4.00	EA	M	3/4	EMT STEEL COMP INS-THRT CONN RT	0.7425	2.97	0.3700	1.48
70033	66.00	FT	M	12	THHN/THWN CU (STR)	0.2400	15.84	0.0075	0.50
70228	22.00	FT	M	12.	GREEN THHN CU (GRD 20A)	0.2400	5.28	0.0075	0.17
TITLE	2.00	EA	M	#12 MC	20A 3W-SW SPEC	0.0000	0.00	0.0000	0.00
40466	2.00	EA	M	20A	3W TOGGLE SPECIFICATION-GRADE	9.4875	18.98	0.5000	1.00
40727	2.00	EA	M	1-TOGGLE	1G NYLON PLATE	0.8875	1.78	0.1250	0.25
50047	2.00	EA	M	2-1/8"D	4"SQ CMB-KO CV- BRKT	3.2053	6.41	0.3500	0.70
50066	2.00	EA	M	5/8"RISE 4.8-CI	1G 4"SQ PLASTER-RING	0.7475	1.50	0.0900	0.18
61188	12.00	EA	M	#10 x 1"	TEK SCREW	0.1539	1.85	0.0300	0.36
00155	2.00	EA	M	#12 SOL	8" PIGTAIL W/GRD SCREW	0.6910	1.38	0.0800	0.16
00139	1.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.16	0.0800	0.08
00137	2.00	EA	M	#18 to 10	WIRE-NUT SML -YELLOW	0.1976	0.40	0.0700	0.14
70509	30.00	M	M	12/2	MC CABLE - ALUM JKT W/G	0.8675	26.03	0.0302	0.91

PCO-420 Rec'd TCCo 02.12.26

Done as a cost savings...Martin picked up an existing lighting circuit in lieu of a homerun.
-CD, MLB Construction

ase: FIXTURES

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
630329	3.00	EA	M	14>10-3 (2-CBL)	AC/MC HMR-ON BOT-MTD 1/4-FLNG HGR PSH-IN	3.6075	10.82	0.1000	0.30
630295	4.00	EA	M	14-2>10-3 & 3/8	AC/FLEX HGR PUSH-IN MTL/WOOD/STUD	1.3066	5.23	0.1000	0.40
670074	1.00	EA	M	3/8 (38AST)	AC/MC SNAP 2-IT INSUL	2.1624	2.16	0.0900	0.09
670095	2.00	EA	M	3/8 (3838AST)	AC/MC DX SNAP 2-IT INSUL	5.1615	10.32	0.0900	0.18
630310	1.00	EA	M		METAL/WOOD STUD PROTECTION PLATE	0.1125	0.11	0.1000	0.10
	0.00				**FEED FROM ADJACENT LIGHTING**				
TITLE	45.00	EA	M		3/4 EMT SUSP T-BAR SINGLE RUN	0.0000	0.00	0.0000	0.00
10054	45.00	FT	M	3/4	EMT	1.4708	66.18	0.0620	2.79
20749	2.00	EA	M	3/4	EMT 90-ELBOW	5.3335	10.67	0.2700	0.54
20739	0.00	EA	M	3/4	EMT FIELD-BEND	0.0000	0.00	0.2400	0.00
30562	6.00	EA	M	3/4	EMT STEEL-COMP COUPLING RT	0.4398	2.64	0.1700	1.02
630141	8.00	EA	M	3/4	EMT PUSH-IN WING-MTD #12 WIRE>1/4 ROD	1.5486	12.39	0.3120	2.50
121363	8.00	EA	M	6FT	STRAIGHT CEILING WIRE -GALVANIZED	1.2493	9.99	0.0900	0.72
30708	2.00	EA	M	3/4	EMT STEEL COMP INS-THRT CONN RT	0.7425	1.49	0.3700	0.74
40233	2.00	EA	M	3/4	PLASTIC BUSHING	0.2370	0.47	0.1400	0.28
70033	149.00	FT	M	12	THHN/THWN CU (STR)	0.2400	35.76	0.0075	1.12
100139	6.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.99	0.0800	0.48
100139	2.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.33	0.0800	0.16
150096	2.00	EA	M		4"SQ BLANK COVER	1.1968	2.39	0.0900	0.18
630504	2.00	EA	M	THREAD ROD MOUNT	COMB BOX & 1/2 > 3/4" SNP-CLS COND HGR	8.4789	16.96	0.3120	0.62
100155	2.00	EA	M	#12 SOL	8" PIGTAIL W/GRD SCREW	0.6910	1.38	0.0800	0.16
10548	1.00	EA	M	1	CORED HOLE UP TO 8" D	0.0000	0.00	1.2500	1.25
740131	1.00	EA	M		FIRE STOP FIT TO CONDUIT LBR	0.0000	0.00	0.8500	0.85
	0.00				**E-400 DETAIL 5 ADDED LTG AND CONTROL**				
	0.00				**B4 4' FIXTURE**				
TITLE	2.00	EA	M	#12	LED PENDANT MNT /GYP/MTL-STD	0.0000	0.00	0.0000	0.00
120894	2.00	EA	M		LED PENDANT MOUNT FIXTURE	156.0000	312.00	2.1900	4.38
150266	2.00	EA	M	1-1/2"D 15.8-CI	4" OCTAGON BOX COMB KO	2.2584	4.52	0.3500	0.70
530409	2.00	EA	M	TSGB16	STUD BRACKET ADJ 11 TO 18" OC	7.5549	15.11	0.1000	0.20
161188	12.00	EA	M	#10 x 1"	TEK SCREW	0.1539	1.85	0.0300	0.36
100155	2.00	EA	M	#12 SOL	8" PIGTAIL W/GRD SCREW	0.6910	1.38	0.0800	0.16
100137	2.00	EA	M	#18 to 10	WIRE-NUT SML -YELLOW	0.1976	0.40	0.0700	0.14
100139	6.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.99	0.0800	0.48
10054	20.00	FT	M	3/4	EMT	1.4708	29.42	0.0620	1.24
161692	3.00	EA	M	3/4	EMT 1-HOLE STEEL STRAP	0.3230	0.97	0.0500	0.15

ase: FIXTURES

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
161188	3.00	EA	M	#10 x 1"	TEK SCREW	0.1539	0.46	0.0300	0.09
30562	2.00	EA	M	3/4	EMT STEEL-COMP COUPLING RT	0.4398	0.88	0.1700	0.34
30708	4.00	EA	M	3/4	EMT STEEL COMP INS-THRT CONN RT	0.7425	2.97	0.3700	1.48
70033	66.00	FT	M	12	THHN/THWN CU (STR)	0.2400	15.84	0.0075	0.50
70228	22.00	FT	M	12.	GREEN THHN CU (GRD 20A)	0.2400	5.28	0.0075	0.17
TITLE	2.00	EA	M	#12 MC	20A 3W-SW SPEC	0.0000	0.00	0.0000	0.00
140466	2.00	EA	M	20A	3W TOGGLE SPECIFICATION-GRADE	9.4875	18.98	0.5000	1.00
140727	2.00	EA	M	1-TOGGLE	1G NYLON PLATE	0.8875	1.78	0.1250	0.25
150047	2.00	EA	M	2-1/8"D	4"SQ CMB-KO CV- BRKT	3.2053	6.41	0.3500	0.70
150066	2.00	EA	M	5/8"RISE 4.8-CI	1G 4"SQ PLASTER-RING	0.7475	1.50	0.0900	0.18
161188	12.00	EA	M	#10 x 1"	TEK SCREW	0.1539	1.85	0.0300	0.36
100155	2.00	EA	M	#12 SOL	8" PIGTAIL W/GRD SCREW	0.6910	1.38	0.0800	0.16
100139	1.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.16	0.0800	0.08
100137	2.00	EA	M	#18 to 10	WIRE-NUT SML -YELLOW	0.1976	0.40	0.0700	0.14
70509	30.00	M	M	12/2	MC CABLE - ALUM JKT W/G	0.8675	26.03	0.0302	0.91
630329	3.00	EA	M	14>10-3 (2-CBL)	AC/MC HMR-ON BOT-MTD 1/4-FLNG HGR PSH-IN	3.6075	10.82	0.1000	0.30
630295	4.00	EA	M	14-2>10-3 & 3/8	AC/FLEX HGR PUSH-IN MTL/WOOD/STUD	1.3066	5.23	0.1000	0.40
670074	1.00	EA	M	3/8 (38AST)	AC/MC SNAP 2-IT INSUL	2.1624	2.16	0.0900	0.09
670095	2.00	EA	M	3/8 (3838AST)	AC/MC DX SNAP 2-IT INSUL	5.1615	10.32	0.0900	0.18
630310	1.00	EA	M		METAL/WOOD STUD PROTECTION PLATE	0.1125	0.11	0.1000	0.10
	0.00				**FEED FROM FIRE RISER ROOM 127 SEE E-201**				
TITLE	40.00	EA	M		3/4 EMT SUSP T-BAR SINGLE RUN	0.0000	0.00	0.0000	0.00
10054	40.00	FT	M	3/4	EMT	1.4708	58.83	0.0620	2.48
20749	2.00	EA	M	3/4	EMT 90-ELBOW	5.3335	10.67	0.2700	0.54
20739	0.00	EA	M	3/4	EMT FIELD-BEND	0.0000	0.00	0.2400	0.00
30562	6.00	EA	M	3/4	EMT STEEL-COMP COUPLING RT	0.4398	2.64	0.1700	1.02
630141	7.00	EA	M	3/4	EMT PUSH-IN WING-MTD #12 WIRE>1/4 ROD	1.5486	10.84	0.3120	2.18
121363	7.00	EA	M	6FT	STRAIGHT CEILING WIRE -GALVANIZED	1.2493	8.74	0.0900	0.63
30708	2.00	EA	M	3/4	EMT STEEL COMP INS-THRT CONN RT	0.7425	1.49	0.3700	0.74
40233	2.00	EA	M	3/4	PLASTIC BUSHING	0.2370	0.47	0.1400	0.28
70033	132.00	FT	M	12	THHN/THWN CU (STR)	0.2400	31.68	0.0075	0.99
100139	6.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.99	0.0800	0.48
100139	2.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.33	0.0800	0.16
150096	2.00	EA	M		4"SQ BLANK COVER	1.1968	2.39	0.0900	0.18
530504	2.00	EA	M	THREAD ROD MOUNT	COMB BOX & 1/2 > 3/4" SNP-CLS COND HGR	8.4789	16.96	0.3120	0.62

PCO-420 Rec'd TCCo 02.12.26

ase: FIXTURES

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
100155	2.00	EA	M	#12 SOL	8" PIGTAIL W/GRD SCREW	0.6910	1.38	0.0800	0.16
10548	1.00	EA	M	1	CORED HOLE UP TO 8" D	0.0000	0.00	1.2500	1.25
740131	1.00	EA	M		FIRE STOP FIT TO CONDUIT LBR	0.0000	0.00	0.8500	0.85
						Phase Totals:	**1,267.38**		**56.43**

ase: DEVICES

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
	0.00				**E-400 DUPLEX OUTLETS & HOMERUN CKTRY**				
TITLE	4.00	EA	M	#12 MC	20A 1G DX SPEC	0.0000	0.00	0.0000	0.00
140020	4.00	EA	M	20A	DX RECEPT SPECIFICATION GRADE	12.6000	50.40	0.3750	1.50
140735	4.00	EA	M	1-DUPLEX	1G NYLON PLATE	0.5500	2.20	0.1250	0.50
150047	4.00	EA	M	2-1/8"D	4"SQ CMB-KO CV- BRKT	3.2053	12.82	0.3500	1.40
150066	4.00	EA	M	5/8"RISE 4.8-CI	1G 4"SQ PLASTER-RING	0.7475	2.99	0.0900	0.36
161188	24.00	EA	M	#10 x 1"	TEK SCREW	0.1539	3.69	0.0300	0.72
100155	4.00	EA	M	#12 SOL	8" PIGTAIL W/GRD SCREW	0.6910	2.76	0.0800	0.32
100139	5.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.82	0.0800	0.40
70509	66.00	M	M	12/2	MC CABLE - ALUM JKT W/G	0.8675	57.26	0.0325	2.15
630329	12.00	EA	M	14>10-3 (2-CBL)	AC/MC HMR-ON BOT-MTD 1/4-FLNG HGR PSH-IN	3.6075	43.29	0.1000	1.20
630295	12.00	EA	M	14-2>10-3 & 3/8	AC/FLEX HGR PUSH-IN MTL/WOOD/STUD	1.3066	15.68	0.1000	1.20
670074	1.00	EA	M	3/8 (38AST)	AC/MC SNAP 2-IT INSUL	2.1624	2.16	0.0900	0.09
670095	4.00	EA	M	3/8 (3838AST)	AC/MC DX SNAP 2-IT INSUL	5.1615	20.65	0.0900	0.36
630310	1.00	EA	M		METAL/WOOD STUD PROTECTION PLATE	0.1125	0.11	0.1000	0.10
	0.00				**1-CONDUIT FEED FROM 1XF/1LV AREA SEE SEE E-101 (1-CKT 1XF & 1 CKT 1LV)**				
TITLE	130.00	EA	M		3/4 EMT SUSP BAR JOIST SINGLE RUN	0.0000	0.00	0.0000	0.00
10054	130.00	FT	M	3/4	EMT	1.4708	191.20	0.0620	8.06
20749	3.00	EA	M	3/4	EMT 90-ELBOW	5.3335	16.00	0.2700	0.81
20739	2.00	EA	M	3/4	EMT FIELD-BEND	0.0000	0.00	0.2400	0.48
160022	14.00	EA	M	3/4	PLTD-MINI EMT-HGR W/BOLT	0.9496	13.29	0.1563	2.19
160179	16.00	EA	M	1/4-20	MALLEABLE BEAM CLAMP	2.1705	34.73	0.3750	6.00
161302	48.00	FT	M	1/4-20	PLTD THREADED ROD	0.4738	22.74	0.1370	6.58
160394	48.00	EA	M	1/4"	PLTD FLAT WASHER	0.0883	4.24	0.0015	0.07
160405	48.00	EA	M	1/4"	PLTD LOCK WASHER	0.0548	2.63	0.0015	0.07
160995	48.00	EA	M	1/4-20	PLTD HEX NUTS	0.0704	3.38	0.0300	1.44
160414	4.00	EA	M	1/4 x 1 1/4"	PLTD FENDER WASHER	0.1575	0.63	0.0015	0.01

ase: DEVICES

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
30708	2.00	EA	M	3/4	EMT STEEL COMP INS-THRT CONN RT	0.7425	1.49	0.3700	0.74
40233	2.00	EA	M	3/4	PLASTIC BUSHING	0.2370	0.47	0.1400	0.28
70034	859.00	FT	M	10	THHN/THWN CU (STR)	0.3820	328.15	0.0088	7.52
100139	6.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.99	0.0800	0.48
70228	143.00	FT	M	12.	GREEN THHN CU (GRD 20A)	0.2400	34.32	0.0075	1.07
100139	2.00	EA	M	#18 TO 8	WIRE-NUT MED -RED	0.1642	0.33	0.0800	0.16
150041	2.00	EA	M	2-1/8"D	4"SQ CMB-KO NO BRKT	2.8094	5.62	0.3500	0.70
150096	2.00	EA	M		4"SQ BLANK COVER	1.1968	2.39	0.0900	0.18
630504	2.00	EA	M	THREAD ROD MOUNT	COMB BOX & 1/2 > 3/4" SNP-CLS COND HGR	8.4789	16.96	0.3120	0.62
100155	2.00	EA	M	#12 SOL	8" PIGTAIL W/GRD SCREW	0.6910	1.38	0.0800	0.16
10548	1.00	EA	M	1	CORED HOLE UP TO 8" D	0.0000	0.00	1.2500	1.25
740131	1.00	EA	M		FIRE STOP FIT TO CONDUIT LBR	0.0000	0.00	0.8500	0.85
TITLE	1.00	EA	M		UNIT HEATER /BJ	0.0000	0.00	0.0000	0.00
210039	1.00	EA	M		UNIT HEATER CONNECTION	0.0000	0.00	2.6000	2.60
70509	6.00	M	M	12/2	MC CABLE - ALUM JKT W/G	0.8675	5.21	0.0325	0.20
161743	1.00	EA	M	11"	TIE-WRAP	0.7111	0.71	0.0400	0.04
670041	2.00	EA	M	3/8	BX /MC 2-SCR SNGL STR-CONN	1.2356	2.47	0.1500	0.30
70033	18.00	FT	M	12	THHN/THWN CU (STR)	0.2400	4.32	0.0075	0.14
70228	9.00	FT	M	12.	GREEN THHN CU (GRD 20A)	0.2400	2.16	0.0075	0.07
150006	1.00	EA	M	1-1/2"D	4"SQ CMB-KO NO BRKT	1.7746	1.77	0.3500	0.35
150109	1.00	EA	M	1/2"D 7.3-CI	4"SQ 1-SW RAISED CVR	3.3719	3.37	0.2500	0.25
140445	1.00	EA	M	15A	1P TOGGLE COMMERCIAL -GRADE	4.6125	4.61	0.2500	0.25
50000	6.00	FT	M	3/8	FLEXIBLE STEEL CONDUIT	1.1235	6.74	0.0430	0.26
50029	1.00	EA	M	3/8	FLEX COND ANGLE CONN	2.1256	2.13	0.1440	0.14
50040	1.00	EA	M	3/8	FLEX COND STRAIGHT CONN	1.0921	1.09	0.1200	0.12
161691	2.00	EA	M	1/2	EMT 1-HOLE STEEL STRAP	0.1738	0.35	0.0500	0.10
100137	4.00	EA	M	#18 to 10	WIRE-NUT SML -YELLOW	0.1976	0.79	0.0700	0.28
161194	4.00	EA	M	#10 x 1"	SHEET METAL SCREW	0.1049	0.42	0.0300	0.12
					Phase Totals:		**931.91**		**55.22**
					Job Totals:		**2,199.29**		**111.65**

PCO-420 Rec'd TCCo 02.12.26

Date: Nov 20, 2025 Quote: ALB25-105653-1

Quote

LIGHTSPEC

Lightspec, LLC
48 4th Street
Troy NY 12180
Phone: (518) 371-9214

From: Charles Beaulieu
Quoter Ph: (518) 579-6526
Email: cj@lightspec.com

Project **ALBANY AIRPORT - TERMINAL EXPANSION - B4**
Location ALBANY NY
Quote ALB25-105653-1

To: SEAN GAMMEL
THORPE ELECTRIC
27 WASHINGTON STREET
RENSSELAER NY 12144
Phone: (518) 462-5496
Fax: (518) 462-3891
EMail: GAMMELS@THORPEELECTRIC.COM

For
Bid Date Nov 20, 2025
Expires Dec 20, 2025
Architect: OUT OF TOWN ARCHITECT
Design Build: NO DESIGN BUILD

Be advised, (4) light added in total so this price was carried in Martin's calculation twice.
-CD, MLB Construction

QTY	Type	MFG	Part
2	B4	VISI	LCOMD48-LED835K030LUNV-P77
2	B4	VISI	KIT00002
		Line Note:	SUSPENSION CHAIN BY OTHERS

Total: **$312.00**

Terms and conditions of sale:

***PENDING THE IMMINENT TARIFFS BEING IMPOSED ON GOODS COMING FROM CHINA, CANADA AND MEXICO, ALL PRICING IS SUBJECT TO REVIEW AND ACCEPTANCE BY THE MANUFACTURER AT THE TIME OF RELEASE. IN SOME CASES, ORDER PROCESSING, SUBMITTALS, RELEASES AND TIMES MAY BE EXTENDED DURING THESE TURBULENT TIMES. IF DELIVERY IS CRUCIAL, PLEASE COMMUNICATE YOUR REQUIREMENTS WITH OUR TEAM TO GET FIRM COMMITMENTS PRIOR TO ORDERING. ***

Subject to manufacturer's published terms and conditions of sale.
Manufacturer terms vary by distributor and are available upon request.
It is the Distributor's responsibility to review those terms prior to order placement.
Quotation is void if quantities or product changes are made.
All quotes are subject to design team or owner approval.
Lamps or spare parts are not included unless otherwise stated.
Field Service or Installation is not included unless otherwise stated.
All products are quoted with standard factory warranties unless otherwise stated.
Quotations are non-binding; the company has the right to accept or deny any purchase order based on this quotation at its sole discretion.
All pricing is firm for 30 days.
Lightspec will bill all buy/sell materials 100% upfront upon written release.
Lightspec reserves the right to bill Field Service 100% upfront prior to arriving onsite.

Mfg Terms:		Freight Allowance	Minimum Order
VISI	VISCOR CORP	Minimum Order	$1,000.00

FREIGHT TERMS: $2,500 Freight allowed if shipping to NY

Albany International Airport Terminal Expansion PCO-420 Rec'd TCCo 02.12.26

BP-04

Standard Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical Journeyman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate				$ 50.85
	Payroll Taxes and Insurance				
7.20%	**F.I.C.A./Social Security**	$	3.15	/hr.	
.00%	**Federal Unemployment**	$	0.51	/hr.	
5.90%	**State Unemployment**	$	5.03	/hr.	
.62%	**Worker's Compensation ***	$	4.38	/hr.	
.45%	**Medicare**	$	0.74	/hr.	
.00%	**Liability Insurance ****	$	1.02	/hr.	
.30%	**Disability Insurance**	$	0.15	/hr.	
	Total Payroll Taxes and Insurance			$	14.98
	Supplemental Benefits				
	Vacation and Holiday	$	1.46	/hr.	
	Health and Welfare	$	14.39	/hr.	
	Pension	$	11.44	/hr.	
	Annuity	$	3.89	/hr.	
	Education/App. Training	$	0.93	/hr.	
	Industry	$	0.17	/hr.	
	Other: Fringe Benefits & NEBF	$	6.74	/hr.	
	Total Supplemental Benefits			$	39.02
Total Hourly Rate:	**Base Rate, PTI and Supp. Benefits (No O&P)**			$	**104.85**

Other:

			/hr.
	$		/hr.
	$		/hr.
	$	-	/hr.
	$	-	/hr.
	$	-	/hr.

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursable within the labor rate.

Premium Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical Journeyman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate			$	76.28
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	4.73 /hr.		
1.00%	**Federal Unemployment**	$	0.76 /hr.		
9.90%	**State Unemployment**	$	7.55 /hr.		
8.62%	**Worker's Compensation ***	$	6.57 /hr.		
1.45%	**Medicare**	$	1.11 /hr.		
2.00%	**Liability Insurance ****	$	1.53 /hr.		
0.30%	**Disability Insurance**	$	0.23 /hr.		
	Total Payroll Taxes and Insurance			$	22.48
	Supplemental Benefits				
	Vacation and Holiday	$	1.46 /hr.		
	Health and Welfare	$	14.39 /hr.		
	Pension	$	11.44 /hr.		
	Annuity	$	3.89 /hr.		
	Education/App. Training	$	0.93 /hr.		
	Industry	$	0.17 /hr.		
	Other: Fringe Benefits & NEBF	$	6.74 /hr.		
	Total Supplemental Benefits			$	39.02
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**			$	**137.78**
	Other:				
			/hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

Double Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical Journeyman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate				$ 101.70
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	6.31	/hr.	
1.00%	**Federal Unemployment**	$	1.02	/hr.	
9.90%	**State Unemployment**	$	10.07	/hr.	
8.62%	**Worker's Compensation ***	$	8.77	/hr.	
1.45%	**Medicare**	$	1.47	/hr.	
2.00%	**Liability Insurance ****	$	2.03	/hr.	
0.30%	**Disability Insurance**	$	0.31	/hr.	
	Total Payroll Taxes and Insurance				$ 29.98
	Supplemental Benefits				
	Vacation and Holiday	$	1.46	/hr.	
	Health and Welfare	$	14.39	/hr.	
	Pension	$	11.44	/hr.	
	Annuity	$	3.89	/hr.	
	Education/App. Training	$	0.93	/hr.	
	Industry	$	0.17	/hr.	
	Other: Fringe Benefits & NEBF	$	6.74	/hr.	
	Total Supplemental Benefits				$ 39.02
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**				$ **170.70**
	Other:				
				/hr.	
		$	-	/hr.	
		$	-	/hr.	
		$	-	/hr.	
		$	-	/hr.	
		$	-	/hr.	

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

Standard Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical General Foreman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate			$	66.11
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	4.10	/hr.	
1.00%	**Federal Unemployment**	$	0.66	/hr.	
9.90%	**State Unemployment**	$	6.54	/hr.	
8.62%	**Worker's Compensation ***	$	5.70	/hr.	
1.45%	**Medicare**	$	0.96	/hr.	
2.00%	**Liability Insurance ****	$	1.32	/hr.	
0.30%	**Disability Insurance**	$	0.20	/hr.	
	Total Payroll Taxes and Insurance			$	19.48
	Supplemental Benefits				
	Vacation and Holiday	$	1.90	/hr.	
	Health and Welfare	$	14.39	/hr.	
	Pension	$	11.44	/hr.	
	Annuity	$	3.89	/hr.	
	Education/App. Training	$	0.93	/hr.	
	Industry	$	0.17	/hr.	
	Other: NEBF & Fringe Benefits	$	9.21	/hr.	
	Total Supplemental Benefits			$	41.93
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**			$	**127.52**
	Other:				
				/hr.	
				/hr.	
		$		/hr.	
		$	-	/hr.	
		$	-	/hr.	
		$	-	/hr.	

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

Double Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical General Foreman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate				$ 132.22
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	8.20	/hr.	
1.00%	**Federal Unemployment**	$	1.32	/hr.	
9.90%	**State Unemployment**	$	13.09	/hr.	
8.62%	**Worker's Compensation ***	$	11.40	/hr.	
1.45%	**Medicare**	$	1.92	/hr.	
2.00%	**Liability Insurance ****	$	2.64	/hr.	
0.30%	**Disability Insurance**	$	0.40	/hr.	
	Total Payroll Taxes and Insurance			$	38.97
	Supplemental Benefits				
	Vacation and Holiday	$	1.90	/hr.	
	Health and Welfare	$	14.39	/hr.	
	Pension	$	11.44	/hr.	
	Annuity	$	3.89	/hr.	
	Education/App. Training	$	0.93	/hr.	
	Industry	$	0.17	/hr.	
	Other: NEBF & Fringe Benefits	$	9.21	/hr.	
	Total Supplemental Benefits			$	41.93
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**			$	**213.12**
	Other:				
				/hr.	
				/hr.	
		$	-	/hr.	
		$	-	/hr.	
		$	-	/hr.	
		$	-	/hr.	

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

Premium Time

WAGE RATE BREAKDOWN

Subcontractor Name: George J. Martin & Son, Inc

Trade: Electrical General Foreman

Effective Date: 01-Jun-25 **Expiration Date:** 31-May-26

	Base Hourly Rate			$	99.17
	Payroll Taxes and Insurance				
6.20%	**F.I.C.A./Social Security**	$	6.15 /hr.		
1.00%	**Federal Unemployment**	$	0.99 /hr.		
9.90%	**State Unemployment**	$	9.82 /hr.		
8.62%	**Worker's Compensation ***	$	8.55 /hr.		
1.45%	**Medicare**	$	1.44 /hr.		
2.00%	**Liability Insurance ****	$	1.98 /hr.		
0.30%	**Disability Insurance**	$	0.30 /hr.		
	Total Payroll Taxes and Insurance			$	29.23
	Supplemental Benefits				
	Vacation and Holiday	$	1.90 /hr.		
	Health and Welfare	$	14.39 /hr.		
	Pension	$	11.44 /hr.		
	Annuity	$	3.89 /hr.		
	Education/App. Training	$	0.93 /hr.		
	Industry	$	0.17 /hr.		
	Other: NEBF & Fringe Benefits	$	9.21 /hr.		
	Total Supplemental Benefits			$	41.93
	Total Hourly Rate: **Base Rate, PTI and Supp. Benefits (No O&P)**			$	**170.33**
	Other:				
			/hr.		
			/hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		
		$	- /hr.		

* Worker's Compensation is the net Contractor costs after applying territory adjustments, experience modifications discounts(s) and assessments.

**Only Liability Insurance that is payroll related is reimbursible within the labor rate.

PCO-426

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PCO-426 Rec'd TCCo 03.12.26

PROPOSAL

SUBMITTED TO:
Scott Bridie
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME	
Alb. Airport 21-1082-STR & INT	
PROJECT NO.	DATE
23-114	3/12/26
PROPOSAL NO.	PROPOSAL AMOUNT
276	$ 100,517.00

Per NOC 276 dated 3/12/2026, MLB Construction Services LLC is pleased to present our proposal for the following:

Per the request of ACAA, provide full scrim reinforcement for crack isolation at all terrazzo floors.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Euro Tile & Stone Inc				$96,147.00		$96,147.00
					Subtotal:	$96,147.00
		MLB OH&P (Subcontractor)		$87,406.36	5.00%	$4,370.00
					Total:	**$100,517.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN.

Submitted by: 3/12/26
Craig Dittl
MLB Construction Services LLC

Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

PCO-426 Rec'd TCCo 03.12.26

Craig Dittl

From: Bridie, Scott F - (NYN) <sbridie@tcco.com>
Sent: Thursday, March 5, 2026 4:50 PM
To: Jeffrey Lino; Jim Dawsey; Craig Dittl; Mike Washburn; Marty Millington
Cc: John O'Donnell; Stellato Jr., Tony; Cirillo, Todd; Wagner, Robert C - (NYN); Andres, Edward F - (NYN); McNeil, Brian - (NYN)
Subject: RE: Albany Airport - Add Full Crack Isolation with Reinforcement
Attachments: PCO-012-Albany Airport-Add full crack isolation with reinforcement.pdf

Jeff,

I was aware of the general comment in the proposal. Turner will accept your response to confirm that both MLB and Euro has confirmed that all new terrazzo reflected on Level 1, 2, 3, &4 are included in the Euro proposal Full Crack Isolation with Reinforcement dated 1/23/2026.

Based on this the attached proposal is approved as submitted. Please provide the required submittal information for this added scope of work.

Thank you

Scott Bridie / Turner Construction
Sr. Project Manager
(914) 489-4045

From: Jeffrey Lino <Jlino@mlbind.com>
Sent: Thursday, March 5, 2026 2:10 PM
To: Bridie, Scott F - (NYN) <sbridie@tcco.com>; Jim Dawsey <jmdawsey@mlbind.com>; Craig Dittl <cdittl@mlbind.com>; Mike Washburn <mwashburn@mlbind.com>; Marty Millington <mmillington@mlbind.com>
Cc: John O'Donnell <jodonnell@albanyairport.com>; Stellato Jr., Tony <tstellato@chasolutions.com>; Cirillo, Todd <tcirillo@chasolutions.com>; Wagner, Robert C - (NYN) <rwagner@tcco.com>; Andres, Edward F - (NYN) <efandres@tcco.com>; McNeil, Brian - (NYN) <bmcneil@tcco.com>
Subject: RE: Albany Airport - Add Full Crack Isolation with Reinforcement

EXTERNAL EMAIL - Please Handle Cautiously

Scott,
Euro's proposal states under all areas of Terrazzo. Please see attached email for confirmation.

Jeff Lino
Vice President
MLB Construction Services, LLC
Office 518-289-1371 ext 144
Fax 518-289-1652
Cell 518-210-4169

PCO-426 Rec'd TCCo 03.12.26

euro TILE & STONE

24 Airport Road | Schenectady, New York 12302

Change Order Request

2403 Albany Airport Terminal Exp - Interior

Full Crack Isolation Membrane System

To: Jeff Lino
MLB Construction
1 Stonebreak Rd
Ballston Spa NY 12020

COR Number: 12
COR Date: 01/23/2026
Work Type: Quoted Proposal
GC COR/RFI No:

From: Joseph Eats
Euro Tile & Stone
24 Airport Road
Schenectady NY 12302

Cost Description	Amount
Additional Flexible Epoxy Membrane	**$14,306.00**
Fabric Reinforcement Scrim	**$10,958.00**
Added Labor to Precut and Lay Scrim Ahead	**$19,554.00**
Additional Labor to trowel crack isolation down	**$51,329.00**

Notes:

Included in our current base contract is the application of flexible epoxy crack isolation membrane with minimal fiberglass reinforcement at any known cracks such as saw cuts, cold joints, etc. In this type of application you pour out the mixed flexible membrane and gauge rake it down to the proper thickness.

Due to the amount of cracking in the concrete slab we are being advised by Key Resin the specified terrazzo manufacturer to add a fully reinforced crack isolation membrane under all epoxy terrazzo on the albany airport terminal expansion project. This involves the following additional added material and labor.

- Additional flexible epoxy membrane needed to fully encapsulate the fiberglass mesh. The typical coverage of membrane is decreased over fiberglass mesh.

- Fiberglass reinforcement to cover all areas scheduled for epoxy terrazzo

- Additional labor to precut and lay scrim out flat ahead of doing the flexible membrane. This is recommended by the manufacturer so that the scrim lays as flat as possible.

- Additional labor to steel trowel the flexible membrane into the scrim to properly encapsulate the scrim into the flexible membrane

Requested Amount of Change **$96,147.00**

Sent By: Joseph Eats Date: 01/23/2026

PCO-439

MLB Construction Services LLC
One Stone Break Road
Malta, NY 12020
Tel: 518-289-1371
Fax: 518-289-1652

PCO-439 Rec'd TCCo 03.25.26

PROPOSAL

SUBMITTED TO:
Scott Bridie
Turner Construction Company
1 Computer Drive South
Albany, NY 12205

PROJECT NAME	
Alb. Airport 21-1082-STR & INT	
PROJECT NO.	DATE
23-114	3/25/26
PROPOSAL NO.	PROPOSAL AMOUNT
264R1	$ 20,811.00

Per NOC 264R1 dated 2/5/2026, MLB Construction Services LLC is pleased to present our proposal for the following:

Provide caddy clips at the volume dampers as required on the West side only of the Connector. Coordination with Danforth for location will be required.

**Update per 2/3/26 OAC meeting, John O'Donnell requested caddy clips be added at all volume dampers.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Adirondack Taping & Supply Inc				$19,906.46		$19,906.46
					Subtotal:	$19,906.46
		MLB OH&P (Subcontractor)		$18,096.78	5.00%	$904.54
					Total:	**$20,811.00**

If you have any questions, please contact me at 518-289-1371.

- [X] We reserve the right to request an extension of time together with additional cost incurred at a later date.
- [ ] We request calendar days extension of time for the above work.
- [ ] This proposal may be withdrawn by us if not accepted within 10 days.

WE HAVE NOT BEEN DIRECTED TO PROCEED WITH THIS WORK.

OWNER MUST RETURN THIS PROPOSAL WITH THEIR SIGNED APPROVAL SHOWN BELOW BEFORE WORK CAN BEGIN.

Submitted by: 3/25/26
Craig Dittl
MLB Construction Services LLC

Approved by: _____
Date: _____

Cc: JMD/SAS/File (MLB Construction Services LLC)

PCO-439 Rec'd TCCo 03.25.26

Craig Dittl

From: Craig Dittl
Sent: Wednesday, February 4, 2026 1:27 PM
To: John O'Donnell; Bridie, Scott F - (NYN); Wagner, Robert C - (NYN); McNeil, Brian - (NYN)
Cc: Jim Dawsey; Jeffrey Lino; Damien Pinto-Martin; Kelsey Angelo
Subject: Albany Airport Expansion, BP-4: Additional Caddy Clips for Wood Ceilings

John – following up on our discussion yesterday. I'd like you to confirm that we are to proceed with the installation of the caddy clips for all volume dampers at the East and West sides of the connector. Obviously, the April turnover space and the balance of the West side being the priority.

We will need to back feed our current caddy clip supply from the original change order and as with the first proposal there is added labor to provide the additional clips. I will attach the response to this email to an NOC for the subcontractor to proceed.

I will wait confirmation of my understanding above before proceeding.

Craig Dittl, Senior Project Manager
MLB Construction Services, LLC

Over 75 Years of Construction Excellence
1 Stonebreak Road Malta, NY 12020
P: 518.289.1371 EXT. 146 C: 518.450.9774
www.mlbconstructionservices.com

* NO RESPONSE, ACAA REQUESTED THIS AT THE 2/3/26 OAC MEETING.
GD

Proud Members Of:

ASSOCIATED GENERAL CONTRACTORS NEW YORK STATE

NAWIC the National Association of Women in Construction Capital District, NY

PCO-439 Rec'd TCCo 03.25.26

SUBCONTRACTOR PROPOSAL

Albany Airport Terminal Expansion Project BP-04

Field Order | Change Order

Subcontractor Name:	Adirondack Taping & Supply, Inc.	Date:	3/25/26
Address:	46 Elm Street	Project No.:	23114
	Glens Falls, NY 12801	ADK COR #	107 R1 (CD)
Telephone No.:	(518) 761-0089	NOC #:	264

MLB CUT FULL OT RATE SUBMISSION (CD)

LABOR

Work Description	Trade	Hours	Total Rate from Labor Rate Breakdown	Total Labor Cost
Swap screws for caddy clips to gain access to panels at volume	Carpenter Foreman	86	$85.17	$7,324.62
damper locations.	Carpenter	86	$81.16	$6,979.76

A. TOTAL SUBCONTRACTOR LABOR **$14,304.38**

MATERIAL

Material Description	Quantity	Unit	Unit Cost	Material Cost
Caddy Clips for panel access	115	Each panel	$22.00	$2,530.00
Drill bits	10	EA	$12.94	$129.40

Total from additional Material Worksheet Extension(s) if required.

B. TOTAL SUBCONTRACTOR MATERIAL **$2,659.40**

EQUIPMENT 2 lifts for an additional week

C. TOTAL SUBCONTRACTOR EQUIPMENT **1,133.00**

SUMMARY

Total labor, material,equipment (A + B + C)	$18,096.78
Subcontractor's Override (10%)	$1,809.68
TOTAL SUB-PROPOSAL	**$19,906.46**

Taylor Oldroyd
Subcontractor's Signature

3/25/26
Date

Taylor Oldroyd
Please Type or Print Name

This Price is valid for, and work must be agreed upon within 7 days from date of submission upon which it becomes null and void.

PCO-439 Rec'd TCCo 03.25.26

mlb

General Contractors and Construction Managers

One Stone Break Road
Malta, New York 12020
518.289.1371 – Fax 518.289.1652

Project # 23-114 Date 3/12/26

Project ALBANY AIRPORT

Issue ADDED CADDY CLIPS

Remarks MUS COST REVIEW/CHECK Prepared By CD

* PROPOSAL #128 (PREVIOUSLY ACCEPTED)

↳ LABOR: TOTAL HOURS, 225 FOR 157 PANELS

= 1.43 HOURS/PANEL (INCLUDES CREDIT OF BASE BID)

↳ MATERIAL: #22/PANEL CD

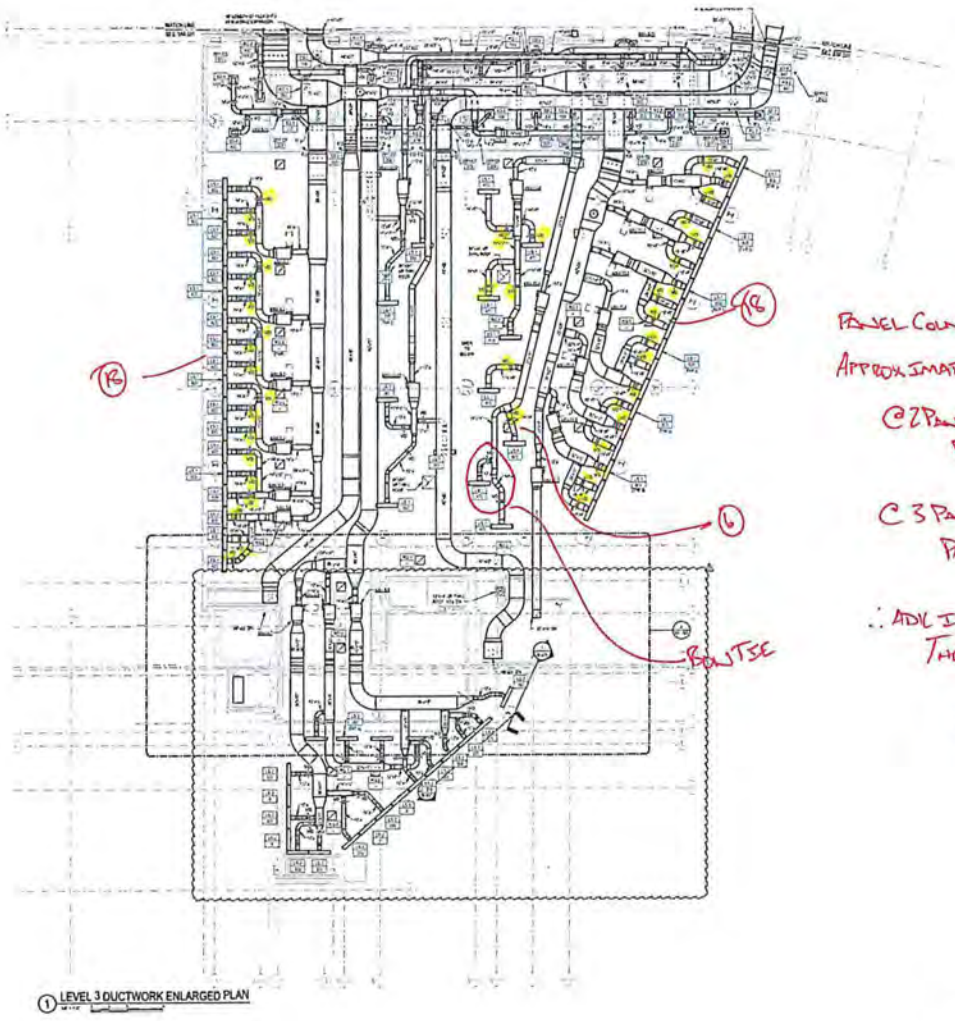
* 2ND CADDY CLIP ADDITION

↳ LABOR: TOTAL HOURS, 172 FOR 115 PANELS

= 1.50 HOURS/PANEL OK

↳ MATERIAL: #22/PANEL CD

RCO-439 Rec'd TCC 04.24.26



① LEVEL 3 DUCTWORK ENLARGED PLAN

PANEL COUNT IS APPROXIMATELY:

@ 2 PANELS PER VD: 84 PANELS

@ 3 PANELS PER VD: 126 PANELS

∴ ADK IS RIGHT BETWEEN THESE ✓ (93)

ALBANY COUNTY AIRPORT AUTHORITY

BID PACKAGE #4 ISSUED FOR BID

ALB - CENTRAL TERMINAL PASSENGER SCREENING

LEVEL 3 DUCTWORK ENLARGED PLAN

M-131

AGENDA ITEM NO. 12

Authorization of Federal and State Grants

AGENDA ITEM NO. 13

Informational Only

Old Business

OLD BUSINESS:

TABLED - AGENDA ITEM NO. 14
Meeting Date: March 23, 2026

Review and acceptance of the Authority's:

- **Thirty-second Annual Comprehensive Financial Report (AFCR) as of and for the year ended December 31, 2025 (with the draft audit and compliance reports of MMB + Co., certified public accountants);**
- **the Authority's 2025 Rates and Charges Settlement Report to the Signatory Airlines and Signatory Cargo Carriers with draft Consultant Report;**
- **the Authority's 2025 Annual Investment Report in accordance with its Cash Management and Investment Policy and Section 2925 of the Public Authorities Law (with draft audit compliance report of MMB + Co., certified public accountants);**
- **The Annual 2025 review and approval of the Cash Management and Investment Policy in accordance with Section 2925 of the Public Authorities Law;**
- **Review of mission statement and performance measures and acceptance of measurement report for 2025 required by Section 2800 of the Public Authorities Law; and**
- **Financial Statements for 2025 for the Other Post Employment Benefit Trust.**

AGENDA ITEM NO: 14
MEETING DATE: March 23, 2026

ALBANY COUNTY AIRPORT AUTHORITY
REQUEST FOR AUTHORIZATION

ACAA TABLED
03/23/2026

DEPARTMENT: **Finance**

Contact Person: *Audit Committee*
Margaret Herrmann, Acting Chief Financial Officer

PURPOSE OF REQUEST:

Review and acceptance of the Authority's:

- **Thirty-second Annual Comprehensive Financial Report (AFCR) as of and for the year ended December 31, 2025 (with the draft audit and compliance reports of MMB + Co., certified public accountants);**
- **the Authority's 2025 Rates and Charges Settlement Report to the Signatory Airlines and Signatory Cargo Carriers with draft Consultant Report;**
- **the Authority's 2025 Annual Investment Report in accordance with its Cash Management and Investment Policy and Section 2925 of the Public Authorities Law (with draft audit compliance report of MMB + Co., certified public accountants);**
- **The Annual 2025 review and approval of the Cash Management and Investment Policy in accordance with Section 2925 of the Public Authorities Law;**
- **Review of mission statement and performance measures and acceptance of measurement report for 2025 required by Section 2800 of the Public Authorities Law; and**
- **Financial Statements for 2025 for the Other Post Employment Benefit Trust.**

BACKUP MATERIALS:

- **Annual Comprehensive Financial Report for the year ended December 31, 2025 with draft auditor reports;**
- **Airlines Rates and Charges Settlement and Revenue Sharing Calculation Report for the year ended December 31, 2025 with draft consultant report;**
- **Annual Investment Report for the year ended December 31, 2025 which includes a copy of the Cash Management and Investment Policy (the Policy) and explanation of the Policy and draft auditor report;**
- **Performance Measurement Report for 2025; and**
- **Financial Statements for the Other Post Employment Benefit Trust for the year ended December 31, 2025 with draft auditor reports.**

CHIEF EXECUTIVE OFFICER'S RECOMMENDATION:

The Audit Committee reviewed the above documents at their March 18, 2026 meeting and recommends approval by the Board.

ALB ALBANY
INTERNATIONAL AIRPORT



Albany County Airport Authority

A component unit of the County of Albany, located in the Town of Colonie, New York

Annual Comprehensive Financial Report

For the years ended December 31, 2025 and 2024

Albany County Airport Authority

As of December 31, 2025

Authority Board Members



Samuel A. Fresina
Chair
Term Expires: December 31, 2028



Kevin R. Hicks, Sr.
Vice-Chair
Term Expires: December 31, 2028



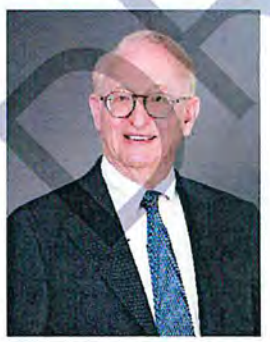
Sari O'Connor
Treasurer
Term Expires: December 31, 2028



Steven H. Heider
Secretary
Term Expires: December 31, 2025



Janet Thayer
Member
Term Expires: December 31, 2025



Harold N. Iselin
Member
Term Expires: December 31, 2028



John-Raphael Pichardo
Member
Term Expires: December 31, 2027

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Authority Management

Peter F. Suto, Esq.	Chief Executive Officer
John O'Donnell	Chief Operating Officer
Margaret Herrmann	Acting Chief Financial Officer
Christine C. Quinn, Esq.	Authority Counsel

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ALBANY INTERNATIONAL AIRPORT

ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the years ended December 31, 2025 and 2024

Prepared by the
Finance Department

Margaret Herrmann
Acting Chief Financial Officer

A Component Unit of the County of Albany
Town of Colonie, New York

www.albanyairport.com

CUSIP #012123XXX

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ALBANY

INTERNATIONAL AIRPORT

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Additional information relating to the Airport Authority is available at the Airport's website:
www.flyalbany.com

If you would like any further information, contact the Chief Financial Officer at (518)242-2226 or at Albany County Airport Authority, 737 Albany Shaker Rd, Main Terminal, Suite 300, Albany, NY 12211

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Introduction

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ALB ALBANY INTERNATIONAL AIRPORT

March 23, 2026

To the Board of the Albany County Airport Authority and Residents and Stakeholders of the Surrounding Region:

The Annual Comprehensive Financial Report (ACFR) of the Albany County Airport Authority (Authority) for the fiscal year ended December 31, 2025 is hereby submitted to the Authority Board and all others interested in the financial condition of Albany International Airport (Airport). This report is published in accordance with the requirements of the State of New York (State) enabling legislation creating the Authority, Article 9, Section 2800 of the Public Authorities Law, and the master bond resolution covering the issuance of indebtedness by the Authority. Pursuant to those requirements, this Annual Comprehensive Financial Report of the Authority has been prepared in accordance with general accepted accounting principles (GAAP) in the United States of America. This report consists of four sections: Introductory, Financial, Statistical, and Compliance. The basic financial statements included in the Financial Section have been audited by MMB+Co.

This report is management's representations concerning the financial position and changes in net financial position of the Authority. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the Authority has established a comprehensive internal control framework that has been designed to both protect the Authority's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Authority's financial statements in conformity with GAAP. Because the cost of internal controls should not exceed anticipated benefits, the Authority's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this report is complete and reliable in all material respects.

This introductory letter of transmittal should be read in conjunction with Management's Discussion and Analysis (MD&A) which provides an introduction, overview and analysis of the basic financial statements for 2025 and 2024. The MD&A is located immediately following the report of the independent auditor in the Financial Section. The MD&A is required supplementary information to the basic financial statements, but is not a part of the basic financial statements and was not audited.

INDEPENDENT REVIEW

FINANCIAL AUDIT

The goal of an independent audit is to provide reasonable assurance that the basic financial statements of the Authority for the year ended December 31, 2025 is free of material misstatement. The independent audit involves examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and any significant estimates made by management and evaluating the overall financial statement presentation. The independent auditor concludes, based upon their audit, that there is a reasonable basis for rendering an unmodified ("clean")

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opinion and that the Authority's financial statements for the year ended December 31, 2025 are presented in conformity with GAAP. The independent auditor's report is the first component of the Financial Section.

UNIFORM GUIDANCE AUDIT

The independent audit of the financial statements is part of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards commonly called the "Uniform Guidance", relative to financial funds received from the U.S. Government, the New York State Department of Transportation Draft Part 43 of the Codification of Rules and Regulations, relative to State transportation funds received, and also, in conformity with the provisions of the Passenger Facility Charge Audit Guide for Public Agencies. The standards governing these provisions require the independent auditor to report on the fair presentation of the financial statements and on the Authority's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal and state grant awards. The independent auditor's reports are included in the Compliance Section.

As a recipient of federal and state financial assistance, the Authority also is responsible for ensuring that an adequate internal control structure is in place to ensure compliance with applicable laws and regulations related to those programs. As part of the Authority's Uniform Guidance audit, tests were made to determine the adequacy of the internal control structure, including that portion related to federal assistance awards, as well as to determine that the Authority has complied with applicable laws and regulations. The results of the Authority's audit under the Federal Uniform Guidance for the year ended December 31, 2025 provided no instances of material weaknesses in the internal control structure and no instances of noncompliance that are required to be reported under Government Auditing Standards.

THE AUTHORITY

The Albany County Airport Authority (Authority) is a body corporate and politic constituting a public benefit corporation established and existing pursuant to the Albany County Airport Authority Act, Title 32 of Article 8, as amended, of the State of New York Public Authorities Law (Act). The State created the Authority in 1993 in order to promote the strengthening and improvement of the Airport and to facilitate the financing and construction of the initial Terminal Improvement Project (TIP), other subsequent capital improvement plans and gave the Authority the power to operate, maintain and improve the Airport.

The County of Albany (County) and the Authority entered into a permanent Airport Lease Agreement dated December 5, 1995, which became effective May 16, 1996 following approval by the Federal Aviation Administration (FAA) of the United States Department of Transportation for the transfer of the sponsorship of the Airport from the County to the Authority. Under the Lease Agreement the County leases to the Authority the Airport, including all lands, buildings, improvements, structures, easements, rights of access, and all other privileges and appurtenances pertaining to the Airport. On November 5, 2018, the termination date of the lease was extended from May 16, 2036 to December 31, 2049.

The Act creating the Authority set forth the following for its creation:

GOALS– To provide adequate, safe, secure and efficient aviation and transportation facilities at a reasonable cost to the people.

OBJECTIVES – (1) To promote safe, secure, efficient and economic air transportation by preserving and enhancing Airport capacity; (2) to acquire, construct, reconstruct, continue, develop, equip, expand, improve, maintain, finance and operate aviation and other related facilities and services;

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(3) to stimulate and promote economic development, trade and tourism; (4) to form an integral part of a safe and effective nationwide system of Airports to meet the present and future needs of civil aeronautics and national defense and to assume inclusion of the Authority's facilities in state, national and international programs for air transportation and for airway capital improvements; and (5) to ensure that aviation facilities shall provide for the protection and enhancement of the natural resources and the quality of the environment of the state and the capital district area.

THE REPORTING ENTITY

The Authority is composed of seven members with four members appointed by the majority leader of the Albany County Legislature and three members by the Albany County Executive, all with approval of the Albany County Legislature. The Authority members are appointed for a term of four years or until a successor is appointed, except that any person appointed to fill a vacancy is appointed to serve only the unexpired term.

Mr. Samuel A. Fresina became the Chair in 2021. Peter F. Stuto, Esq., Chief Executive Officer, is responsible for planning and directing the management of all operations at the Airport including its capital improvement programs. Margaret Herrmann, Acting Chief Financial Officer, is responsible for financial planning, budgeting, operating and capital accounting procedures and controls, debt management, and all Authority financial policies and procedures.

The Authority has engaged the services of AvPorts ALB LLC, (d/b/a AvPorts) to manage the daily operations of the Airport and REW Investments, Inc. (d/b/a Million Air-Albany) to manage the daily operations of the Fixed Base Operations (FBO). An Organizational Chart is included in this Introductory Section.

Based on the County's responsibility for the appointment of Authority members and their approval of all Airport capital improvement programs and for the issuance of certain debt, the Authority is defined as a component unit of the County under the criteria established by the Governmental Accounting Standards Board (GASB). The Authority has one component unit created in 2009 – the Albany County Airport Authority OPEB Trust – which is reported as a fiduciary component unit.

PROFILE OF ALBANY INTERNATIONAL AIRPORT

Albany International Airport is the gateway to the New York State Greater Capital Region. The Airport, located on approximately a 1,171 acre site in the Town of Colonie, is the primary provider of commercial air transportation to the Albany area, including the northeast-central region of the State, southern Vermont and western Massachusetts. The Airport, located seven miles from downtown City of Albany, is accessible via U.S. Interstate 87, 88 and 90 highways. The Airport is strategically located at the center of New York's Capital Region and represents the heart of the burgeoning Hudson Valley Corridor known as "Tech Valley."

The Airport is defined by the FAA as a small air traffic hub, an Airport which handles between 0.05 percent and 0.249 percent of the enplaned passengers by U.S. air carriers nationwide. Based on the latest FAA data available (2025 statistics not yet available), in 2024, the Airport ranked 87th in total enplanements and 103rd in total cargo landed weight. The Airport also ranked 307th in total aircraft operations in 2025.

The Airport has two primary runways, 1/19 and 10/28. The Airport services commercial, cargo, general aviation and military operations with a 24-hour operating air traffic control tower, U.S. Customs and Border

Protections support services, and general aviation FBO facilities. Additional Airport data information is included in the Statistical Section of this report.

AIRPORT ECONOMICS AND DEMOGRAPHICS

The Airport's 13 county primary air-trade service area for drawing passengers, located in New York State, southern Vermont and western Massachusetts, is home within a 75-mile radius to approximately 1.382 million people and many businesses. Albany's secondary air-trade service area extends in a 150-mile radius from the Airport deeper into New England and upstate New York and adds an additional population of approximately 1.77 million for a combined total population approximating 3.18 million in the combined areas.

The Airport's primary air trade area is at the core of the State Capital of the Nation's 4th largest state by population with more than fifty-thousand state employees and the "Tech Valley," an ongoing high-technology development program. High tech development continues in the region. The College of Nanoscale Science and Engineering at the SUNY Polytechnic Institute campus in Albany continues to expand its nanotechnology research and development programs. This nanotechnology center is located within a few miles of the Airport and is the first college in the world dedicated to research, development, education, and deployment in the disciplines of nanoscience, nanoengineering, nanobioscience, and nanoeconomics. With over $16 billion in public and private investments, CNSE's Albany NanoTech Complex has attracted over 250 global corporate partners - and is the most advanced research complex at any university in the world. Nearby Rensselaer Polytechnic Institute is home to the Center for Biotechnology and Interdisciplinary Studies. This technology research center ranks among the world's most advanced research. Computer chip manufacturer Global Foundries built a major chip fab plant 20 miles north of the Airport that became operational in 2012. The combination of technology businesses and comparatively low unemployment rates position Albany for continued growth in airline activities and passenger usage of the airport.

The Airport's air-trade service area is also the home to world-class summer and winter vacation and recreation attractions that draw individuals and families from across the nation and from around the globe. The Adirondack, Berkshire, Catskill and Green Mountains, Lake George, the Hudson River Valley, and the Mohawk River - Erie Canal corridor offers a cornucopia of excellent entertainment and recreation venues. Features such as the Baseball Hall of Fame in Cooperstown, the Olympic Village in Lake George, the 130-year-old Saratoga Thoroughbred Race Track, and the Tanglewood and Saratoga Performing Arts Centers highlight this region. In 2024 and 2025 the Saratoga Thoroughbred Race Track hosted the Belmont Stakes in June. This area is also home for numerous major colleges and universities which are set forth in the Statistical Section of this report.

AIRLINE ECONOMICS

According the the FAA, 2025 was the busiest year for passenger traffic in 15 years handling 17.2 million flights compared to 16.9 million in 2024 and 17.0 million for pre-pandemic year of 2019. The US airline industry continued to see record breaking revenues as well as strong passenger traffic. Domestic passenger traffic saw a slight decline as compared to a record-breaking levels in 2024 and load factors remained at 83.6%. Total capacity increased a conservative 2.4% for 2025. Major carriers saw increased capacity while low-cost carriers reduced capacity. The airline industry anticipates a continued strong performance for 2026.

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The historical statistics for the airport industry is shown below:

	Domestic Passengers	Flights	Load Factor	Net Income ($000)	Operating Revenues ($000)
2019	926,436,914	9,463,718	84.65	16,432,523	248,001,537
2020	371,605,513	5,560,365	58.57	(30,902,984)	131,470,626
2021	666,148,232	7,315,083	73.75	1,135,295	193,729,101
2022	822,816,201	8,176,373	83.10	3,919,711	277,968,351
2023	941,504,117	8,656,545	83.36	8,811,521	297,314,361
2024	982,616,557	9,036,797	83.41	9,659,966	328,864,920
2025	815,687,057 (1)	7,735,557 (1)	82.31 (1)	8,940,397 (2)	259,230,011 (2)

(1) Through October 2025

(2) Through third quarter 2025

SOURCE: Bureau of Transportation Statistics T-100 Market Data.
Bureau of Transportation Statistics F41 Schedule P-1.2 Data.

AUTHORITY'S FINANCIAL RESOURCES

The information presented in the Financial Section is best understood when it is considered from the broader perspective of the specific environment within which the Airport operates. The Authority's and Airport's profile, its goals and objectives, the Airport's economic and demographics and the Authority's financial resources are all components of the Airport's financial health and its ability to meet its financial obligations and service commitments.

FINANCIAL CONTROLS

The Authority prepares an annual operating budget on the modified accrual basis of accounting. This basis differs from full accrual basis of accounting in that certain expenses are included on a cash basis. These include an expenditure classification for the principal portion of long-term debt obligations, the local share for certain capital projects, and the lack of depreciation expense. All other major revenues and expenses are included in the budget on the accrual basis. The Authority adopts an annual operating budgetary basis of accounting to facilitate calculation of the rates and charges billed to the airlines. A separate capital improvement program budget is prepared for capital projects given their multi-year nature.

The Authority and the Airlines extended the five-year agreement that began January 1, 2016 with basically the same rates and charges model. After the initial one-year term in 2021, there are three one-year options and one two-year option extensions. In 2024 negotiations began with the airlines for a new agreement effective January 1, 2026. As of December 31, 2025, a final draft of the Agreement has been sent to the signatory carriers for execution. The Agreement includes a majority-in-interest (MII) provision that allows for airline disapproval of capital projects, subject to a number of exceptions, if they would add to airline rates and charges. The MII disapproval occurs if a project is disapproved by more than 50% of the signatory airlines representing not less than 50 percent of the maximum gross landed weight of all signatory airlines during the most recent six months or Airlines representing more than 50% of the total signatory terminal rentals for the most recent six months for projects in the Terminal. The Authority must also notify the Signatory Airlines of any project in excess of $1,000,000, net of any state and federal grants, in the Airfield or Terminal.

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The Agreement with the signatory airlines incorporates a hybrid method for calculating airline rates and charges which applies a residual rate making methodology for the airfield and a compensatory methodology for the terminal. The Agreement provides for the signatory passenger airlines to receive 50% of the Airport's net revenues, as defined in Agreement. The Authority also has the ability under the Agreement to adjust airline rates and charges at any time throughout the year to ensure adherence to all financial covenants in its bond resolutions. No such adjustments were required during 2025 or in any prior year.

OPERATING FINANCIAL PLANNING

As part of preparing its operating budget, each year the Authority prepares a multi-year projection of revenues and expenses for airline activities covering the next five years in accordance with the current Airline Use and Lease Agreement, and beyond assuming that the Agreement remains substantially unchanged. The budget projections for 2026 assumes enplanements of 1,581,000 as the Airport continues to add new airlines and new routes to under-served cities. If the budget assumptions and activity projections prove to be reasonable, the projected airline cost per enplanement, net of revenue sharing, should approximate $8.24 per enplaned passengers, and debt service coverage should be 2.80 (Net Revenues to Net Debt Service calculated under the provisions of the Master Bond Resolution). Certain assumptions are used in determining the projected activity levels and the related projected revenues and expenditures at this Airport and accordingly, subsequent actual results in any one year, or for the entire period, could differ substantially from those projected. Details for these projections are included in the Authority's adopted million 2026 Operating Budget (including debt service), which is on the Authority's web site at www.albanyairport.com.

CAPITAL FINANCIAL PLANNING

A $180 million 2020-2024 capital improvement program was approved by the Authority and County in 2019. The budget consisted of $48 million in airfield improvements, $63 million in terminal improvements, $57 million in landside improvements and $12 million in vehicle and equipment purchases.

In 2022, the capital improvement program was increased to $351.3 million to accommodate the construction of the parking garage to terminal connector.

All the projects included in the five-year program are designed to meet the objectives as set forth in the Airport's 2020-2024 Capital Plan. All projects have or will be subject to a Federal Environmental Assessment (FEA) pursuant to the National Environmental Policy Act of 1969 (NEPA), as amended, and a New York State Environmental Impact Statement (EIS) under the New York State Environmental Review Act (SEQR). Specific airfield related projects eligible for Federal or State funding support will also be subject to Federal Aviation Administration and New York State Department of Transportation review and approval.

During the last half of 2024, the 2025-2029 $283 million capital improvement program was approved by the Authority and the County. This program includes the 1/19 runway rehabilitation, hangar developments, building improvements and various equipment replacements.

The total effect any capital program will have on future operating budgets are evaluated at the time a specific project is authorized by the Authority to be started unless a project is mandated for safety or health purposes. All capital projects completed in 2025, or scheduled for completion in 2025, had their projected additional operating costs and related revenues incorporated into the Authority's 2026 Operating Budget.

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The following Federal Aviation Administration Airport Improvement Program (AIP) Grants were awarded in 2025:

AIP 154-25 *$21,915,184*	Terminal Building Improvements - Reconstruct 60,000 square feet of existing Terminal Building including construction of main entrance, lobby, security, baggage and exterior areas, canopies, sidewalks, and HVAC - Phase 1 Construction
AIP 155-25 *$9,326,858*	Construct a new 1,900 square yard public use deicing pad including associated equipment - Design & Construction; Reconstruct 22,500 square yards of the existing General Aviation Apron (99.5% eligible) - Design & Construction, and Rehabilitate 35,600 square yards of existing General Aviation Apron (94.8% eligible) - Design & Construction

FISCAL CAPACITY

The Authority has the ongoing ability and willingness, as needed, to raise revenues, incur debt, control expenses and meet its financial obligations as they become due. In adopting its 2026 Annual Budget, the Authority projected 1,581,000 enplanements, in line with the actual 2025 enplanements of 1,594,077. The Authority has set its rates and charges for 2026 under the Airline Use and Lease Agreement to meet all projected obligations. For 2026, signatory landing fees have been set at $4.88 per 1,000 pounds landed weight, compared to $4.77 budgeted in 2025; apron fees at $2.26 per square foot, compared to $1.99 budgeted in 2025; and the terminal rental rate at $132.66 per square foot, compared to $140.04 budgeted in 2025.

As of December 31, 2025, the Authority had approximately $40.6 million in unrestricted funds available. The Authority also had approximately $9.3 million in restricted operating and maintenance reserves that is more than sufficient to meet two months of operating expenditures and $500,000 in an equipment repair & replacement reserve fund. In addition, the Authority had approximately $7.3 million in debt service reserve funds, plus approximately $7.3 million in Passenger Facility Funds on-hand. The Authority does not anticipate experiencing any cash flow deficiencies during 2026 requiring short-term cash flow financing or increases during the year to the rates and charges billed to the Airlines.

DEBT CAPACITY

The Albany County Airport Authority Act sets the Authority's debt limit at $285 million. At December 31, 2025, there is approximately $40.4 million of debt outstanding issued directly by the Authority to be reduced by approximately $8.03 million of principal payments during 2026. Debt service coverage was 2.77 for 2025 and is projected to be 2.80 for 2026 based on the adopted budget. Currently the Authority's entire debt portfolio is fixed rate debt.

AUTHORITY'S INITIATIVES

The Airport moved forward with various activities during 2025 to enhance and maintain the services provided to the airlines, the traveling public, and other uses of the Airport. These initiatives included:

- The Authority continued to aggressively pursue the air service opportunities to Airlines and promote under-served markets.
- Continued construction of the $100 million terminal connector project.
- Completion of the replacement of two jet bridges.
- Completion of HVAC, electrical and roof improvements at the air traffice control tower.

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- Purchased three pieces of airfield equipment including one high speed snow blower and two airfield brooms.
- Continued construction of rehabilitation of Concourse A and the addition of two (2) additional jet bridges in Concourse A set to be completed in the first half of 2026.
- Design of general aviation apron rehabilitation.
- The Authority continued to control costs and maintained reasonable rates and charges for an airport that provides a high level of services to its airlines including jet bridge maintenance, all janitorial services, waste removal and utilities.
- Continues to establish partnerships with strategic community stakeholders, corporations, colleges and universities to further regional growth and economic growth.

AWARDS

FINANCIAL REPORTING

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Authority for its annual financial report (ACFR) for the fiscal year ended December 31, 2024. This was the twenty-nineth consecutive year that the Authority has achieved this prestigious award. In order to receive this award a government unit must publish an easily readable and efficiently organized ACFR. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that this 2025 ACFR continues to meet the Certificate of Achievement Program's requirements and will be submitting it to the GFOA to determine its eligibility for a certificate.

DISTINGUISHED BUDGET PRESENTATION

The Government Finance Officers Association of the United States and Canada (GFOA) also has presented an award of Distinguished Presentation to the Authority for its annual budget for 2025. In order to qualify for this award, a governmental unit must publish a budget document judged proficient in several categories including as a policy document, as an operations guide, as a financial plan, and as a communications device. The 2026 budget has been submitted to the GFOA to determine its eligibility for an award.

ACKNOWLEDGMENTS

It is the strong continuing commitment of the Authority Board to the highest standards of financial reporting, disclosure and professionalism that the preparation of this report has been accomplished and for that we extend our sincere appreciation. We also give credit for the dedication, service and performance by all the employees of the Authority, AvPorts and Million Air-Albany in cooperation with all the employees of the airlines and other tenants located at the Airport for serving all the travelers, users and visitors to the Airport.

The preparation of this report on a timely and efficient basis is achieved by the professionalism, efficiency and dedicated services contributed by the entire staff of the Finance Department. We wish to express our appreciation for their continuing efforts for maintaining the highest standards of professionalism in managing the financial operations of the Authority in a progressive and responsible manner. It is recognized and a source of pride to the Authority.

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CERTIFICATION

The following sections of this report include the basic financial statements of Authority for the fiscal year ended December 31, 2025 including the Independent Auditor's Report on the basic financial statements. The Auditor's Report provides an unmodified opinion. Based on our knowledge, the information provided in the basic financial statements is accurate, correct and does not contain any untrue statement of material fact; does not omit any material fact which, if omitted, would cause the basic financial statements to be misleading in light of the circumstances under which such statements are made; and fairly presents in all material respects the financial condition and results of operations of the Authority as of, and for, the periods presented in the basic financial statements.

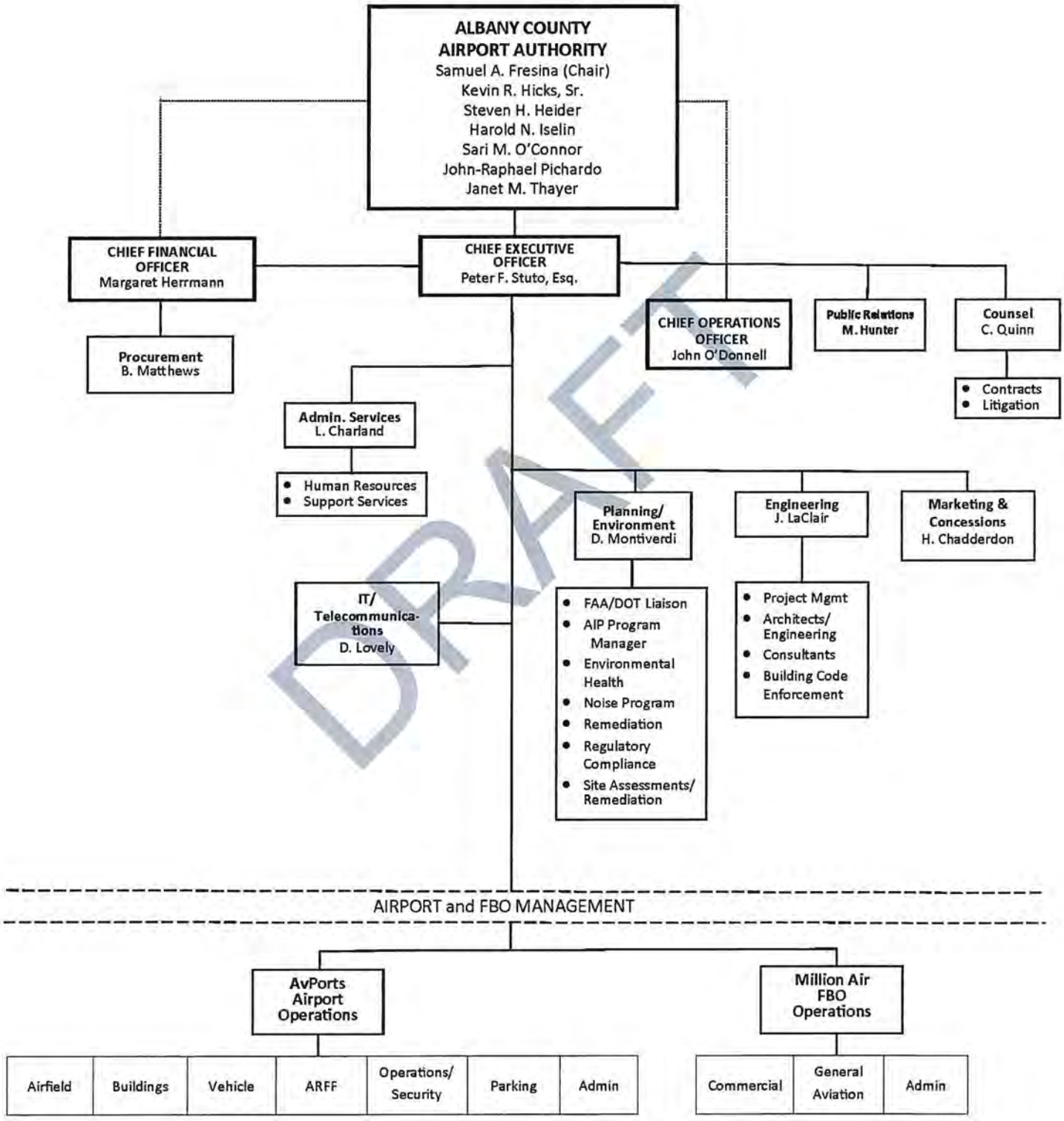
Respectfully submitted:

Peter F. Stuto, Esq.
Chief Executive Officer

Margaret Herrmann
Acting Chief Financial Officer

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ALBANY INTERNATIONAL AIRPORT
ORGANIZATIONAL CHART



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Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Albany County Airport Authority
New York

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

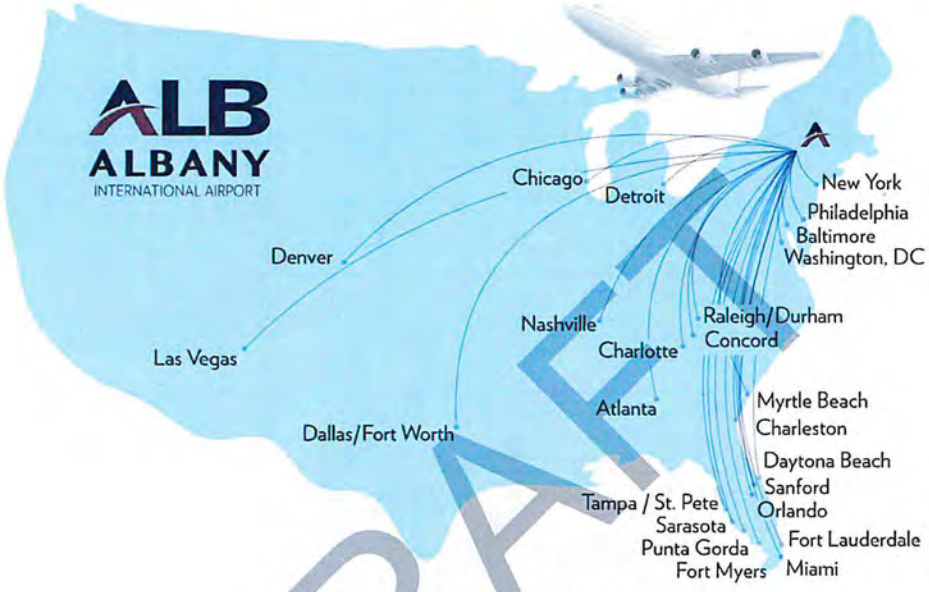
December 31, 2024

Christopher P. Morrill

Executive Director/CEO

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INDEPENDENT AUDITOR'S REPORT

To the Members
Albany County Airport Authority

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities and fiduciary activities of the Albany County Airport Authority (the Authority), a component unit of the County of Albany, New York, as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities and fiduciary activities of the Albany County Airport Authority as of December 31, 2025 and 2024, and the respective change in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and GAS, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 19 through 27, schedule of proportionate share of net pension liability (asset) and schedule of authority contributions on pages 62 and 62, schedule of changes in net OPEB liability and related ratios on page 64 and 65, schedule of actuarially determined contribution - deficiency/(excess) and OPEB actuarial methods and assumptions on pages 66 through 69 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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Supplementary Information

Our audits were conducted for the purpose of forming opinions on the financial statements that collectively comprise the Albany County Airport Authority's basic financial statements. The schedule of debt service requirements to maturity on page 72, schedule of governmental payments and services on page 73, insurance schedule on page 74, and customer facility charges schedules of revenues, expenses and changes in net position on page 76 are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The accompanying Schedule of Expenditures of Federal and New York State Department of Transportation Financial Assistance for the year ended December 31, 2025 on page 106, is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,* and by the New York State Department of Transportation *Preliminary Draft Part 43 of the New York State Codification of Rules and Regulations* and are also not a required part of the basic financial statements. The accompanying schedule of passenger facility charges collected and expended for the year ended December 31, 2025 on page 119, is presented for purposes of additional analysis as specified in the *Passenger Facility Charge Audit Guide for Public Agencies,* issued by the Federal Aviation Administration, and is also not a required part of the basic financial statements.

The schedule of debt service requirements to maturity, schedule of government payments and services, the insurance schedule, customer facility charges schedule of revenues, expenses and changes in net position, schedule of expenditures of Federal and New York State Department of Transportation financial assistance, and schedule of passenger facility charges collected and expended are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audits of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information Included in the Annual Report

Management is responsible for the other information included in the annual comprehensive financial report (ACFR). The other information comprises the introductory section, the statistical section and biographies, as listed in the table of contents, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any assurance on them. In connection with our audits of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected misstatement of the other information exists, we are required to describe it in our report.

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Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated _____, 2026 on our consideration of the Albany County Airport Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Albany County Airport Authority's internal control over financial reporting and compliance.

Latham, NY
_____, 2026

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MANAGEMENT'S DISCUSSION AND ANALYSIS

This Management's Discussion and Analysis (MD&A) of the Albany County Airport Authority (the Authority) provides an introduction of the basic financial statements for the year ended December 31, 2025 with selected comparative information for the years ended December 31, 2024 and December 31, 2023. Management prepared this unaudited MD&A, which should be read in conjunction with the financial statements, and the notes thereto, which follow in this section.

Overview of the Financial Statements

The Authority is a business-type activity and the Authority's basic financial statements include: the *Statements of Net Position*, the *Statements of Revenues, Expenses and Changes in Net Position* and the *Statements of Cash Flows*. The financial statements are prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (GASB). Also included are the *Statements of Fiduciary Fund Net Position*; and the *Statements of Changes in Fiduciary Fund Net Position* for the Authority's Fiduciary Fund which also has a December 31st year end.

The *Statements of Net Position* depict the Authority's financial position at December 31, 2025 and December 31, 2024, the end of the Authority's previous fiscal year. The Statements reports all assets, deferred outflows of resources, liabilities, deferred inflows of resources and net position. Net position is displayed in three components: net investment in capital assets, restricted (distinguished between major categories of restrictions) and unrestricted.

The *Statements of Revenues, Expenses and Changes in Net Position* reports total operating revenues, operating expenses, non-operating income and expenses, capital contributions and the changes in net position during the years ended December 31, 2025 and 2024. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the cash flows.

The *Statements of Cash Flows* presents information showing how the Authority's cash and cash equivalents position changed during the years ended December 31, 2025 and 2024. The Statements classifies cash receipts and cash payments by Operating Activities, Non-capital Financing Activities, Investing Activities, and Capital and Related Financing Activities.

The *Statements of Fiduciary Fund Net Position* is a snapshot of account balances of the Authority's fiduciary fund at December 31, 2025 and December 31, 2024 and indicates the assets available for future payments for retiree benefits and any current liabilities that are owed at this time.

The *Statements of Changes in Fiduciary Fund Net Position*, on the other hand, provides a view of current period additions to and deductions from the net position held in the Trust during the years ended December 31, 2025 and 2024.

Airport Activities

In 2025, enplanements increased from 1,507,130 in 2024 to 1,594,077. Cargo tonnage decreased from 19,558 in 2024 to 18,013 in 2025. Operations, a landing or takeoff, increased from 55,705 in 2024 to 57,540 in 2025.

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The following shows the major airport indicators during the past three years:

	2025	2024	2023
Enplanements	1,594,077	1,507,130	1,376,639
Operations	57,540	55,705	53,610
Cargo (tons)	18,013	19,558	20,929

Published available seats for 2025 increased by 185,533 or 10.4% from 2024 and the passenger load factor decreased to 81% in 2025 from 85% in 2024. The published available seats and the yearly load factors for the last three years are below:

	2025	2024	2023
Total Available Seats	1,965,521	1,778,690	1,656,472
Passenger Load Factor	81%	85%	83%

As of December 31, 2025, two regularly scheduled express mail and various special cargo carriers serve the Airport.

Financial Highlights

SUMMARY OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

The changes in net position over time may serve as a useful indicator of changes in the Authority's financial position. A summary of the Authority's change in net position for the years ended December 31 is below:

	2025	2024	2023
Operating revenues	$ 65,777,325	$ 62,438,541	$ 53,230,207
Operating expenses	51,309,464	(50,308,130)	(44,158,861)
Revenues in excess of expenses before depreciation	14,467,861	12,130,411	9,071,346
Depreciation	20,646,395	(20,164,229)	(19,050,784)
Loss before non-operating income and expenses	(6,178,534)	(8,033,818)	(9,979,438)
Non-operating income and (expenses), net	7,461,422	7,458,814	11,898,511
Income/(loss) before capital contributions	1,282,888	(575,004)	1,919,073
Capital contributions, special and extraordinary item	39,927,246	35,641,166	16,929,595
Net position			
Increase / (decrease) in net position	41,210,134	35,066,162	18,848,668
Total net position, beginning of year	305,784,249	270,718,087	251,869,419
Total net position, end of year	$ 346,994,383	$ 305,784,249	$ 270,718,087

OPERATING REVENUE AND NON-OPERATING REVENUE

Total revenues are a combination of operating and non-operating revenue. Operating revenue is generated from the day-to-day activities of the airport, landing fees, parking fees, terminal rent and property rent. Non-operating revenue is revenue that is ancillary or a by-product of operating the airport, e.g. interest revenue. It may also be grant revenue that reimburses an operating expense or Passenger Facility Charges that are used for approved capital expenditures. Airfield revenue includes: passenger and cargo landing fees, apron fees and glycol disposal fees. Under the Signatory ULA, the airfield is a "residual cost center" requiring signatory airlines to pay the residual cost after all airfield and certain non-airfield revenues allocated to the airfield have been applied which includes interest income and PFCs applicable to airfield related debt service. Accordingly, airfield revenues are sensitive to airfield cost,

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interest earnings, PFCs revenues applied to airfield debt service, and the amount of airfield debt service. Terminal revenue includes: airline and non-airline lease revenue and passenger boarding bridge fees. The terminal revenue is sensitive to the amount of rented space and terminal operating costs used to determine the annual rental rate. Operating revenue and non-operating revenue for 2025, 2024 and 2023 are as follows:

	2025	2024	2023
Operating Revenues			
Airfield	$ 7,761,335	$ 8,084,030	$ 5,512,260
Terminal	6,620,756	7,986,439	3,510,123
Ground Transportation	24,358,385	18,733,652	17,907,220
Concessions	10,169,467	9,899,079	9,462,456
Fixed Based Operations	11,478,244	12,580,220	12,361,731
Other	5,389,138	5,155,121	4,476,417
	65,777,325	62,438,541	53,230,207
Non-Operating Income			
Passenger Facility Charges	6,405,101	6,275,661	5,699,317
Grant Income	59,220	331,254	5,232,617
Improvement Chargers	368,400	368,400	368,400
Insurance Recoveries	6,297	32,201	335,000
Interest Income	2,679,186	3,043,592	2,371,341
	9,518,204	10,051,108	14,006,675
Total	$ 75,295,529	$ 72,489,649	$ 67,236,882
Percentage of Increase	*3.9%*	*7.8%*	*9.3%*

Fiscal Year 2025 Compared to 2024

Total operating revenue in 2025 increased to $65,777,325 from $62,438,541 in 2024, an increase of $3,338,784, or 5.3%. The majority of operating revenue is driven by enplanement levels and airline activity. The significant revenue source accounting for the increase in revenues was an increase in ground transportation of $5,624,733, or 30.0% due to a parking rate increase effective January 1, 2025. Airfield revenues decreased $322,695, or 4.0% and terminal revenues decreased $1,365,683, or 17.1%. The decease in airfield and terminal revenue in 2025 versus 2024 is due to a higher amount due to airlines for their share of revenue sharing as calculated per the Airline Use and Lease Agreement (ULA).

Total non-operating income in 2025 decreased to $9,518,204 from $10,051,108 in 2024, a difference of $532,904, or 5.3%. This decrease is largely attributable to the decrease in interest earnings due to lower interest rates in 2025 set by the Federal Reserve.

Fiscal Year 2024 Compared to 2023

Total operating revenue in 2024 increased to $62,438,541 from 53,230,207 in 2023, an increase of $9,208,334, or 17.3%. Airfield revenues increased $2,571,770, or 46.7% and terminal revenues increased $4,476,316, or 127.5% due to an increase in the rates charged to the airlines for landing fees and terminal rental due to higher expenses related to the calculation of the rates. Ground transportation increased $826,432, or 4.6% and concession revenues increased $436,623 or 4.6% due to higher enplanement levels as compared to 2023.

Total non-operating income in 2024 decreased to $10,051,108 from $14,006,675, a difference of $3,955,567, or 28.2. This decrease was largely attributable to the decrease in grant income derived from Coronavirus and Relief Act (CARES Act) funding received in 2023 offset by an increase in interest earnings.

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OPERATING EXPENSES AND NON-OPERATING EXPENSES HIGHLIGHTS

Total expenses are also a made up of operating and non-operating components and depreciation. Operating expenses include those expenses necessary to operate the airport on a day-to-day basis and include personnel salary and benefits, contract services, and materials and supplies. Non-operating expenses also include expenses that are ancillary or a by-product of operating the airport and predominantly include interest expense. Depreciation is the annual expense of the cost of a capital asset allocated over its annual useful life. Operating expenses and non-operating expenses for 2025, 2024 and 2023 are as follows:

	2025	2024	2023
Operating Expenses			
Personnel services	$ 15,327,867	$ 14,879,522	$ 12,624,930
Employee benefits	6,691,432	6,151,625	5,950,078
Utilities & communications	2,798,852	2,408,312	2,562,914
Purchased services	11,016,147	10,834,742	7,177,642
Material & supplies	11,405,936	11,923,816	12,413,637
Administration	3,495,825	3,561,083	2,871,427
Non-capital equipment	573,405	549,030	558,233
	51,309,464	50,308,130	44,158,861
Depreciation	20,646,395	20,164,229	19,050,784
Non-Operating Expenses			
Interest	2,056,782	2,083,566	2,108,164
Grant expense	-	508,728	-
	2,056,782	2,592,294	2,108,164
Total	$ 74,012,641	$ 73,064,653	$ 65,317,809
Percentage of Increase	*1.3%*	*11.9%*	*4.0%*

Fiscal Year 2025 Compared to 2024

Total operating expenses in 2025 increased to $51,309,464 from $50,308,130 in 2024, an increase of $1,001,334, or 2.0%. Combined, personnel services and employee Benefits expense increased to $22,019,299 from $21,031,147 in 2024, an increase of $988,152, or 4.7%. This increase is due to cost of living and union negotiated raises for staff and an increase in benefit costs. Utility and communication expenses increased to $2,798,852 from $2,408,312, an increase of $390,540, or 16.2%.

Total non-operating expenses in 2025 decreased to $2,056,782 from $2,592,294 in 2024, a difference of $535,512. The savings in 2025 is due to a grant expense of $508,728 in 2024 that did not occur in 2025.

Fiscal Year 2024 Compared to 2023

Total operating expenses in 2024 increased to $50,308,130 from $44,158,861 in 2023, an increase of $6,149,269, or 13.9%. Combined personnel services and employee Benefits expense increased to $21,031,147 from $18,575,008, an increase of $2,456,139, or 13.2%. Purchased services increased $3,657,100, or 51.0% due to the addition of curbside traffic control added to help with traffic flow due to the construction of the terminal connector project. Administration expenses increased $689,656, or 24.0%.

Total non-operating expenses in 2024 increased by $484,130, or 23.0% due to a grant expense of $508,728.

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Financial Position Summary

The Statements of Net Position depict the Authority's financial position as of one point in time – December 31 – and reflects the residual difference between all assets, deferred outflows of resources, liabilities and deferred inflows of resources of the Authority. Net position represents the residual interest in the Authority's assets after deducting liabilities. The Authority's net position was $347.0 million at December 31, 2025, a $41.2 million increase from December 31, 2024. Net position at December 31, 2024 was $305.8 million, a 35.1 million increase from December 31, 2023.

A condensed summary of the Authority's total net position at December 31, 2025, 2024 and 2023 is below:

	2025	2024	2023
ASSETS			
Capital assets	$ 336,480,096	$ 298,484,732	$ 275,717,191
Other assets	101,713,457	107,896,536	104,847,397
Total Assets	438,193,553	406,381,268	380,564,588
DEFERRED OUTFLOWS OF RESOURCES	1,261,278	1,939,503	2,609,258
LIABILITIES			
Other - unrestricted due within 1 year	14,997,300	10,863,721	16,971,995
Other - restricted due within 1 year	15,609,288	17,530,024	8,995,794
Long-Term liabilities - restricted due within 1 year	8,030,000	7,625,000	7,280,000
Long-Term liabilities - restricted due more than 1 year	40,102,177	49,168,067	58,738,561
Total Liabilities	78,738,765	85,186,812	91,986,350
DEFERRED INFLOWS OF RESOURCES	13,721,683	17,349,710	20,469,409
NET POSITION			
Net investment in capital assets	289,774,606	243,024,508	216,453,882
Restricted	31,576,301	37,987,558	30,709,182
Unrestricted	25,643,476	24,772,183	23,555,023
Net Position	$ 346,994,383	$ 305,784,249	$ 270,718,087

Net position is comprised of three components as follows:

Investment in capital assets (e.g., land, buildings, improvements, and equipment), less the related indebtedness outstanding used to acquire those capital assets, represents the largest portion of the Authority's net position (83.5% at December 31, 2025, 79.5% at December 31, 2024). The Authority uses these capital assets to provide services to the airlines, passengers and to service providers and users located at the Airport; consequently, these assets are not available for future spending. Although the Authority's net investment in capital assets is net of related debt, the resources required to repay this debt annually are paid from operations, since it is unlikely that the capital assets will be liquidated to pay liabilities.

Restricted net position (9.1% at December 31, 2025, 12.4% at December 31, 2024), principally representing bond reserves and PFC funds, are restricted as to use pursuant to bond resolutions and Federal regulations. The restricted component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets.

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Unrestricted net position 7.4 % at December 31, 2025, 8.1% at December 31, 2024), is available to meet any of the Authority's ongoing obligations. The unrestricted component of net position is the net amount of the assets, deferred outflows of resources, liabilities and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

Airlines Signatory Rates and Charges

The Authority and airlines entered into a Use and Lease Agreement ("Agreement") effective January 1, 2016 for five years, with an option for a five-year renewal, which establishes how the airlines that signed the Agreement will be assessed annual rates and charges for their use of the Airport. In the Agreement, signatory airlines have the option to designate some or all of their affiliate carriers as signatory airlines. The five-year renewal option was renegotiated and the Authority and airlines agreed to a one-year option and one two-year option. In 2024, negotiations began for a new Agreement to be effective January 1, 2026. As of December 31, 2025, a final draft of the Agreement has been sent to the signatory carriers for execution.

Cash Management Policies and Cash Flow Activities

Cash equivalents represent cash-on-hand, bank deposits and liquid investments with a maturity of three months or less. The following shows a summary of the major sources and uses of cash and cash equivalents for 2025, 2024 and 2023:

	2025	2024	2023
Cash flows from (used):			
Operating activities	$ 17,796,720	$ 4,083,479	$ 17,458,951
Noncapital financing activities	59,219	(177,474)	5,232,617
Investing activities	2,945,719	3,681,161	2,491,017
Capital and related financing activities	(19,141,045)	(15,355,808)	(13,228,080)
Net increase/(decrease) in cash	1,660,613	(7,768,642)	11,954,505
Beginning of period	63,482,812	71,251,454	59,296,949
End of period	$ 65,143,425	$ 63,482,812	$ 71,251,454

The Authority's available cash and cash equivalents increased during 2025 by $1,660,613. Cash and cash equivalents as of December 31, 2025, 2024 and 2023 are composed of:

	2025	2024	2023
Funds available for unrestricted operations:	$ 40,643,156	$ 36,254,409	$ 42,799,679
Funds restricted for:			
Operating and renewal reserves	9,878,798	9,405,342	8,962,306
CFC funds	506,863	487,621	464,656
Capital projects	1,556,262	1,035,846	730,984
PFCs available for debt service payments	4,269,916	8,042,696	9,751,984
Revenue bond reserves	7,271,326	7,278,406	7,609,446
Other restrictions	1,017,104	978,491	932,399
	$ 65,143,425	$ 63,482,811	$ 71,251,454

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Capital Activities

The Authority capitalized $9.8 million for completed projects in 2025. The projects completed included $2.3 million for replacements of jet bridges A6 & B6, $2.1 million for air traffic control tower improvements, $0.9 million for a high speed snow blower, $1.5 for two airfied brooms, $0.4 for an aircraft deicer, $0.9 for six parking shuttle buses and other various improvements and equipment.

More detailed capital asset activity information can be found in Note 7 of the financial statements.

Debt Administration

The total Authority principal debt outstanding at December 31, 2025 for General Airport Revenue Bonds (GARB) was $40,390,000 as compared to $48,015,000 as of December 31, 2024. The aggregate par amount of bonds and bank loans issued by the Authority and outstanding as of December 31, 2025 and 2024 and 2023 is summarized in the following table:

	Issued	2025	2024	2023
Authority Revenue Bonds and Other Debt				
Series 2017A & B Refunding	$ 14,395,000	$ 3,800,000	$ 4,960,000	$ 6,070,000
Series 2018A & B GARB	22,590,000	19,860,000	20,315,000	20,750,000
Series 2019A GARB	9,620,000	8,595,000	8,785,000	8,970,000
Series 2020A & B Refunding	34,610,000	8,135,000	13,955,000	19,505,000
Total Authority Debt Obligations	$ 81,215,000	$ 40,390,000	$ 48,015,000	$ 55,295,000

At December 31, 2025 the Authority maintained debt service reserve funds for each bond issue in the amount of $7.3 million which is restricted for repayment of debt and Passenger Facility Charge (PFC) Funds in the amount of $4.3 million of which only $3.6 million is restricted to repayment of debt. Thus, the Authority's direct obligations outstanding, net of funds restricted for the repayment of debt, was $37.1 million in aggregate par amount of bonds outstanding. For additional information about the Authority's long term debt (see Note 8).

Under the Authority's master bond resolution adopted in 1997, it is required to maintain an operating reserve equal to two months operating expenses. At December 31, 2025 the reserve requirement was $8.4 million and for which the Authority had $9.4 million on hand. The Authority also had $27.9 million in its airport Development Fund which can be used to restore a deficiency in any other fund and it had a repair and replacement reserve fund of $0.5 million.

Line of Credit

On February 28, 2024 the Authority closed on a $30 million revolving line of credit note to provide interim funding for a capital project currently under construction. The terminal connector project is budgeted at $100 million and is funded $60 million from New York State Department of Transportation and $40 million from the FAA. Interim funding is need to help bridge the gap between the time the vendors are paid and when reimbursement is received from either of the two funding sources. The note matures on February 28, 2025 for a period of two (2) years with a renewal maturity of February 28, 2027. Interest is paid on only the days that the loan is used at a rate of the Secured Overnight Financing Rate plus 1.20%. As of December 31, 2025, the balance on the line of credit was $3,226,470 compared to $4,713,985 as of December 31, 2024.

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Other Long-Term Debt

Under generally accepted accounting principles, the term "debt" includes bonds, notes, loans, leases and other obligations including the net unfunded obligations for employee benefits. As of December 31, 2025 and 2024 the Authority reported $5,547,919 and $5,824,155 respectively as its share of the unfunded OPEB liability (see Note 13). The Authority also reported $718,693 and $660,114 at December 31, 2025 and 2024 respectively for its proportionate share of the unfunded liability for employee pensions (see Note 12).

Credit Ratings and Bond Insurance

The Authority's underlying credit ratings are: Moody's Investors Service "A2" and S&P Global Ratings "A+". Fitch Ratings has withdrawn its insured rating of all bonds insured by AGMC effective February 25, 2010. Moody's lowered their rating of AGMC from "A3" to "A2" on January 17, 2013. S&P Global Ratings upgraded their enhanced rating of AGMC from "AA-" to "AA" on March 18, 2014. On June 14, 2018, S&P Global Ratings raised the Authority's underlying credit rating from "A-" to "A". On January 23, 2018 AGMC received a rating of AA+ from Kroll Bond Rating Agency. S&P Global Ratings assigned an "A" rating on October 25, 2019 and Moody's assigned an "A3" rating on October 29, 2019. S&P Global Ratings of an "A" as of August 2022 reflects their view of the airport's recovering activity and improved market position with year-to-date enplanement performance through July 2022 which was 2.6% ahead of budget. Moody's assigned an upgraded "A2" rating as of July 2023 that "reflects effective management of the financial profile, robust financial metrics, as evidenced by a Moody's calculated total debt service coverage ratio of 2.2x. and continued decline in debt levels relative to historical". In August 2024, S&P Glogal Ratings upgraded the then current rating of "A" to "A+" due to the improved debt capacity and the stable base of air travel demand.

Financial Statements

The Authority's financial statements are prepared on an accrual basis of accounting in accordance with generally accepted accounting principles promulgated by the Governmental Accounting Standards Board (GASB). The Authority operates as a single enterprise fund with revenues recognized when earned, not when received. Expenses are recognized when incurred, not when they are paid. Capital assets are capitalized and (except land) are depreciated over their estimated useful lives. Certain funds are reported as restricted based upon constraints placed on their use by contributors, grantors and debt covenants. See the Notes to the Financial Statements for a summary of the Authority's significant accounting policies.

Request for Information

The Authority's basic financial statements are designed to provide detailed information on the Authority's operations and to the Authority's Board, management, investors, creditors, customers and all others with an interest in the Authority's financial affairs and to demonstrate the Authority's accountability for the assets it controls and the funds it receives and expends. Questions concerning any of the information provided in this report or any request for additional information should be addressed to the Chief Financial Officer by email: mherrmann@albanyairport.com or in writing to, Albany County Airport Authority, Terminal Building, Third Floor, Albany, NY 12211-1057.

Respectfully submitted,



Margaret Herrmann
Acting Chief Financial Officer

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Albany County Airport Authority
Statements of Net Position
As of December 31, 2025 and December 31, 2024

	December 31, 2025	December 31, 2024
CURRENT ASSETS		
Unrestricted Assets:		
Cash and cash equivalents	$ 40,643,156	$ 36,254,409
Accounts receivable - net	3,882,122	3,714,473
Lease receivable	2,985,319	2,483,902
Inventory - fuel	35,703	112,221
Inventory - glycol	250,371	310,275
Prepaid expenses	1,140,523	287,488
Total Unrestricted Assets	48,937,194	43,162,768
Restricted Assets:		
Operating and Replacement Reserves:		
Cash and cash equivalents	9,878,798	9,405,342
CFC Funds:		
Cash and cash equivalents	506,863	487,621
Capital Funds:		
Cash and cash equivalents	1,556,262	1,035,846
Grant funds receivable	17,948,833	23,113,294
Passenger Facility Charge Funds:		
Cash and cash equivalents	4,269,917	8,042,697
Passenger Facility Charges receivable	412,403	395,769
Revenue Bond Funds:		
Cash and cash equivalents	7,271,326	7,278,406
FAA Restricted Funds:		
Cash and cash equivalents	229,694	220,974
Concession Improvement Funds:		
Cash and cash equivalents	787,410	757,517
Total Restricted Assets	42,861,506	50,737,466
Total Current Assets	91,798,700	93,900,234
NON-CURRENT ASSETS		
Prepaid expenses	147,926	163,361
Lease receivable	9,766,831	13,832,941
Capital Assets:		
Land and easements	48,899,432	48,899,432
Buildings, improvements and equipment, net of depreciation	183,347,459	194,161,535
Construction in progress	104,233,205	55,423,765
Total Capital Assets	336,480,096	298,484,732
Total Non-Current Assets	346,394,853	312,481,034
Total Assets	438,193,553	406,381,268
DEFERRED OUTFLOWS OF RESOURCES		
Refunding	205,262	386,207
OPEB expenses	324,737	622,429
Pension expenses	731,279	930,867
Total Deferred Outflows of Resources	1,261,278	1,939,503

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The accompanying notes are an integral part of these financial statements

Albany County Airport Authority
Statements of Net Position
As of December 31, 2025 and December 31, 2024

	December 31, 2025	December 31, 2024
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Payable from Unrestricted Assets:		
Accounts payable	1,099,913	943,072
Accrued expenses	13,528,089	9,743,996
Compensated absences	369,298	176,653
Total Payable from Unrestricted Assets	14,997,300	10,863,721
Payable from Restricted Assets:		
Construction contracts payable	7,861,063	10,347,903
Construction contract retainages	4,455,450	2,391,769
Bank line of credit payable	3,226,470	4,713,985
Accrued interest payable	66,305	76,367
Current maturities of long - term debt	8,030,000	7,625,000
Total Payable from Restricted Assets	23,639,288	25,155,024
Total Current Liabilities	38,636,588	36,018,745
NON-CURRENT LIABILITIES		
Bonds and other debt obbligations	33,835,565	42,683,798
Net OPEB liability	5,547,919	5,824,155
Net pension liability - proportionate share	718,693	660,114
Total Non-Current Liabilities	40,102,177	49,168,067
Total Liabilities	78,738,765	85,186,812
DEFERRED INFLOWS OF RESOURCES		
Concession improvement funds	1,203,138	1,050,952
OPEB expenses	603,874	725,677
Pension expenses	53,781	379,064
Leases	11,860,890	15,194,017
Total Deferred Inflows of Resources	13,721,683	17,349,710
NET POSITION		
Net investment in capital assets	289,774,606	243,024,508
Restricted		
Working capital	16,508,320	19,656,129
Passenger facility charge eligible projects	4,682,320	8,438,466
Operating and replacement reserves	9,878,798	9,405,342
Customer facility charges	506,863	487,621
	31,576,301	37,987,558
Unrestricted	25,643,476	24,772,183
Net Position	$ 346,994,383	$ 305,784,249

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The accompanying notes are an integral part of these financial statements

Albany County Airport Authority
Statements of Revenues, Expenses and Changes in Net Position
For the Years Ended December 31, 2025 and December 31, 2024

	December 31, 2025	December 31, 2024
Operating Revenues		
Airfield	$ 7,761,335	$ 8,084,030
Fixed Based Operations	11,478,244	12,580,220
Terminal	6,620,756	7,986,439
Concessions	10,169,467	9,899,079
Ground transportation	24,358,385	18,733,652
Other revenue	5,389,138	5,155,121
Total Operating Revenues	65,777,325	62,438,541
Operating Expenses		
Personal services	15,327,867	14,879,522
Employee benefits	6,691,432	6,151,625
Utilities & communications	2,798,852	2,408,312
Purchased services	11,016,147	10,834,742
Materials & supplies	11,405,936	11,923,816
Administrative expenses	3,495,825	3,561,083
Non-capital equipment	573,405	549,030
Total Operating Expenses	51,309,464	50,308,130
Revenues in excess of expenses before depreciation	14,467,861	12,130,411
Depreciation	20,646,395	20,164,229
Loss Before Non-Operating Income and Expenses	(6,178,534)	(8,033,818)
Non-Operating Income and (Expenses)		
Passenger facility charges	6,405,101	6,275,661
Grant income	59,220	331,254
Improvement charges	368,400	368,400
Interest income	2,679,186	3,043,592
Insurance recoveries	6,297	32,201
Interest expense	(2,056,782)	(2,083,566)
Grant expense	-	(508,728)
Total Non-Operating Income and (Expenses)	7,461,422	7,458,814
Gain (Loss) before Capital Contributions	1,282,888	(575,004)
Capital contributions	39,927,246	35,641,166
Net Position		
Increase in Net Position	41,210,134	35,066,162
Net Position, Beginning of Year	305,784,249	270,718,087
Net Position, End of Year	$ 346,994,383	$ 305,784,249

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The accompanying notes are an integral part of these financial statements

Albany County Airport Authority
Statements of Cash Flows
For the Years Ended December 31, 2025 and December 31, 2024

	December 31, 2025	December 31, 2024
Cash Flows From Operating Activities		
Cash received from providing services	$ 65,609,674	$ 60,658,418
Cash paid to suppliers	(46,226,936)	(54,813,109)
Cash paid to employees	(1,586,018)	(1,761,830)
Net Cash Provided By Operating Activities	17,796,720	4,083,479
Cash Flows From Noncapital Financing Activities		
Grant income	59,219	331,254
Grant expense	-	(508,728)
Net Cash Provided/(Used) By Noncapital Financing Activities	59,219	(177,474)
Cash Flows From Investing Activities		
Interest received	2,679,186	3,219,199
Interest on passenger facility charges	266,533	461,962
Net Cash Provided by Investing Activities	2,945,719	3,681,161
Cash Flows From Capital and Related Financing Activities		
Purchase of property and equipment	(59,064,927)	(39,097,078)
Principal payments made on bonds and notes payable	(7,625,000)	(7,280,000)
Interest paid	(2,704,131)	(2,863,167)
Line of credit	(1,487,515)	4,713,985
Concession improvement funds	152,186	144,566
Improvement charges	368,400	368,400
Insurance recoveries	6,297	32,201
Capital grants	45,091,711	22,601,454
Passenger facility charges	6,121,934	6,023,831
Net Cash Used By Capital and Related Financing Activities	(19,141,045)	(15,355,808)
Net Increase/(Decrease) in cash and cash equivalents	1,660,613	(7,768,642)
Cash and cash equivalents, beginining of year	63,482,812	71,251,454
Cash and cash equivalents, end of year	$ 65,143,425	$ 63,482,812
Reconiliation of Operating Income to Net Cash Provided By Operating Activities:		
Loss before non-operating income and expenses	$ (6,178,534)	$ (8,033,818)
Adjustments to reconcile loss from operations to net cash provided by operating activities:		
Depreciation	20,646,395	20,164,229
Decrease/(Increase) in assets:		
Accounts receivable	(167,649)	(1,780,122)
Lease receivable	231,566	(152,529)
Prepaid expenses	(701,178)	241,744
Deferred OPEB expenses	(100,346)	(318,263)
Deferred pension expenses	(67,116)	70,524
Increase/(Decrease) in liabilities:		
Acounts payable and accrued expenses	4,133,576	(6,108,286)
Net Cash Provided By Operating Activities	$ 17,796,714	$ 4,083,479
Noncash Capital and Related Financing Activities:		
Capital asset acquisitions included in accounts payable	$ 12,316,512	$ 12,739,672
Grant income for capital projects included in accounts receivable	$ 5,139,284	$ 13,039,440

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The accompanying notes are an integral part of these financial statements

Albany County Airport Authority OPEB Trust
Statements of Fiduciary Net Position
As of December 31, 2025 and December 31, 2024

	December 31, 2025	December 31, 2024
ASSETS		
Cash and cash equivalents	$ 3,672,526	$ 3,407,239
Investments	-	-
Interest receivable	-	-
Total Assets	3,672,526	3,407,239
DEFERRED OUTFLOWS OF RESOURCES	-	-
Total Deferred Outflows of Resources	-	-
LIABILITIES	-	-
Total Liabilities	-	-
DEFERRED INFLOWS OF RESOURCES	-	-
Total Deferred Inflows of Resources	-	-
NET POSITION		
Net Position - Restricted for OPEB	$ 3,672,526	$ 3,407,239

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The accompanying notes are an integral part of these financial statements

Albany County Airport Authority OPEB Trust
Statements of Changes in Fiduciary Net Position
For the Years Ended December 31, 2025 and December 31, 2024

	December 31, 2025	December 31, 2024
Additions to Net Position Attributed to:		
Contributions		
Employer	$ 550,512	$ 463,149
Interest Income	97,081	102,362
Total Additions	647,593	565,511
Deductions from Net Position Attributed to:		
Retirement benefits	353,082	307,351
Implicit Cost Amount	29,224	53,444
Total Deductions	382,306	360,795
Increase in Net Position	265,287	204,716
Net Position - Restricted for OPEB, Beginning of Year	3,407,239	3,202,523
Net Position - Restricted for OPEB, End of Year	$ 3,672,526	$ 3,407,239

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The accompanying notes are an integral part of these financial statements

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NOTE 1 - Organization and Reporting Entity

Organization

The Albany County Airport Authority (Authority), a body corporate and politic, constituting a public benefit corporation, was established by the State of New York (State) August 4, 1993, pursuant to the provisions of Chapter 686 of the Laws of 1993 as set forth in Title 32 of the State's Public Authorities Law. As a public benefit corporation, the Authority is independent, distinct from, and not an agent of the State or any other of the State's political subdivisions, including the County of Albany (County).

The Authority consists of seven members, four appointed by the majority leader of the County Legislature and three by the County Executive, who jointly designate one of the seven members as chairperson, and all with approval of the County Legislature. The Authority members serve for a term of four years or until their successor is appointed, except that any person appointed to fill a vacancy will be appointed to serve only the unexpired term. Members of the Authority are eligible for reappointment.

On March 15, 1994, the Authority and the County entered into an Interim Agreement whereby the County granted, and the Authority accepted, sole possession, use, occupancy and management of the Albany International Airport (Airport), including all rights, interest, powers, privileges and other benefits in each and every contract relating to the maintenance, operation, leasing, management or construction of the Airport, and all other rights, privileges or entitlement necessary to continue to use, operate and develop the Airport.

The Authority and the County entered into a permanent Airport Lease Agreement, dated December 5, 1995, which upon its approval by the Federal Aviation Administration (FAA) became effective on May 16, 1996 for a term of forty (40) years, whereby the Authority has the exclusive right to operate, maintain and improve the Airport and do anything else permitted by law, subject only to the restrictions and conditions stated in such Airport Lease Agreement and in accordance with applicable Federal, State and local laws. On November 5, 2018 the term of the Lease was extended through December 31, 2049.

Pursuant to the State enabling Legislation, the Authority may not undertake any capital project, other than the redevelopment project described in the enabling legislation, known as the Terminal Improvement Program, unless the project has first been approved by the County as part of a five-year Capital Improvement Program. For these purposes, the term "capital project" is defined as the construction, reconstruction or acquisition of airport or aviation facilities.

Prior to March 15, 1994, the Airport operated as a fund of the County. As of March 15, 1994 the County transferred the use of all assets and substantially all liabilities of the County's Airport Enterprise Fund to the Authority. These assets and liabilities were recorded by the Authority at a Net Asset value equal to $46,824,500.

The Authority is not subject to Federal, State or local income, property or sales taxes, except for property taxes due on properties acquired by the Authority until they are removed from the tax rolls as of the next assessment date. However, the Authority may agree to make certain payments in lieu of taxes for real

property owned or used by the Authority for purposes other than public aviation purposes and under other limited circumstances.

The Authority has contracted with AvPorts ALB LLC to manage the daily operations of the airport with a term expiring September 30, 2035. The Authority has also contracted with REW Investments, Inc., (d/b/a Million Air), to manage the fixed based operations of the airport under a one year term expiring August 31, 2026. Both agreements are renewable with the approval of both parties.

Reporting Entity

The Authority meets the criteria set forth in generally accepted accounting principles as promulgated by the Governmental Accounting Standards Board (GASB) for inclusion as a component unit within the County's basic financial statements based on the County's responsibility for the appointment of the Authority members, and their approval of capital programs and certain debt issuances. As such, the Authority is included in the County's basic financial statements. The accompanying financial statements present the financial position and the changes in net position and cash flows of the Authority only. The Authority is not involved in any joint ventures.

The Authority has established a written, single employer, defined benefit plan to provide healthcare benefits to eligible former employees and/or their qualifying dependents. The Authority also established a legally separate trust known as the Albany County Airport Authority OPEB Trust to receive and manage contributions from the Authority to fund its obligations for retiree health care benefits under the written plan. The Albany County Airport Authority OPEB Trust is included in the Authority's financial statements as a separate Fiduciary Fund of the Authority under accounting principles promulgated by GASB.

NOTE 2 - Summary of Significant Accounting Policies

Basis of Accounting

The accompanying financial statements have been prepared in conformity with generally accepted accounting principles (GAAP) for state and local governments. GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles for state and local governments in the United States of America.

The Authority's operations are presented as a single enterprise fund. Enterprise funds distinguish operating revenues and expenses from non-operating items in accordance with the flow of economic resources measurement focus and the accrual basis of accounting. All assets, liabilities, net position, revenues, and expenses are accounted for through a single enterprise fund with revenues recorded when earned and expenses recorded at the time liabilities are incurred.

Revenues from airlines, FBO operations, concessions, property rentals, operating permits, and parking fees are reported as operating revenues. All expenses related to operating the Airport are reported as expenses. Passenger facility charges, non-capital grants, capital improvement charges, interest and investment income are reported as non-operating income. Interest expense, financing costs and grant expenses are reported as non-operating expenses. Capital contributions, special and extraordinary items are reported separately after non-operating revenues and non-operating expenses.

Cash, Cash Equivalents and Investments

The deposit and investment of Authority monies is governed by provisions in its enabling legislation and by a Cash Management and Investment Policy adopted by the Authority on September 13, 1994 and last amended on July 23, 2018. The policy allows the Authority to use any depository bank that is a State or

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Federally chartered commercial bank that can meet the Authority's requirements for cash vault services, is a member of the National Automated Clearing House Association (NACHA), and is able to act as an Originating Depository Financial Institution (ODFI) for direct deposit of payments. Additionally, the bank must have a minimum long term credit rating of "A" without regard to subcategories from at least one of the Nationally Recognized Statistical Rating Organizations (NRSRO) and no rating below investment grade from any other NRSRO.

Monies not needed for immediate expenditure may be invested in (1) United States Treasury obligations with maturities of seven years or less, (2) obligations backed by the United States Government full faith and credit, (3) New York State, New York State agency or New York State subdivisions (cities, towns, villages, counties) obligations with, (4) certificates of deposit fully collateralized from a bank or trust company in New York State, (5) notes, bonds, debentures, mortgages and other evidences of indebtedness of certain agencies sponsored by the United States government provided at the time of investment such agency or its obligations are rated and the agency receives, or its obligations receive, the highest rating of all independent rating agencies that rate such agency or its obligations, and (6) repurchase agreements using United States Treasury obligations with maturities of seven years or less. Investments are stated at fair value or amortized cost.

For purposes of the statement of cash flows, the Authority considers all highly liquid investments (including restricted assets) with an original maturity of three months or less when purchased to be cash equivalents. Cash equivalents, which are stated at cost, consist of certificates of deposit, and treasury notes. Investments are reported at fair value.

Note 3 sets forth information about the use of federal depository insurance (FDIC) and collateralization to insure the Authority's deposits.

Receivables

Receivables are reported at their gross value when earned and are reduced by the estimated portion that is expected to be uncollectible. The allowance for uncollectible amounts is based on collection history, aviation industry trends and current information regarding the credit worthiness of the tenants and others doing business

Lessor Receivable

The Authority, as a lessor, recognizes a lease receivable and a deferred inflow of resources at the commencement of the lease term, with certain exceptions for leases of assets held as investments, certain regulated leases, short-term leases, and leases that transfer ownership of the underlying asset. The lease receivable is measured at the present value of the lease payments expected to be received during the lease term. The deferred inflow of resources should be measured as the value of the lease receivable in addition to any payments received at or before the commencement of the lease term that relate to future periods.

Inventories

Inventories of fuel and glycol products for the Fixed Based Operator are recorded at the current cost to purchase the items based on the contract price times the number of gallons in inventory.

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Restricted Assets

Restricted assets consist of monies and other resources which are restricted legally as described below:

Operating and Replacement Reserves - Under the master bond resolution adopted in 1997, the Authority agreed to create and maintain two reserves. Both were to be funded by depositing funds in separate bank accounts in accordance with the master bond resolution. The Operating and Maintenance Reserve is to be equal to two months operating and maintenance expenses and is to be used only if the Authority does not have sufficient funds in its current operating accounts to pay these expenses on a timely basis. The Renewal and Replacement Reserve is to be equal to $500,000 and can be used solely for non-recurring major maintenance, repairs, renewals, or replacements related to Airport facilities.

Capital Funds - These assets represent capital debt proceeds and grant funds that are restricted for designated capital projects and cannot be expended for any other item.

Passenger Facility Charges Funds - These assets represent Passenger Facility Charges (PFC) collections based on an approved FAA application to "Impose" such charges on enplaned passengers at the Airport. These funds are restricted for designated capital projects and any debt incurred to finance the construction of those projects. The Authority recognizes and reports as other income PFCs earned when all conditions have been met that entitles the Authority to retain the PFCs. PFCs received prior to this time are reported as restricted net position.

Customer Facility Charges - These assets represent Customer Facility Charges (CFC) collections based on approved Amendment No. 1 to Rental Car Concession Agreements. These funds are restricted for designated capital projects related to the reallocation of Rental Car Company terminal counters and offices, and costs of relocating and reallocating the parking garage spaces. The Authority recognizes and reports as other income CFCs earned when all conditions have been met that entitles the Authority to retain the CFCs.

Revenue Bond Funds - These assets represent Series 2017, 2018, 2019 and 2020 general airport revenue bond (GARB) proceeds held in Bond Reserve Accounts. Bond reserve accounts for the Series 2017, Series 2018, Series 2019 and Series 2020 Bonds equal 125% of the average annual debt service due on bonds at the time of issuance.

FAA Restricted Funds - These assets represent proceeds from the disposition of property acquired with capital grants from the Federal Aviation Administration through the Airport Improvement Program and the Airport Noise Compatibility Grants under FAR150 or a combination of both. These Airport funds were generated through the disposition of properties acquired with Federal and State aid and interest earnings thereon. The use of such revenues is restricted to Airport Improvement Program eligible project costs contingent upon FAA concurrence.

Concession Improvement Funds - These assets represent 1% of gross revenues of all food and beverage and retail concessions held in escrow to potentially fund the planning, developing, construction, remodeling, renovating or replacing of any of the concessionaires' leased areas during the term of the concession agreement. Use of the funds during the term of the lease is subject to the Authority's sole approval. Funds remaining at the end of a concession agreement are retained by the Authority.

Capital Assets

Capital assets include land, improvements to land, easements, buildings, building improvements, vehicles, equipment and all other tangible assets that are used in operations and have useful lives extending beyond a single reporting period. Capital Assets assumed by the Authority on March 15, 1994 are carried

at historical cost, net of accumulated depreciation. Acquisitions of new assets costing $50,000 or more are recorded at cost.

Maintenance and repairs are expended as incurred. When depreciable assets are disposed of, the related costs and accumulated depreciation are removed from the respective accounts and any gain or loss on disposition is credited or charged to an expense. Capital Assets are written off when fully depreciated unless clearly identified as still being in use. Capital Assets are written-down due to impairment if circumstances indicate a significant or unexpected decline in an assets service utility has occurred. Impaired Capital assets are written down using an approach that best reflects the decline in service utility. Assets to be disposed of and assets held for sale are reported at the lower of carrying value or fair value less costs to dispose of.

Depreciation of capital assets is computed using the straight-line method at various rates considered adequate to allocate costs over the estimated useful lives of such assets. The estimated lives by general classification are as follows:

	Years
Buildings and improvements	5-30
Machinery and equipment	5-15

Capitalization of Interest

Interest costs incurred during the construction period for capital assets acquired with debt was capitalized in certain years prior to 2007. After 2007 the Authority did not incur or pay any interest that was eligible for capitalization.

Bond Issue Costs, Original Issue Discount and Deferred Loss on Bond Refundings

Bond insurance (an issuance cost) is deferred and amortized over the life of the respective issue on an effective interest method. Original issue discounts and deferred loss on refundings on long-term indebtedness are amortized using the effective interest method over the life of the debt to which it relates. Interest on capital appreciation debt is accreted using the effective interest method.

Capital Contributions

Certain expenditures for Airport capital assets are significantly funded through the Airport Improvement Program (AIP) of the Federal Aviation Administration (FAA), with certain matching funds provided by the State and the Authority, or from various State allocations or grant programs. Capital funding provided under government grants is considered earned as the related allowable expenditures are incurred.

Grants for capital asset acquisition, facility development and rehabilitation and eligible long-term planning studies are reported in the *Statements of Revenues, Expenses and Changes in Net Position*, after non-operating income and expenses, as capital contributions.

Revenue Recognition

Airfield Landing Fee Charges - Landing fees are principally generated from scheduled airlines, cargo carriers and non-scheduled commercial aviation and are based on the gross landed weight of the aircraft. The estimated landing fee structure is determined annually pursuant to an agreement between the Authority and the signatory airlines based on the adopted operating budget of the Authority and is adjusted at year end for the actual landed weight of all aircraft. Landing fees are recognized as revenue when the related facilities are utilized.

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FBO, Terminal Rents, Concessions and Ground Transportation - FBO revenues are generated from commercial and general aviation users, rental and concession fees are generated from airlines, parking lots, food and beverage, retail, rental cars, advertising and other commercial tenants. Leases are for terms from one to ten years and generally require rentals based on the volume of business, with specific minimum annual rental payments required. Rental revenue is recognized over the life of the respective leases and concession revenue is recognized based on reported concessionaire revenue.

Other - All other types of revenues are recognized when earned.

Passenger Facility Charges

Passenger Facility Charges (PFC) at the rate of $3 per enplaned passenger have been levied by the Airport since March 1, 1994 under an FAA approved application to impose $40,726,364 with collection thereof estimated to be complete in the year 2005. During 1996, the Authority received approval to increase the amount of PFC collections to $116,888,308 extending the estimated collection period through the year 2022. In 2009, the Authority received approval to change the PFC collection from $3.00 per passenger to $4.50 per passenger. In 2020, PFC Application 20-04 in the amount of $8,142,737 was approved by the FAA. In 2022, PFC Application 23-05 in the amount of $26,170,000 to fund certain capital projects through July 1, 2027 was approved by the FAA. In 2024, PFC Application 24-06 in the amount of $12,858,346 to fund certain capital projects through June 1, 2030 was approved by the FAA. Also in 2024, two amendments to PFC Application 20-04 and PFC Application 23-05 were approved for $312,507 and $1,439,839, respectively. Through December 31, 2025 the Authority has collected PFCs including interest earnings thereon totaling $140,012,891.

PFC funds, along with related interest earnings, are recorded as restricted net position until they are applied against future debt service payments under an FAA approved Application to Use. PFC receipts are recognized and recorded as non-operating revenues in the year they are collected.

The Authority has expended $20.3 million of PFCs on projects funded on a pay-as-you-go basis. The Authority also covenanted in the Resolution authorizing the Series 2020 Refunding Bonds to apply future PFC collections to pay a portion of the debt service related to the FAA approved projects included in the Applications. Pursuant to the Resolution, PFCs collected and deposited in a segregated account, together with the interest earned thereon, are applied towards the subsequent debt service payments reducing the amount of debt to be funded from net operating revenue. Through December 31, 2025, the Authority has applied $114.4 million of PFC's towards the payment of debt service.

Compensated Absences

Employees accrue vacation in varying amounts based on length of service. Employees can accumulate up to 300 hours, or 37.5 days of vacation time. Unused vacation time can be liquidated for cash upon separation, retirement or death.

Sick leave is earned by regular, full-time employees at the rate of one day per month. Employees can accumulate up to 1,320 hours or 165 days of sick leave. Any sick leave hours unused at the time of an employee's retirement can be applied as additional service credit in calculating retirement benefits in the New York State Employees' Retirement System. It is the policy of the Authority not to pay accumulated sick leave to employees who terminate prior to retirement.

The liability for compensated absences at year end is for leave that has been earned through year-end but not yet taken or paid.

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Pension Plans

The Authority applies GASB Statement No. 68, Accounting and Financial Reporting for Pensions (GASB 68) to recognize the net pension asset (liability), deferred outflows and deferred inflows of resources, pension expense (revenue), and information about and changes in the fiduciary net position on the same basis as reported by the cost-sharing, multiple employer, defined benefit pension plan. The Authority also applies GASB Statement No. 71, Pension Transition for Contributions Made Subsequent to the Measurement Date (GASB 71) to report additional deferred outflows. The Authority's participation in the plans are mandated by State law and includes the New York State and Local Employees' Retirement System (ERS) and the New York State Voluntary Defined Contribution (NYS VDC) plan (the Systems). The Systems recognize benefit payments when due and payable in accordance with benefit terms; investment assets are reported at fair value. More information on pension activity for the Systems is included in Note 12.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, through subsequent events, actual results could differ from those estimated. Some estimates, such as the book value of the Capital Assets (see Note 7), the liability for Net Pension (see Note 12) and Other Post-Employment Benefits (OPEB) (see Note 13) have the potential to vary more significantly over time than other estimates.

Future Governmental Accounting Standards Board Statements To Be Implemented

In April 2024 the Government Accounting Standards Board issued GASB Statement No. 103, *Financial Reporting Model Improvements,* which is to improve key components of the financial report to enhance its effectiveness in providing information essential for decision making and assessing accountability. This statement is effective for reporting periods beginning after June 15, 2025. The Authority is currently evaluating the impact this standard will have on the financial statements when adopted.

In September 2024 the Government Accounting Standards Board issued GASB Statement No. 104, *Disclosure of Certain Capital Assets*, which is to provide users of the financial statements with essential information about certain capital assets. This statement is effective for reporting periods beginning after June 15, 2025. The Authority is currently evaluating the impact this standard will have on the financial statements when adopted.

In December 2025 the Government Accounting Standards Board issued GASB Statement No. 105, *Subsequent Events*, which is to improve the financial reporting requirements for subsequent events. This statement is effective for reporting periods beginning after June 15, 2026. The Authority is currently evaluating the impact this standard will have on the financial statements when adopted.

NOTE 3 - Cash, Cash Equivalents and Investments

Cash, cash equivalents and investments of the Authority at December 31 consist of the following:

	Book Balance 2025	Bank Balance 2025	Book Balance 2024	Bank Balance 2024
Cash and Cash Equivalents:				
Cash on hand	$ 15,845		$ 13,529	
Cash in bank accounts	65,127,580	$ 66,116,464	63,469,283	$ 64,612,176
Total Cash and Cash Equivalents	$ 65,143,425		$ 63,482,812	

The Authority's deposits were secured by insurance from the Federal Depository Insurance Corporation (FDIC) covering $500,000 on December 31, 2025 plus $73,504,977 of pledged collateral held by third party trustee banks at December 31, 2025. The FDIC bank insurance program Permanent Rule provides up to $250,000 in coverage for the Authority's Savings Accounts and up to $250,000 for the Authority's demand accounts. Collective balances in excess of these amounts are collateralized at 102% of the prior day closing bank balance.

NOTE 4 - Receivables

Accounts receivable is recorded net of allowances for probable uncollectible accounts. As of December 31, 2025 and 2024, an allowance for uncollectable accounts was not considered necessary.

	As of 12-31-25	As of 12-31-24
Airlines	$ 2,098,739	$ 1,458,900
Concessions	370,806	380,136
Other	1,412,577	1,875,437
Sub-Total	3,882,122	3,714,473
Less Allowances	-	-
Net Accounts Receivable	$ 3,882,122	$ 3,714,473

NOTE 5 – FAA Restricted Funds

The Authority holds funds derived from the disposition of property acquired with grants received from the Federal Aviation Administration (FAA). These funds are restricted for use and limited to capital expenditures approved by the FAA. The following table presents the amounts and changes in such funds:

	2025	2024
Airport Noise Compatibility Grants (FAR150)		
Opening Balance	$ 220,974	$ 210,565
Interest Received during the year	8,720	10,409
Ending Balance	$ 229,694	$ 220,974

NOTE 6 - Due to County of Albany

The net amount due to the county consists of the following:

	As of 12-31-25	As of 12-31-24
Reimbursement of expenses due to County	$ 281,146	$ 264,185

The County provides certain services to the Authority including sheriff officers for public safety, code enforcement inspections, public communications and sewer district charges. The total expenditures paid by the Authority during the years ended December 31, 2025 and 2024 for these services totaled $3,564,405 and $3,525,329, respectively.

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NOTE 7 - Capital Assets

Capital Assets balances and activity for the year ended December 31, 2024 and 2025 was as follows:

	Total 12-31-23	Additions	Deletions	Total 12-31-24	Additions	Deletions	Total 12-31-25
Capital Assets that are not depreciated:							
Land and Easements	$ 48,899,432	$ -	$ -	$ 48,899,432	$ -	$ -	$ 48,899,432
Construction in Progress	20,290,343	35,133,422	-	55,423,765	48,809,440	-	104,233,205
Total	69,189,775	35,133,422	-	104,323,197	48,809,440	-	153,132,637
Capital Assets that are depreciated:							
Buildings	247,884,826	-	-	247,884,826	-	-	247,884,826
Improvements, other than buildings	295,459,669	6,642,485	-	302,102,154	5,328,017	-	307,430,171
Machinery and Equipment	22,058,310	1,155,863	-	23,214,173	4,504,303	-	27,718,476
Sub-total	565,402,805	7,798,348	-	573,201,153	9,832,320	-	583,033,473
Less accumulated depreciation:							
Buildings	(168,099,709)	(8,070,615)	-	(176,170,324)	(8,070,615)	-	(184,240,940)
Improvemnets	(176,038,900)	(11,164,041)	-	(187,202,941)	(11,440,385)	-	(198,643,326)
Machinery and Equipment	(14,736,780)	(929,573)	-	(15,666,353)	(1,135,395)	-	(16,801,748)
Sub-total	(358,875,389)	(20,164,229)	-	(379,039,618)	(20,646,395)	-	(399,686,014)
Total depreciable Capital Assets, net	206,527,416	(12,365,881)	-	194,161,535	(10,814,075)	-	183,347,459
Total Capital Assets, Net	$ 275,717,191	$ 22,767,541	$ -	$ 298,484,732	$ 37,995,365	$ -	$ 336,480,096

NOTE 8 - Long-Term Indebtedness

A summary of the changes in the Authority's long-term indebtedness outstanding during 2024 and 2025 was as follows:

	Outstanding at 12-31-23	Deletions	Outstanding at 12-31-24	Deletions	Outstanding at 12-31-25	Due within one year
Authority Revenue Bonds/Debt Obligations						
Bonds Payable						
Series 2017A & B Refunding	$ 6,070,000	$ (1,110,000)	$ 4,960,000	$ (1,160,000)	$ 3,800,000	$ (1,230,000)
Series 2018A & B GARB	20,750,000	(435,000)	20,315,000	(455,000)	19,860,000	(480,000)
Series 2019A GARB	8,970,000	(185,000)	8,785,000	(190,000)	8,595,000	(200,000)
Series 2020A & B Refunding	19,505,000	(5,550,000)	13,955,000	(5,820,000)	8,135,000	(6,120,000)
Total Bonds Payable	55,295,000	(7,280,000)	48,015,000	(7,625,000)	40,390,000	(8,030,000)
Unamortized Premiums	3,311,412	(1,017,614)	2,293,798	(818,233)	1,475,565	(597,997)
Total Long-term Indebtedness	$ 58,606,412	$ (8,297,614)	$ 50,308,798	$ (8,443,233)	$ 41,865,565	$ (8,627,997)

Authority Outstanding Debt Issues

Series 2017A General Airport Revenue Refunding Bonds - In March of 2017, the Authority closed on the sale of two General Airport Revenue Refunding Bond (non AMT) issues totaling $7,795,000 to refund the Series 2003A Airport Revenue Bonds and Series 2006A. Coupon interest rates range from 3.125% to 5.000% and are due semi-annually on June 15th and December 15th. These bonds will mature on December 31, 2033. The amount of outstanding principal, premiums and deferred loss as of December 31, 2025 and 2024 are as follows:

Year ending	Principal Outstanding	Unamortized Premium	Deferred Loss
December 31, 2025	$ 1,610,000	$ 13,931	$ 18,842
December 31, 2024	$ 2,480,000	$ 51,858	$ 29,192

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Series 2017B General Airport Revenue Refunding Bonds – In March of 2017, The Authority issued $6,600,000 (AMT) of Series 2017B General Airport Revenue Refunding Bonds to refund the Series 2006B Airport Revenue Bonds and Series 2006C. Coupon interest rates range from 3.250% to 5.000% and are due semi-annually on June 15th and December 15th. These bonds will mature on December 31, 2035. The amount of outstanding principal, premiums and deferred loss as of December 31, 2025 and 2024 are as follows:

Year ending	Principal Outstanding	Unamortized Premium	Deferred Loss
December 31, 2025	$ 2,190,000	$ -	$ 46,741
December 31, 2024	$ 2,480,000	$ 10,549	$ 56,397

Series 2018A General Airport Revenue Bonds - In November of 2018, the Authority issued $14,770,000 (non AMT) of Series 2018A General Airport Revenue Bonds to fund a portion of the cost of the Upstate Airport Development & Revitalization Project at the Airport and other projects in the Authority's 2015-2019 capital plan. Coupon interest rates are 5.000% and are due semi-annually on June 15th and December 15th. These bonds will mature on December 31, 2048. The amount of outstanding principal and premiums as of December 31, 2025 and 2024 are as follows:

Year ending	Principal Outstanding	Unamortized Premium
December 31, 2025	$ 14,770,000	$ 484,205
December 31, 2024	$ 14,770,000	$ 636,356

Series 2018B General Airport Revenue Bonds - In November of 2018, The Authority issued $7,820,000 (AMT) of Series 2018B General Airport Revenue Bonds to fund projects in the Authority's 2015-2019 capital plan and to provide funds for a portion for the Upstate Airport Development & Revitalization Project at the Airport. The bonds are payable from a lien on net revenues derived by the Authority for the operation of the airport. Coupon interest rates are 5.000% and are due semi-annually on June 15th and December 15th. These bonds will mature on December 31, 2034. The amount of outstanding principal and premiums as of December 31, 2025 and 2024 are as follows:

Year ending	Principal Outstanding	Unamortized Premium
December 31, 2025	$ 5,090,000	$ 179,007
December 31, 2024	$ 5,545,000	$ 252,057

Series 2019A General Airport Revenue Bonds - In November of 2019, the Authority issued $9,620,000 (non AMT) of Series 2019A General Airport Revenue Bonds to fund a portion of the cost of the Upstate Airport Development & Revitalization Project at the Airport. Coupon interest rates range from 4.000% to 5.000% and are due semi-annually on June 15th and December 15th. These bonds will mature on December 31, 2042. The amount of outstanding principal and premiums as of December 31, 2025 and 2024 are as follows:

Year ending	Principal Outstanding	Unamortized Premium
December 31, 2025	$ 8,595,000	$ 418,473
December 31, 2024	$ 8,785,000	$ 542,329

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Series 2020A General Airport Revenue Forward Refunding Bonds - In March of 2020, the Authority issued $4,390,000 (non AMT) of Series 2020A General Airport Revenue Forward Refunding Bonds to refund and defease a certain portion of the Series 2010A General Airport Revenue Refunding Bonds. Coupon interest rates are 5.000% and are due semi-annually on June 15th and December 15th. These bonds will mature on December 31, 2030. The amount of outstanding principal, premiums and deferred loss as of December 31, 2025 and 2024 are as follows:

Year ending	Principal Outstanding	Unamortized Premium	Deferred Loss
December 31, 2025	$ 2,465,000	$ 208,587	$ 67,894
December 31, 2024	$ 2,885,000	$ 288,525	$ 201,321

Series 2020B General Airport Revenue Refunding Bonds - In March of 2020, the Authority issued $30,220,000 (AMT) of Series 2020B General Airport Revenue Forward Refunding Bonds to refund and defease a certain portion of the Series 2010A General Airport Revenue Refunding Bonds. Coupon interest range are 5.000% and are due semi-annually on June 15th and December 15th. These bonds will mature on December 31, 2030. The amount of outstanding principal, premiums and deferred loss as of December 31, 2025 and 2024 are as follows:

Year ending	Principal Outstanding	Unamortized Premium	Deferred Loss
December 31, 2025	$ 5,670,000	$ 172,708	$ 71,787
December 31, 2024	$ 11,070,000	$ 512,123	$ 99,298

Below is a schedule of future bond payments by years:

Years Ending	Principal	Interest	Total
2026	$ 8,030,000	$ 1,910,000	$ 9,940,000
2027	1,455,000	1,508,500	2,963,500
2028	1,530,000	1,437,550	2,967,550
2029	1,585,000	1,366,275	2,951,275
2030	1,665,000	1,291,731	2,956,731
2031-2035	6,215,000	5,496,819	11,711,819
2036-2040	6,120,000	4,019,800	10,139,800
2041-2045	7,725,000	2,412,050	10,137,050
2046-2049	6,065,000	563,750	6,628,750
TOTAL	$ 40,390,000	$ 20,006,475	$ 60,396,475

Line of Credit

On February 28, 2024 the Authority closed on a $30 million revolving line of credit note to provide interim funding for a capital project currently under construction. The terminal connector project is budgeted at $100 million and is funded $60 million from New York State Department of Transporation and $40 million from the FAA. Interim funding is needed to help bridge the gap between the time the vendors are paid and when reimbursement is received from either of the two funding sources. The note matures on February 28, 2025 for a period of two (2) years with a renewal maturity of February 28, 2027. Interest is paid on only the days that the loan is used at a rate of the Secured Overnight Financing Rate plus 1.20%. As of December 31, 2025 the balance on the line of credit was $3,226,470. In 2025 the Authority paid $412,882 of interest expense for the balances on the line of credit throughout 2025.

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Bond Defeasance

On August 3, 2021 the Authority defeased a certain portion of Airport Revenue Refunding Bonds, Series 2017A, ("2017A Bonds") by placing cash of $659,688 in a trust account with Manufacturers and Traders Trust Company, the escrow agent for the defeasance. The cash deposit has an irrevocably pledge to the payment of a portion of the outstanding bonds. The escrow agent has been authorized to substitute assets that are not essentially risk-free in the trust portfolio. Principal and interest from the cash have been deemed sufficient to retire the principal and interest on the $669,030 outstanding balance of the 2017A Bonds issued to refund 2006A Bonds that were used to finance renovation of the previous Authority administration building. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the Authority's financial statements.

Annual estimated cash flows after December 31, 2025, in the escrow account for the defeasance are summarized below:

	Beginning Balance	Debt Service	Interest	Ending Balance
2026	$ 108,488	$ 109,289	$ 801	-

Debt Limit

The Authority's debt limit was increased from $175 million to $285 million during 2004 by State legislation enacted (Chapter 500), amending the Albany County Airport Authority Act, Title 32 of Article 8, of the New York State Public Authorities Law. The Act authorizes the Authority to issue bonds, notes or other obligations in the aggregate outstanding principal amount not exceeding $285,000,000. In addition, the Authority is authorized to issue refunding bonds, provided that upon a refunding the aggregate principal amount of bonds, notes or other obligations outstanding under the Act may be greater than $285,000,000 only if the present value of the aggregate debt service of the refunding bonds, notes or other obligations does not exceed the present value of the refunded bonds, notes or other obligations (calculated as provided in the Act). As of December 31, 2025 and 2024, the Authority had $40.4 million and $48.0 million, respectively, of principal debt outstanding issued which does not include deferred losses and bond premiums.

The Authority adopted a Derivatives Policy which allows for the use of Derivative Financial products for capital financing. The Derivatives Policy prohibits the use of Derivative Financial products for either investment or speculation. The Derivatives Policy recognizes derivatives as non-traditional financial products, including but not limited to, floating to fixed rate swaps, swaptions, caps, floors, collars and municipal warrants. The Derivatives Policy requires:

- that transactions entered into under the policy must be for a market transaction for which competing good faith quotations may be obtained at the discretion of the Authority and with the advice and recommendation of the Authority's swap adviser, and other financial professionals;
- that transactions should produce material economic benefit believed to not otherwise be attainable under the current existing market conditions, or existing conventional debt structures, and improve the flexibility of debt management strategies;
- employ a structure that will attempt to minimize any additional floating rate basis risk, tax law risk or credit risk to the Authority and justify the acceptance of these risks for a particular transaction, based on the additional benefits to the Authority; and
- limits the total amount of derivative financial product transactions so as not to exceed thirty-three percent (33%) of the total authorized debt limit of the Authority (currently $285 million).

The Authority adopted a Variable Rate Debt Policy which allows for the use of variable rate debt within prescribed limitations. The Variable Rate Debt Policy recognizes permanent and interim uses of variable

rate debt. Interim use of variable rate debt may occur during the construction phase of a project for which the Authority intends to obtain permanent financing at the conclusion of the construction phase. The Variable Rate Debt Policy provides that:

- "Permanent Variable Rate Debt Exposure" includes variable rate debt which the Authority does not intend to be refinanced by a long-term fixed rate debt;
- "Net Permanent Variable Rate Debt Exposure" is permanent variable rate debt that is not offset by the cash, cash equivalent and short-term investment assets of the Authority;
- permanent variable rate debt excludes, with some exceptions, variable debt that has been synthetically changed to fixed rate debt by the use of a financial derivative hedge product with a fixed-payer interest rate swap;
- net permanent variable rate debt, excluding synthetic fixed rate transactions, should not generally exceed twenty percent (20%) of the Authority's outstanding indebtedness;
- the Authority did not utilize any derivative or variable rate debt products in 2025.

NOTE 9 - Capital Contributions and Net Position

Since its inception, the Authority has received capital contributions from the County of Albany in the form of net assets transferred from the date of inception and from Federal and State grants as shown below:

	Inception To Date	Year Ended 2025	Year Ended 2024
County of Albany	$ 486,324,500	$ -	$ -
Federal	213,053,408	30,723,366	9,217,143
State	144,777,081	9,203,880	26,424,023
Total	$ 844,154,989	$ 39,927,246	$ 35,641,166

Net position consists of the following:

	2025	2024
Net investment in capital assets	$ 289,774,606	$ 243,024,508
Working capital	16,508,320	19,656,129
Passenger facility charge funds	4,682,320	8,438,466
Operating and replacement funds	9,878,798	9,405,342
CFC funds	506,863	487,621
Unrestricted assets	25,643,476	24,772,183
	$ 346,994,383	$ 305,784,249

Under the master bond resolution adopted in 1997, the Authority agreed to create and maintain two reserves. Both were to be funded by depositing funds in separate bank accounts in accordance with the master bond resolution and are included as a component of unrestricted cash and cash equivalents on the statements of net position. The Operating and Maintenance Reserve is to be equal to two months operating and maintenance expenses and is to be used only if the Authority does not have sufficient funds in its current operating accounts to pay these expenses on a timely basis.

The Renewal and Replacement Reserve is to be equal to $500,000 and can be used solely for non-recurring major maintenance, repairs, renewals, or replacements related to Airport facilities. Both reserves have been funded as required.

NOTE 10 - Airline Lease and Use Agreements

Six commercial passenger airlines, fifteen affiliated commercial passenger airlines and two cargo airlines serving the Airport have executed the first five year renewal option on the Airline Use and Lease

Agreement ("Agreement"). This Agreement has a five-year term effective January 1, 2016 with an option for one five year renewal to extend the Agreement to December 31, 2025. In 2020, due to COVID, the Authority offered an extension of a one-year term ending December 31, 2021 and two one-year options for 2022 and 2023 and one two-year option extensions. During 2025, the Authority and the signatory airlines and cargo carriers negotiated a new Agreement to be effective January 1, 2026. As of December 31, 2025, the Agreement is awaiting execution by the signatory airlines and cargo carriers. The Authority charges signatory rates to carriers who have executed the Agreement and non-signatory rates to all other airlines and Airport users.

In general, the rate formulas under the Airline and Cargo Carrier Agreements in effect provide that at the end of each year the total financial requirements for each of the Airport cost centers be determined by applying revenues related to that cost center before the rate required to be paid by signatory airlines and cargo carriers is determined. The landing fee calculation uses a residual cost methodology. The terminal rate is based upon calculation of the total cost per square foot subject to annual settlement based upon actual cost. The Agreement also contains a calculation of an amount for capital expenditures not subject to majority-in-interest (MII) approval by the Signatory Airlines in the rates and charges calculation. This amount is deducted after the net amount available for revenue sharing between the signatory airlines and the Authority is determined; therefore, not affecting the initial rates and charges established for billing the airlines. The net requirement is then divided by appropriate usage factors to determine the rates and fees applicable to signatory airlines.

The Agreements provide a net income sharing mechanism by which the Signatory Airlines and Cargo Carriers receive a percentage of the Airport's net income (as defined in the Agreements) during the term of the agreement in the form of a rate credit offset. The Agreements also provide for extraordinary coverage protection where the Signatory Airlines and Cargo carriers have agreed to provide additional revenue to the Airport should net revenues be less than the required amount under the Master Bond Resolution.

In 2025, the net revenue sharing was fifty percent to the airlines and fifty percent to the Authority. Under this formula, the airlines and cargo carriers received a credit of $2,993,074 for the rates and charges settlements and they received a credit of $6,376,093 for their share of the revenue sharing; totaling $9,369,167. In 2024, the airlines and cargo carriers received debits of $2,395,708 for the rates and charges settlements and also received a credit $3,564,235 for their share of the revenue sharing; totaling $5,959,943. As of December 31st, a liability is recorded for the amount due to the Signatory carriers as well as a reduction in revenues.

NOTE 11 - Lessor Airport Tenant Agreements

The Authority, as a lessor, recognizes a lease receivable and a deferred inflow of resources at the commencement of the lease term, with certain exceptions for leases of assets held as investments, certain regulated leases, short-term leases, and leases that transfer ownership of the underlying asset. As lessor, the asset underlying the lease is not recognized. The lease receivable is measured at the present value of the lease payments expected to be received during the lease term. The deferred inflow of resources should be measured at the value of the lease receivable in addition to any payments received at or before the commencement of the lease term that relate to future periods.

For the purposes of the GASB No. 87 implementation, Airport Leases have been categorized as follows:

1. GASB No. 87 Leases - Included
2. GASB No. 87 Leases - Excluded Leases - Regulated
3. GASB No. 87 Leases - Excluded Leases - Short Term

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GASB No. 87 Leases - Included

In accordance with GASB No. 87, the Authority recognizes a lease receivable and a deferred inflow of resources for leases the Authority categorizes as GASB No. 87 - Included. For these leases, the Authority is reporting Lessor Lease Receivables of $16,316,843 for the beginning of the year ending December 31, 2025. For the year 2025, the Authority reported lease revenue of $2,758,436 and interest revenue of $274,534 related to lease payments received. Below is the activity for the lease receivable for December 31, 2025 and 2024:

	2025	2024
Beginning lease receivable	$ 16,316,843	$ 19,691,411
Remeasurement/new lease	(1,080,791)	(646,921)
Adjusted lease receivable	15,236,052	19,044,490
Annual lease revenue	(2,758,436)	(3,061,457)
Implied interest	274,534	333,810
Ending lease receivable	$ 12,752,150	$ 16,316,843
Current lease receivable	2,985,319	2,483,902
Long term lease receivable	9,766,831	13,832,941
	$ 12,752,150	$ 16,316,843

Ending lease receivable is $2,985,319 and $9,766,831 for current and non-current assets, respectively as of December 31, 2025.

The following table is the future years of minimum payments and implied interest as of December 31, 2025:

	Principal	Interest	Total Future Minimum Lease Payments
2026	$ 2,985,319	$ 216,967	$ 9,766,832
2027	2,150,270	174,923	7,791,485
2028	2,215,697	131,370	5,707,158
2029	2,149,211	87,410	3,645,357
2030	1,479,360	48,213	2,214,210
2031-2034	1,772,293	42,177	-

Deferred Inflows of Resources Related to GASB 87 - The Authority reported deferred inflows of resources related to GASB 87 for December 31, 2025 and 2024:

	2025	2024
Beginning Balance	$ 15,194,017	$ 18,721,114
Remeasurement/new lease	(604,851)	(646,921)
Adjusted beginning balance	14,589,166	18,074,193
Deferred revenue recognized	(2,728,276)	(2,880,176)
Ending Balance	$ 11,860,890	$ 15,194,017

No. 87 Excluded Leases - Regulated

In accordance with GASB No. 87, the Authority does not recognize a lease receivable and a deferred inflow of resources for regulated leases. Regulated leases are certain leases that are subject to external laws, regulations, or legal rulings, e.g. the U.S. Department of Transportation and the Federal Aviation Administration, regulated aviation leases between airports and air carriers and other aeronautical users.

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Regulated leases for the Authority include the following:

Airline Use and Lease Agreement - Signatory Airlines

The rights, services and privileges, including the lease of preferentially-assigned gates, an airline has in connection with the use of the airport and its facilities is addressed in the Airline Use and Lease Agreement (ULA). By definition, a ULA is considered a regulated lease and does not recognize a receivable and corresponding deferred inflow of resources for 2025 the Authority recognized landing fee, terminal, apron and passenger boarding bridge lease revenue of $5,090,522, $4,656,951, $827,582, and $1,039,797, respectively.

Due to the variable nature of the above revenues from year-to-year, expected future minimum payments are indeterminable.

T-Hangars

On various dates, the Authority entered into a month to month T-hangar lease agreements with tenants for the use of one (1) of forty (40) T hangars located at 360 Old Niskayuna Road. In 2025, $160,601 in T-hangar revenue was recorded.

FBO Community Hangars tenants

On various dates, the Authority entered into a month to month agreements with tenants for the use of a specified amount of space located in one of two FBO/community hangars located at Building 109 (16 Jetway Dr.) and Building 112 (6 Jetway Dr.). In 2025, $584,988 in FBO hangar revenue was recorded.

GASB No. 87 Excluded Leases Short-Term

In accordance with GASB No. 87, the Authority does not recognize a lease receivable and a deferred inflow of resources for leases short-term leases. Short-term leases are certain leases that, at the commencement of the lease term, has a maximum possible term under the lease contract of 12 months (or less), including any options to extend, regardless of their probability of being exercised.

NOTE 12 - Pension Plans

Plan Descriptions - The Authority participates in the New York State and Local Employees' Retirement System (ERS) cost-sharing multiple-employee retirement system. The ERS provides retirement benefits as well as death and disability benefits. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law (NYSRSSL). As set forth in the NYSRSSL, the Comptroller of the State of New York (Comptroller) serves as sole trustee and administrative head of the Systems. The Comptroller shall adopt and amend rules and regulations for the administration and transaction of the business of the systems and for the custody and control of their funds. The Systems issue a publicly available annual financial report that includes audited financial statements and required supplementary information. This report may be obtained by writing to the New York State and Local Employees' Retirement System, Office of the State Comptroller, 110 State Street, Albany, NY 12207.

Funding Policy - Contributory and noncontributory requirements depend upon the point in time at which an employee last joined the System. Most members of the ERS who joined the System on or before July 26, 1976 are enrolled in a non-contributory plan. Employees who last joined ERS subsequent to July 26, 1976 are enrolled in a contributory Plan. Tier 3 through Tier 5 employees must contribute 3 percent of their salary. Tier 3 and Tier 4 employees with more than ten years of membership or credited service within the

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System are not required to contribute. Tier 6 member contribution rates vary from 3 percent to 6 percent depending on salary. Tier 5 and 6 members are required to contribute for all years of service. Members cannot be required to begin contributing or to make increased contributions beyond what was required when their memberships began.

The Authority is required to contribute at an actuarially determined rate. The required contributions for the year ended December 31, 2025 was $293,343 or 20.0% of the covered employees' payroll. In December 31, 2024 the required contribution was $284,489 or 15.9% of the covered employees' payrolls. The Authority's contributions made to the Systems were equal to 100% of the required contributions for each year.

Pension Liability - At December 31, 2025 the Authority reported the following asset/(liability) for its proportionate share of the net pension asset/(liability) for the System. The net pension asset/(liability) was measured as of March 31, 2025. The total net pension asset/(liability) used to calculate the net pension asset/(liability) was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension asset/(liability) was based on a projection of the Authority's long-term share of contributions of all participating members, actuarially determined. This information was provided by the ERS System in a report provided to the Authority. The net pension asset/(liability) is included in the non-current assets/liabilities on the Statement of Net Position for December 31, 2025 and 2024:

	2025	2024
Actuarial valuation date	April 1, 2024	April 1, 2023
Net pension liability	$ 718,693	$ 660,114
Authority's portion of the Plan's total net pension liability	0.0041917%	0.0044832%

Payables to the pension plan - ERS employer contributions are paid annually based on the System's fiscal year which ends on March 31st. Payments to the ERS due February 1 were prepaid at a discounted amount of $293,343 and $284,489 during the Authority's year ended December 31, 2025 and 2024. Accordingly, the Authority did not owe any payables to the Pension System as of December 31, 2025 or 2023.

Pension Expense - For the year ended December 31, 2025, the Authority recognized its proportionate share of pension expense of $157,319. For December 31, 2024, the pension expense was $284,464.

Collective Pension Expense - Collective pension expenses includes certain current period changes in the collective net pension liability, projected earnings on pension plan investments, and the amortization of deferred outflows or resources and deferred inflows of resources for the current period. The collective pension expense for the periods ended December 31, 2025 and 2024 was $226,230 and $354,872, respectively.

Deferred Outflows and Inflows of Resources Related to Pension - The Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources for December 31, 2025 and 2024:

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	Outflows of Resources 2025	Inflows of Resources 2025	Outflows of Resources 2024	Inflows of Resources 2024
Differences between expected and actual experience	$ 178,384	$ 8,414	$ 212,622	$ 18,000
Change of assumptions	30,141	-	249,574	-
Net difference between projected and actual earnings on pension plan investments	56,387	-	-	322,462
Changes in proportion and differences between contributions and proportionate share of contributions	173,024	-	184,182	38,602
Contributions subsequent to the measurement date	293,343	45,367	284,489	-
Balance as of December 31,	$ 731,279	$ 53,781	$ 930,867	$ 379,064

The Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension asset/(liability) in the year ended December 31, 2026 and December 31, 2025, respectively. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows as of December 31, 2025 and 2024:

Year ended:	2025	2024
2025	$ -	$ (63,775)
2026	189,902	180,795
2027	218,097	213,235
2028	(41,082)	(62,940)
2029	17,236	-
2030		
Thereafter	-	-

The total pension liability as of March 31, 2025 was determined by using an actuarial valuation as of April 1, 2024, with updated procedures used to roll forward the total pension liability to March 31, 2025. The actuarial valuation used the following actuarial assumptions:

	2025	2024
Measurement date	March 31, 2025	March 31, 2024
Actuarial valuation date	April 1, 2024	April 1, 2023
Inflation rate	2.9%	2.9%
Salary Scale	4.3%	4.4%
Investment rate of return (net of investment expense, including inflation)	5.9%	5.9%
Cost of Living Adjustments	1.5% annually	1.5% annually

Decrements – Based upon FY 2016-2021 experience

Mortality improvement - Society of Actuaries' Scale MP-2021

Pensioner mortality - Based on gender/collar specific tables based upon FY 2016-2021 experience..

The long-term expected rate of return on pension plan investments was determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation are summarized below:

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Asset class	Target allocation	Long-Term expected real rate of return
Domestic equity	25.0%	3.54%
International equity	14.0%	6.57%
Private equity	15.0%	7.25%
Real estate	12.0%	4.95%
Credit	4.0%	5.40%
Opportunistic/ARS portfolio	3.0%	5.25%
Real assets	4.0%	5.55%
Fixed Income	22.0%	2.00%
Cash	1.0%	0.25%
	100.0%	

Discount rate - The discount rate used to calculate the total pension liability was 5.9%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially. Based upon the assumptions, the System's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Proportionate Share of the Net Pension Liability/(Asset) to the Discount Rate Assumption -The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 5.9%, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (4.9%) or one percentage point higher (6.9%) than the current rate:

	1% Decrease 4.9%	Current Discount 5.9%	1% Increase 6.9%
April 1, 2024	$ 2,079,988	$ 718,693	$ (417,989)
April 1, 2023	$ 2,075,467	$ 660,114	$ (521,999)

New York State Voluntary Defined Contribution (NYS VDC) Plan - Under state legislation enacted in 2012, Authority Employees first hired after June 30, 2013 who earn least $75,000 per year or more are eligible to join the NYS VDC Plan instead of the ERS Plan. The NYS VDC Plan is administered by the State University of New York Optional Retirement Plan (SUNY OPR). SUNY OPR has contracted with TIAA-CREF to administer the NYS VDC Plan. The NYS VDC plan is portable among employers and eligible employees vest 366 days after first joining the plan or other employer funded contract with any of the NYS VDC investment providers. The Authority's contribution rate is 8% of participating employee salary for the duration of employment. Participating employee contribution rates range from 5.75% to 6% based upon salary level. During the initial vesting period the Authority must contribute 4% interest to a vesting employee's contribution deduction not yet remitted to the Plan. The Authority has three employees who participate in the NYS VDC Plan. The Authority's employer contributions to the NYS VDC plan through December 31, 2025 and 2024 was $30,170 and $44,699, respectively.

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NOTE 13 - Other Post Employment Benefits (OPEB)

During 2009 the Authority adopted a formal written OPEB plan and created a legally separate trust to accumulate resources to fund the Authority's obligation to pay for OPEB benefits under the plan. The OPEB plan provides that all full-time and regular part-time employees with qualifying years of service with the Authority (including any years with the State of New York or County of Albany immediately preceding becoming an Authority employee) who retire from the Authority and are collecting retirement benefits through the New York State and Local Employees' Retirement System, shall receive health insurance benefits from the Authority as a retired employee. Such benefits shall be equal to the health insurance benefits received by the employee at the time of their retirement and the costs thereof to the retired employee shall be at the same rate or percentage sharing the employee was paying at the time of their retirement. A qualifying retiree's surviving spouse and eligible dependents can continue to receive OPEB benefits as long as they do remain otherwise eligible to be a dependent of the deceased employee. Retired employees are required to contribute to the cost of the plan benefit in proportion to the amount they contributed toward the cost of their health insurance prior to retirement. The Authority allows each employee to accumulate up to 1,320 hours of unused sick time and apply the value of this to fund their required contribution. The plan is a single-employer defined benefit plan Effective January 1, 2008. The Authority adopted GASB Statement 45 - *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*-,prospectively which requires reporting, on an accrual basis, the liability associated with other postemployment benefits. The OPEB liability at transition was zero, being amortized over a thirty-year period. Effective January 1, 2018 the Authority adopted GASB Statement 75, which replaced GASB 45 and required the previously unrecognized liability for OPEB benefits to reported as a liability on the statement of Net Position and also changed the measurement focus to fair value measurement. The accrued liability is based upon an actuarial valuation that reflects a long-term perspective. Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and that actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. The Albany County Airport Authority OPEB Trust has issued a separate audited financial statement which may be obtained by contacting the Albany County Airport Authority OPEB Trustee c/o the Albany County Airport Authority, 737 Albany Shaker Road, Terminal Building, Third Floor, Albany, NY 12211-1057.

The OPEB Plan is a single-employer defined benefit healthcare plan trust administered by the Authority. The Plan provides medical insurance benefits to eligible retirees who elect to receive it, and their eligible dependents. Membership of the Plan consists of 44 plan members composed of; 16 active and 28 retired employees. The Plan is a governmental plan that is not subject to the provisions of the Employee Retirement Income Security Act of 1974 (ERISA). The Plan was created by the Albany County Airport Authority to be managed by a sole trustee intended to be the Chief Financial Officer of the Authority who is the plan Trustee. The Plan is a component unit of the Albany County Airport Authority. The Trust has a fiduciary duty to provide plan benefits to eligible beneficiaries. As long as the Albany County Airport Authority provides the required benefits, the Trust's obligation is fulfilled and it may then reimburse the Albany County Airport Authority for the cost of the benefits provided, if requested to do so.

The Schedule of Changes in the net OPEB liability and other OPEB information is located in the Required Supplementary Information Section of this document.

For 2025, one key assumption has changed since the prior valation. The impact of this assumption change increased disclosed liabilities by approximately $160,000:

- change in the discount rate from 4.28% to 4.43%,

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Eligibility

An employee hired on or after January 1, 2005 shall become eligible to retire under this plan upon attainment of age 55 as an active member and completion of 10 years of service. Those hired after January 1, 2017 must have 15 years of service and have reached the age of 55.

Contributions

Contributions to the Plan are likely to be entirely funded by the employer (the Authority). Participants hired prior to July 1, 2005 are not required to contribute to the plan. Participants hired on or after July 1, 2005 are required to contribute 10% of the cost of benefits to the plan, offset by the value of their unused sick leave up to 1,320 hours at the time of retirement. The Plan was established and may be amended by the Authority. The Authority has no obligation to fund the plan. Contributions made were provided for in the Authority's annual budgets for 2008 through 2025 along with interest earnings thereon. Any future contributions to the plan would be authorized by a future resolution of the Authority.

Net OPEB Liability

The net OPEB liability (NOL) was measured as of December 31, 2025, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date.

Investment Policy

The Authority has adopted an investment policy for the Trust that the Authority may amend from time to time. The Authority adopted an Investment Policy for effectively supervising, monitoring and evaluating the investment assets of the Plan. The investment policy allows for the plan assets to be comprised of:

Fixed Income	0%-60%
Cash Equivalent	5%-100%
Domestic Equity	0%-60%
International Equity	0%-60%
Other Equity	0%-20%

As of December 31, 2025 all plan assets were on deposit with M & T Bank, in an interest bearing demand deposit account, the entire balance of which was collateralized by obligations that are guaranteed by the U.S. Government and held by a 3rd party custodian. The Trustee believes the investment and management of the assets of the Plan have complied with the Trust investment policy adopted by the Authority.

Actuarially Determined Contribution (ADC)

The Airport's Actuarially Determined Contribution (ADC) is an amount actuarially determined in accordance with parameters of GASB Statement 74/75 which is composed of the service cost and amortization of the unfunded liability using a 30 year flat dollar amortization of such unfunded liability. The following table shows the components of the Airport's annual ADC for the fiscal year and the amount actually contributed to the plan:

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	2025	2024
Service Cost	$ 140,775	$ 174,717
30 year amortization of NOL	224,258	230,892
Actuarial determined contribution	365,033	405,609
Contributions in relation to the actuarially determined contribution	(550,512)	(463,149)
Contribution deficiency/(excess)	$ (185,479)	$ (57,540)
Covered Employee Payroll	$ 2,660,937	$ 2,583,434
Contributions as a % of covered employee payroll	20.69%	17.93%
Discount Rate	4.43%	4.28%

Funded Policy, Status and Progress

The contribution requirements of plan members and the Authority are established and may be amended through Authority resolutions. For the period ending on the December 31, 2025 Measurement Date, total Authority premiums excluding implicit costs for the retiree medical program were $382,306. The Authority also made a contribution to the OPEB Trust of $168,206 for a total contribution during the measurement period of $550,512 to be reported on the financial statement for the fiscal year ending December 31, 2025.

As of the December 31, 2025 Measurement Date, the plan was 39.83% funded. The Total OPEB Liability (TOL) for benefits was $9,220,445, and the Fiduciary Net Position was $3,672,526, resulting in a Net OPEB Liability (NOL) of $5,547,919. The covered payroll (annual payroll of active employees covered by the plan) was $2,660,937 and the ratio of the NOL to the covered payroll was 208.49%.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, investment returns, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the Plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Changes in the OPEB Liability

	2025	2024
Total OPEB liability at beginning of period	$ 9,231,393	$ 9,588,590
Fiduciary net position at beginning of period	3,407,239	3,202,522
Net OPEB liability at beginning of period	5,824,154	6,386,068
Service cost	140,775	174,717
Interest	393,033	383,387
Change in assumptions	(162,450)	(313,602)
Differences between expected and actual experience	-	(240,904)
Net investment income	(97,081)	(102,362)
Employer contributions to the trust	(550,512)	(463,149)
Benefit payments withdrawn from the trust	382,306	360,795
Benefit payments excluding implicit cost	(353,082)	(307,351)
Implicit cost amount	(29,224)	(53,444)
Net OPEB Liability at end of period:	$ 5,547,919	$ 5,824,155

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Changes in the Deferred Outflows/Inflows

	Outflows of Resouces 2025	Inflows of Resouces 2025	Outflows of Resouces 2024	Inflows of Resouces 2024
Contributions made subsequent to the measurement date	$ -	-	$ -	-
Differences between actual & expected experience	190,799	(144,544)	381,595	(192,724)
Change of assumptions	133,938	(446,930)	200,905	(508,495)
New difference between projected and actual earnings	-	(12,400)	39,929	(24,458)
Balance as of December 31,	$ 324,737	$ (603,874)	$ 622,429	$ (725,677)

The Authority's contributions made after the measurement date will be recognized as a reduction of the net OPEB asset/(liability) in the subsequent year rather than the current fiscal period. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows as of December 31, 2025 and 2024:

Year ended:	2025	2024
2025	$ -	$ 38,081
2026	(9,986)	24,466
2027	(85,134)	(50,682)
2028	(149,565)	(115,113)
2029	(34,452)	-
2030	-	-
Thereafter	-	-

OPEB Expense Development

Components of the Airport's OPEB expenses for the fiscal years ending December 31, 2025 and 2024:

	2025	2024
Service Cost	$ 140,775	$ 174,717
Interest on the Net OPEB Liability (asset), service cost, and benefit payments	393,033	383,387
Deferred (inflows)/outflows from plan experience	142,616	(70,510)
Deferred (inflows)/outflows from changes of assumptions	(157,048)	(291,610)
Projected earnings on OPEB plan investments	(87,271)	(81,335)
Deferred (inflows)/outflows from earnings on plan investments	18,061	30,237
Net financial statement OPEB expense	$ 450,166	$ 144,886

Money Weighted Rate of Return and Plan Cash Flows

	2025	2024
Beginning value	$ 3,407,239	$ 3,202,523
Annual contribution to OPEB Trust	168,206	102,354
Annual interest earnings	97,081	102,362
Ending value	$ 3,672,526	$ 3,407,239
Money weighted rate of return	2.85%	3.20%

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Discount rate

The following table presents the results of the Net OPEB liability if the discount rate was 1% lower or 1% higher:

	1% Decrease	Current Discount Rate	1% Increase
2025 (4.43%)	$ 6,915,397	$ 5,547,919	$ 4,429,453
2024 (4.28%)	$ 7,207,077	$ 5,824,154	$ 4,694,118

Healthcare Trend

The following table presents the results of the Net OPEB liability if the healthcare cost rate was 1% lower or 1% higher:

	1% Decrease	Current Trend Rate	1% Increase
2025 (4.96%-3.63%)	$ 4,344,786	$ 5,547,919	$ 7,030,437
2024 (5.0%-3.63%)	$ 4,608,835	$ 5,824,154	$ 7,323,490

NOTE 14 - Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority has purchased commercial insurance for all risk above minimal deductible amounts and named the operator of the Airport, AvPorts ALB LLC (AvPorts) as an additional insured. In addition, the FBO, REW Investments (Million Air) and all tenants and users of the Airport are required to have insurance coverage naming the Authority and the County as additional insureds.

No liability is recorded at December 31, 2025 and 2024 for outstanding claims or for any potential claims incurred but not reported as of that date. Settled claims have not exceeded these commercial coverages by any material amounts during the three years ended December 31, 2025. There was no reduction in insurance coverage during 2025.

NOTE 15 - Commitments and Contingencies

FBO Operations – As of September 1, 2013 the Authority entered into an agreement with REW Investments, Inc., (Million Air) to manage the fixed based operations on airport. The Agreement has been modified and extended through August 31, 2026. Under the agreement, Million Air is obligated to manage a full and complete general aviation support function including ground handling, apron services, repair and maintenance, and hangar storage. The agreement also provides for operating and managing the Airport's fuel farm and deicing program for all commercial and general aviation aircraft. Million Air receives full reimbursement of all their on-airport pre-approved related expenses plus a base management fee of $200,000 per annum and various incentive fees based on certain revenue performance indicators.

Airport Operations – AvPorts ALB LLC (d/b/a AvPorts) manages the daily operations and maintenance of the airport under an agreement dated January 1, 2023 and extended through September 30, 2035, subject to two renewal terms each of five (5) years. Operational centers include the airfield, terminal, parking, ARFF, operations, security and vehicle and equipment maintenance. AvPorts receives full reimbursement of all their on-airport pre-approved related expenses plus a base management fee for the initial term of $700,000 and increased annual by the increase in the CPI.

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Capital Improvement Programs - As of December 31, 2025, the Authority has outstanding contractual commitments for completion of certain capital improvement projects totaling $54.7 million of which an estimated $41.8 million is eligible for partial reimbursement from the FAA and the State. The remaining amount is expected to be funded from Airport funds.

Concentration of Credit Risk - The Authority leases facilities to the airlines under certain leases and/or use agreements and to other businesses under agreements to operate concessions at the Airport. Amounts due from airlines represent approximately 54.0% of accounts receivable and airline revenues represent 20.7% of operating revenues for the year ended December 31, 2025.

Environmental Remediation - Pursuant to the enabling legislation creating the Authority, the Airport completed an environmental audit in 1994. It is the opinion of the Authority that all audit findings have been resolved with no material adverse effect on the financial position of the Authority. In prior years, elevated levels of propylene glycol had been detected in Shaker Creek which runs through the Airport. The Authority now operates a glycol collection and disposal system completed in 1999 which successfully addresses this issue.

Compliance Audits - The Authority participates in a number of programs that are fully or partially funded by grants received from other governmental units. Expenditures financed by grants are subject to audit by the appropriate grantor government or agency. An independent audit of these programs has been performed for the years ended December 31, 2025 and 2024 in compliance with: 1) requirements stated in the Single Audit Act of 1996 and Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards; 2) compliance requirements described in the Passenger Facility Charge Audit Guide for Public Agencies issued by the Federal Aviation Administration; and 3) compliance requirements described in the preliminary Draft Part 43 of the New York State Codification of Rules and Regulations applicable to state transportation assistance. The amounts, if any, of expenditures that may be disallowed by the granting government or agency cannot be determined at this time, although any such amounts, if any, are expected to be immaterial.

Litigation - The nature of the business of the Authority generates certain litigation against the Authority arising in the ordinary course of business. The Authority is a defendant in various lawsuits. In the opinion of the Authority's counsel the resolution of any legal actions in the aggregate will not have a material adverse effect on the financial position of the Authority.

NOTE 16 - Subsequent Events

The Authority has evaluated subsequent events through xxx, which is the date these financial statements were available to be issued. All subsequent events requiring recognition as of December 31, 2025, have been incorporated into these financial statements.

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Required Supplemental Information

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Albany County Airport Authority
Schedule for the Authority's Proportionate Share of Net Pension Liability
New York State and Local Employees' Retirement System

As of the measurement data of March 31,	2016	2017	2018	2019
Proportion percentage of net pension liability	0.004970%	0.004640%	0.004720%	0.004520%
Proportion amount of net pension (asset)/liability	$ 797,486	$ 436,071	$ 152,292	$ 320,236
Covered payroll	$ 1,640,182	$ 1,623,832	$ 1,682,703	$ 1,596,306
Authority's proportionate share of net pension (asset)/liability as a percentage of covered payroll	48.62%	26.85%	9.05%	20.06%
Plan fiduciary net position as a percentage of total pension liability	90.70%	94.70%	98.24%	96.27%

Albany County Airport Authority
Schedule for the Authority Contributions
New York State and Local Employees' Retirement System

As of December 31,	2016	2017	2018	2019
Contractually required contribution	$ 260,215	$ 252,468	$ 256,525	$ 243,034
Contributions in relation to the contractually required contribution	(260,215)	(252,468)	(256,525)	(243,034)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -
Covered payroll	$ 1,608,253	$ 1,674,841	$ 1,635,511	$ 1,488,995
Contributions as a percentage of covered payroll	16.18%	15.07%	15.68%	16.32%

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Albany County Airport Authority
Schedule for the Authority's Proportionate Share of Net Pension Liability
New York State and Local Employees' Retirement System

2020	2021	2022	2023	2024	2025
0.004194%	0.003508%	0.004279%	0.004785%	0.004483%	0.004192%
$ 1,110,544	$ 3,491	$ (349,754)	$ 1,026,081	$ 660,114	$ 718,693
$ 1,518,180	$ 1,656,433	$ 1,665,848	$ 1,765,158	$ 1,724,027	$ 1,615,218
73.15%	0.21%	-21.00%	58.13%	38.29%	44.50%
86.39%	99.95%	103.65%	90.78%	93.88%	93.08%

Albany County Airport Authority
Schedule for the Authority Contributions
New York State and Local Employees' Retirement System

2020	2021	2022	2023	2024	2025
$ 234,393	$ 284,650	$ 203,751	$ 245,466	$ 284,489	$ 293,343
(234,393)	(284,650)	(203,751)	(245,466)	(284,489)	(293,343)
$ -	$ -	$ -	$ -	$ -	$ -
$ 1,648,401	$ 1,748,058	$ 1,901,294	$ 1,843,806	$ 1,790,580	$ 1,463,225
14.22%	16.28%	10.72%	13.31%	15.89%	20.05%

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Albany County Airport Authority
Schedule of Changes in the Airport's Net OPEB Liability and Related Ratios
For the year ended December 31,

	2018	2019	2020
Total OPEB Liability	$ 8,842,670	$ 10,028,123	$ 8,405,254
Service Cost	217,039	276,198	179,110
Interest on total OPEB liability, sevice cost and benefit payments	325,272	338,961	328,041
Changes in benefit terms	-	-	-
Difference between expected & actual plan experience	(80,361)	(161,281)	(1,065,626)
Changes of assumptions	-	731,575	(835,252)
Benefit payments excluding implicit cost	(150,927)	-	(171,663)
Implicit cost amount	N/A	N/A	(57,479)
Net change in OPEB liability	311,023	1,185,453	(1,622,869)
Total OPEB liability - beginning of period	8,531,647	8,842,670	10,028,123
Total OPEB liability - end of period	$ 8,842,670	$ 10,028,123	$ 8,405,254
Plan Fiduciary Net Position	$ 2,220,686	$ 2,429,013	$ 2,681,769
Interest on fiduciary net position	-	-	-
Earning from plan investments	13,200	44,608	12,647
Employer contribution to trust	300,000	325,000	411,772
Benefit payments from trust, including refunds of member contributions	(150,927)	(161,281)	(171,663)
Administrative expense	-	-	-
Other	-	-	-
Net change in plan fiduciary net position	162,273	208,327	252,756
Plan fiduciary net position - beginning of period	2,058,413	2,220,686	2,429,013
Plan fiduciary net position - end of period	$ 2,220,686	$ 2,429,013	$ 2,681,769
Net OPEB liability	$ 6,621,984	$ 7,599,110	$ 5,723,485
Plan Fiduciary net position as a % of total OPEB liability	25.11%	24.22%	31.91%
Covered employee payroll	$ 1,966,055	$ 1,962,761	$ 2,081,039
Plan NOL as a % of covered employee payroll	336.82%	387.16%	275.03%
Single discount rate to calculate plan liabilities	3.75%	3.25%	2.50%

** Schedule is intended to show information for 10 years. Information will be provided as available until a full 10 years of data is included.

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Albany County Airport Authority
Schedule of Changes in the Airport's Net OPEB Liability and Related Ratios
For the year ended December 31,

	2021	2022	2023	2024	2025
$	8,572,712	$ 9,055,860	$ 9,588,590	$ 9,231,393	$ 9,220,445
	200,491	227,572	153,144	174,717	140,775
	212,098	216,640	389,556	383,387	393,033
	-	-	-	-	-
	-	953,983	-	(240,904)	-
	-	(644,028)	334,839	(313,602)	(162,450)
	(205,200)	(221,607)	(287,409)	(307,351)	(353,082)
	(39,931)	(49,412)	(57,400)	(53,444)	(29,224)
	167,458	483,148	532,730	(357,197)	(10,948)
	8,405,254	8,572,712	9,055,860	9,588,590	9,231,393
$	8,572,712	$ 9,055,860	$ 9,588,590	$ 9,231,393	$ 9,220,445
$	2,880,572	$ 2,998,727	$ 3,202,523	$ 3,407,239	$ 3,672,526
	-	-	-	-	-
	1,417	7,603	89,117	102,362	97,081
	442,517	381,571	459,488	463,149	550,512
	(245,131)	(271,019)	(344,809)	(360,795)	(382,306)
	-	-	-	-	-
	-	-	-	-	-
	198,803	118,155	203,796	204,716	265,287
	2,681,769	2,880,572	2,998,727	3,202,523	3,407,239
$	2,880,572	$ 2,998,727	$ 3,202,523	$ 3,407,239	$ 3,672,526
$	5,692,140	$ 6,057,133	$ 6,386,067	$ 5,824,154	$ 5,547,919
	33.60%	33.11%	33.40%	36.91%	39.83%
$	2,143,470	$ 2,284,727	$ 2,353,269	$ 2,583,434	$ 2,660,937
	265.56%	265.11%	271.37%	225.44%	208.49%
	2.50%	4.31%	4.00%	4.28%	4.43%

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Albany County Airport Authority
Actuarially OPEB Determined Contribution - Deficiency/(Excess)
For the year ended December 31,

	2018	2019	2020
Service Cost	$ 217,039	$ 276,198	$ 179,110
30 year amortization of NOL	357,987	287,733	177,628
Actuarial determined contribution	575,026	563,931	356,738
Contributions in relation to the actuarially determined contribution	(300,000)	(325,000)	(411,772)
Contribution deficiency/(excess)	$ 275,026	$ 238,931	$ (55,034)
Covered Employee Payroll	$ 1,966,055	$ 1,962,761	$ 2,081,039
Contributions as a % of covered employee payroll	15.26%	16.56%	19.79%
Discount Rate	3.75%	3.25%	2.50%
Money Weighted Rate of Return	0.64%	2.01%	0.52%

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** Schedule is intended to show information for 10 years. Information will be provided as available until a full 10 years of data is included.

Albany County Airport Authority
Actuarially OPEB Determined Contribution - Deficiency/(Excess)
For the year ended December 31,

	2021	2022	2023	2024	2025
$	200,491	$ 227,572	$ 153,144	$ 174,717	$ 140,775
	176,655	241,067	244,027	230,892	224,258
	377,146	468,639	397,171	405,609	365,033
	(442,517)	(381,571)	(459,488)	(463,149)	(550,512)
$	(65,371)	$ 87,068	$ (62,317)	$ (57,540)	$ (185,479)
$	2,143,470	$ 2,284,727	$ 2,353,269	$ 2,583,434	$ 2,660,937
	20.64%	16.70%	19.53%	17.93%	20.69%
	2.50%	4.31%	4.00%	4.28%	4.43%
	0.05%	0.26%	2.96%	3.20%	2.85%

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Albany County Airport Authority

OPEB Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the written plan as currently approved by the Authority and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

Investment rate of return	2.50%, net of OPEB plan investment expense, including inflation.
Municipal bond rate	4.43% as of December 31, 2025 (source: S&P Municipal Bond 20-Year High Grade Index-SAPIHG)
Actuarial Cost Method	Individual Entry Age Normal
Single equivalent discount rate	4.43%, net of OPEB plan investment expense, including inflation.
Inflation	2.50% as of December 31, 2024 and for future periods
Salary Increases	3.00% annually as of December 31, 2024 and for future periods
Cost of living adjustments	Not Applicable
Pre-retirement mortality	General: PubG-2010 Mortality Table for Employees projected generationally with scale MP-2020 for males and females
Post-retirement mortality	General: PubG-2010 Mortality Table for Healthy Annuitants projected generationally with scale MP-2020 for males and females
Disabled mortality	General: PubG-2010 Mortality Table for Disabled Annuitants projected generationally with scale MP-2020 for males and females

OPEB Plan Membership

At December 31, 2025, OPEB plan membership consisted of the following:

Inactive employees or beneficiaries currently receiving benefits	28
Active Employees	16
Total	44

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Events Subsequent to the OPEB Measurement Date

To the best of our knowledge there were no material events subsequent to the Measurement Date that would impact the figures shown in this report.

Changes in OPEB Assumptions from December 31, 2024 to December 31, 2025

- Discount rate has been changed from 4.28% to 4.43%

OPEB Contributions

The contribution requirements of plan members and the Airport are established and may be amended through Airport ordinances. The Airport contributed $168,206 beyond the pay-as-you-go cost for the period ending on December 31, 2025 Measurement Date. For the year ending on December 31, 2025 Measurement Date total Airport premiums plus implicit costs for the retiree medical program were $382,306. $29,224 of the $382,306 represents implicit cost.

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Other Supplemental Information

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Albany County Airport Authority
Debt Service Requirements to Maturity

GENERAL AIRPORT REVENUE BONDS

YEAR	Principal	Interest	Authority Total	Outstanding Principal at Year End
2026	$ 8,030,000	$ 1,910,000	$ 9,940,000	$ 32,360,000
2027	1,455,000	1,508,500	2,963,500	30,905,000
2028	1,530,000	1,437,550	2,967,550	29,375,000
2029	1,585,000	1,366,275	2,951,275	27,790,000
2030	1,665,000	1,291,731	2,956,731	26,125,000
2031	1,170,000	1,212,963	2,382,963	24,955,000
2032	1,230,000	1,158,906	2,388,906	23,725,000
2033	1,285,000	1,101,800	2,386,800	22,440,000
2034	1,240,000	1,041,400	2,281,400	21,200,000
2035	1,290,000	981,750	2,271,750	19,910,000
2036	1,105,000	919,600	2,024,600	18,805,000
2037	1,165,000	864,350	2,029,350	17,640,000
2038	1,220,000	806,100	2,026,100	16,420,000
2039	1,285,000	745,100	2,030,100	15,135,000
2040	1,345,000	684,650	2,029,650	13,790,000
2041	1,410,000	621,350	2,031,350	12,380,000
2042	1,470,000	554,950	2,024,950	10,910,000
2043	1,540,000	485,700	2,025,700	9,370,000
2044	1,615,000	413,100	2,028,100	7,755,000
2045	1,690,000	336,950	2,026,950	6,065,000
2046	1,765,000	262,050	2,027,050	4,300,000
2047	1,840,000	183,700	2,023,700	2,460,000
2048	1,920,000	101,800	2,021,800	540,000
2049	540,000	16,200	556,200	-
TOTAL	$ 40,390,000	$ 20,006,475	$ 60,396,475	

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Albany County Airport Authority
Governmental Payments and Services
For the Years Ended December 31, 2025 and December 31, 2024

	2025	2024
UNITED STATES - Department of Agriculture		
Dept. of Agriculture - Wildlife Management Program	$ 57,125	$ 54,997
STATE OF NEW YORK		
Department of Civil Service - Health Insurance	$ 796,919	$ 828,746
State and Local Employees' Retirement System	293,343	284,489
Unemployment Insurance	8,948	6,241
Dept. of Taxation & Finance - Sales Tax	181,394	253,094
Dept. of Taxation & Finance - Petroleum Business Tax	76,946	125,144
Dept. of Labor Bureau of Public Works	2,167	26,171
DEC - Oil Spill Fee	10,979	43,392
DEC - SPDES Program Fees & Permits	110	2,410
Total State of New York	1,370,806	1,569,687
COUNTY OF ALBANY		
Direct Costs:		
Sheriff	3,494,944	3,474,088
Code Enforcement	69,461	37,902
Shared Services - IT, Legal & Communications	-	8,339
Sewer District Charges	-	5,000
Total County of Albany	3,564,405	3,525,329
LATHAM WATER DISTRICT - Water Service	181,056	187,735
TOWN OF COLONIE, RECEIVER OF TAXES		
Sewer Taxes	166,112	78,972
Verdoy Fire Dept.	2,961	1,811
Albany County Tax	9,654	7,403
Town of Colonie Tax	7,563	5,840
School Taxes - North Colonie	47,872	36,007
Total Town of Colonie, Receiver of Taxes	234,162	130,033
VILLAGE OF COLONIE		
Wastewater Conveyance	7,500	7,500
CAPITAL DISTRICT TRANSPORTATION AUTHORITY		
Employee Ground Transportation	13,750	27,500
TOTAL PAYMENTS TO OTHER GOVERNMENTAL ENTITIES	$ 5,428,804	$ 5,502,781

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Albany County Airport Authority

Insurance Schedule

Policy	2025 Insurance Carrier	Policy Term	2024 Premium	2025 Premium	Deductible	Insurance Limits
Aviation Liability	N/A	N/A	N/A	N/A	N/A	N/A
Excess Aviation Liability	N/A	N/A	N/A	N/A	N/A	N/A
Property incl. Business Income	Chubb	12/31/24 - 12/31/25	$ 445,612	$ 484,835	$ 25,000	$402M
Auto - subject to audit	Chubb	12/31/24 - 12/31/25	$ 90,060	$ 114,764	$ 1,000	$5M
Workers Compensation	Chubb	12/31/24 - 12/31/25	$ 6,905	$ 6,434	N/A	Statutory
Public Officials	Chubb/ACE	12/31/24 - 12/31/25	$ 43,051	$ 47,581	$ 75,000	$7.5M
Crime	Travelers	12/31/24 - 12/31/25	$ 8,152	$ 8,020	$ 50,000	$5M
Tank Farm Property	Markel	12/31/24 - 12/31/25	$ 47,498	$ 45,659	$ 50,000	$3.8M
Violent & Malicious Acts	Beazley	12/31/24 - 12/31/25	$ 16,340	$ 15,978	$ 0	$1M
Pollution	Beazley	12/31/24 - 12/31/25	$ 35,350	$ 35,350	$ 100,000	$10M
Cyber Liability	Chubb/ACE	12/31/24 - 12/31/25	$ 49,232	$ 46,856	$ 75,000	$1M
Fiduciary Liability	Philadelphia Ins	9/1/22 - 12/31/25	$ 2,498	$ 2,498	$ 10,000	$3M
Builders Risk	Chubb	12/31/24 - 12/31/25	$ 11,025	$ 11,025	$ 25,000	$10M

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INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURES

To the Members
Albany County Airport Authority
Administrative Building, Suite 200
Albany, New York 12211

We have performed the procedures enumerated below on Customer Facility Charges (CFC) of the Albany County Airport Authority, a component unit of the County of Albany, New York (the Authority and specified party) for the period January 1, 2025 - December 31, 2025. The Albany County Airport Authority's management is responsible for Compliance with Customer Facility Charges (CFC) for the period January 1, 2025 - December 31, 2025.

The Albany County Airport Authority has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of determining compliance with New York State laws and the contracts between the concessionaires and the Authority based on the procedures below. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. Excess CFC funds, if any, will be designated for future CFC projects. Determine any excess CFC funds are appropriately restricted by the Authority for future CFC use.

   Findings: There were no exceptions noted as a result of applying this procedure.

We were engaged by the Albany County Airport Authority to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the AICPA. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on compliance with the Customer Facility Charges for the period January 1, 2025 - December 31, 2025. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Albany County Airport Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the informational use of the Authority's Board of Directors and management, The State of New York, and the concessionaries participating in the CFC program and is not intended to be and should not be used by anyone other than these specified parties.

Latham, NY
_____, 2026

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Albany County Airport Authority
Customer Facility Charges
Schedules of Revenues, Expenses and Changes in Net Position
For the Years Ended December 31, 2025 and 2024

	December 31, 2025	December 31, 2024
Revenue		
Customer facility charges	$ -	$ -
Interest income	19,242	22,965
Total Revenue	19,242	22,965
Expenses		
Customer facility charges cost for rental car improvements	-	-
Administrative expenses	-	-
Total Expenses	-	-
Increase in Net Position	19,242	22,965
Net Position - CFC, Beginning of Year	487,621	464,656
Net Position - CFC, End of Year	$ 506,863	$ 487,621

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Statistical

This section of the Authority's annual comprehensive financial report presents detailed information for understanding and supporting the information in the financial statements, note disclosures and required supplementary information.

Financial Trends **Pages 78-81**

These tables contain trend information to assist the reader understand how the Authority's financial performance has changed over time.

Revenue Capacity **Pages 82-83**

These tables contain trend information to assist the reader understand the Authority's most significant revenue source, airline rates and charges.

Debt Capacity **Pages 84-87**

These tables contain trend information to assist the reader understand the Authority's current debt outstanding, debt history and the Authority's ability to issue additional debt in the future.

Demographic and Economic Information **Pages 88-91**

These tables contain trend information to assist the reader understand the environment within which the Authority's financial activities take place.

Operating Information **Pages 92-101**

These tables contain trend information to assist the reader understand the underlying factors affecting the Authority's ability to generate revenue, highlighting trends in operations, activities and resources.

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Albany County Airport Authority
Total Annual Revenues, Expenses and Changes in Net Position
For Years Ended December 31,

	2016	2017	2018	2019
REVENUES				
Airfield	$ 5,882,274	$ 6,678,085	$ 6,588,133	$ 6,207,119
Fixed based operations	8,300,218	8,572,457	10,427,353	10,426,891
Terminal	4,777,241	5,019,779	5,538,045	5,178,553
Concessions	7,540,431	8,070,379	8,262,260	8,496,949
Ground transportation	15,163,022	15,325,640	15,721,089	16,906,909
Other	4,075,479	4,360,796	4,292,488	4,626,970
	45,738,665	48,027,136	50,829,368	51,843,391
OTHER REVENUES				
Interest income	12,280	10,676	488,263	1,403,088
Passenger facility charges	5,385,946	5,431,444	5,638,922	6,194,834
Customer facility charges	-	-	-	757,428
Grant income	222,772	138,700	300,997	150,480
Insurance recovery	-	-	170,896	8,704
Improvement charges	368,400	368,400	368,400	368,400
	5,989,398	5,949,220	6,967,478	8,882,934
TOTAL REVENUES	51,728,063	53,976,356	57,796,846	60,726,325
EXPENSES				
Salaries and benefits	14,209,606	15,014,472	16,019,364	16,981,665
Services and supplies	17,904,007	18,380,540	21,330,763	22,554,099
Depreciation	14,396,008	14,761,280	15,335,569	15,344,151
	46,509,621	48,156,292	52,685,696	54,879,915
OTHER EXPENSES				
Interest expense	5,002,200	4,261,394	3,898,788	4,369,737
Grant expense	-	-	-	-
Insured expenses	-	-	170,896	-
Customer facility charges	-	-	-	302,039
Bond issuance costs	-	252,877	390,361	237,068
Amortization of bond issuance costs	100,347	76,280	68,308	60,020
	5,102,547	4,590,551	4,528,353	4,968,864
TOTAL EXPENSES	51,612,168	52,746,843	57,214,049	59,848,779
Capital contributions	2,389,827	4,616,709	3,297,047	25,142,535
Special Items	-	-	1,022,220	-
Extraordinary Item	-	-	148,595	-
INCREASE (DECREASE) IN NET POSITION	$ 2,505,722	$ 5,846,222	$ 5,050,659	$ 26,020,081
NET POSITION AT YEAR END COMPOSED OF:				
Net investment in capital assets	$ 170,626,920	$ 172,661,198	$ 170,718,128	$ 189,798,618
Restricted	21,191,423	22,238,003	26,650,235	30,532,217
Unrestricted	18,636,175	21,401,539	17,201,297 <1>	20,258,906
	$ 210,454,518	$ 216,300,740	$ 214,569,660	$ 240,589,741

<1> The 2018 Unrestricted net position was adjusted by $6,781,739 in accordance with GASB Statement No. 74

Source: Authority's audited financial statements.

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Albany County Airport Authority
Total Annual Revenues, Expenses and Changes in Net Position, Con't
For Years Ended December 31,

2020	2021	2022	2023	2024	2025
$ 5,071,172	$ 5,545,788	$ 6,537,793	$ 5,512,260	$ 8,084,030	$ 7,761,335
6,307,406	9,326,061	12,506,123	12,361,731	12,580,220	11,478,244
5,657,600	5,363,151	4,974,060	3,510,123	7,986,439	6,620,756
3,749,264	6,891,504	8,645,042	9,462,456	9,899,079	10,169,467
5,719,989	9,327,909	16,405,065	17,907,220	18,733,652	24,358,385
4,313,893	4,321,044	4,514,195	4,476,417	5,155,121	5,389,138
30,819,324	40,775,457	53,582,278	53,230,207	62,438,541	65,777,325
309,776	263,747	846,754	2,371,341	3,043,592	2,679,186
1,858,876	4,055,447	5,318,185	5,699,317	6,275,661	6,405,101
50	-	-	-	-	-
11,053,631	4,810,756	1,420,740	5,232,617	331,254	59,220
-	77,967	-	335,000	32,201	6,297
368,400	368,400	368,400	368,400	368,400	368,400
13,590,733	9,576,317	7,954,079	14,006,675	10,051,108	9,518,204
44,410,057	50,351,774	61,536,357	67,236,882	72,489,649	75,295,529
15,874,108	15,147,001	16,535,441	18,575,008	21,031,147	22,019,299
17,317,169	18,619,605	23,815,320	25,583,853	29,276,983	29,290,165
17,465,299	18,387,208	18,882,884	19,050,784	20,164,229	20,646,395
50,656,576	52,153,814	59,233,645	63,209,645	70,472,359	71,955,859
3,699,761	2,575,159	2,314,999	2,108,164	2,083,566	2,056,782
-	-	1,282,040	-	508,728	-
-	-	-	-	-	-
-	-	-	-	-	-
249,796	-	-	-	-	-
40,733	-	-	-	-	-
3,990,290	2,575,159	3,597,039	2,108,164	2,592,294	2,056,782
54,646,866	54,728,973	62,830,684	65,317,809	73,064,653	74,012,641
10,850,904	11,276,697	5,982,119	16,929,595	35,641,166	39,927,246
(921,707)	-	-	-	-	-
-	-	-	-	-	-
$ (307,612)	$ 6,899,498	$ 4,687,792	$ 18,848,668	$ 35,066,162	$ 41,210,134
$ 204,476,085	$ 209,491,889	$ 210,618,826	$ 216,453,882	$ 243,024,508	$ 289,774,606
24,351,663	23,862,862	25,249,714	30,709,182	37,987,558	31,576,301
11,454,381	13,826,876	16,000,879	23,555,023	24,772,183	25,643,476
$ 240,282,129	$ 247,181,627	$ 251,869,419	$ 270,718,087	$ 305,784,249	$ 346,994,383

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Albany County Airport Authority
Changes in Cash and Cash Equivalents
For Years Ended December 31,

	2016	2017	2018
Cash Flows From Operating Activities			
Cash received from providing services	$ 45,595,258	$ 47,814,646	$ 50,885,469
Cash paid to suppliers	(28,239,666)	(33,640,390)	(34,607,021)
Cash paid to employees	(1,190,846)	(1,237,120)	(1,301,582)
Net Cash Provided/(Used) By Operating Activities	16,164,746	12,937,136	14,976,866
Cash Flows from Noncapital Financing Activities			
Grant Income	222,772	138,700	300,997
Grant Expense	-	-	-
Net Cash Provided by Noncapital Financing Activities	222,772	138,700	300,997
Cash Flows From Investing Activities			
Interest received	12,280	10,676	488,263
Purchase of investments	-	-	(12,247,000)
Sale of investments	-	-	-
Interest on passenger facility charges	14,941	18,476	97,262
Net Cash Provided/(Used) by Investing Activities	27,221	29,152	(11,661,475)
Cash Flows From Capital and Related Financing Activities			
Purchase of capital assets	(4,244,291)	(9,055,546)	(8,637,400)
Principal payments on bonds and notes payable	(8,567,000)	(8,803,000)	(9,419,000)
Interest paid	(4,394,462)	(3,673,229)	(3,549,403)
Line of credit	-	-	-
Payment to refunding agent	-	(16,794,552)	-
Issuance of bonds	-	15,826,250	24,865,926
Defeasance of bonds	-	-	-
Cost of issuance	-	(336,179)	(390,361)
ANCLUC funds	-	-	-
Concession improvement funds	(212,759)	107,689	75,447
Customer facility charges	-	-	-
Improvement charges	368,400	368,400	368,400
Insurance receoveries	-	-	-
Bank line of credit	-	-	-
LIBOR settlement	-	-	1,496,915
Sale of Land	-	-	858,257
Capital contributions	3,164,885	3,797,722	3,324,887
Passenger facility charges	5,356,286	5,338,723	5,759,701
Net Cash Provided (Used) By Capital and Related Financing Activities	(8,528,941)	(13,223,722)	14,753,369
Net increase/(decrease)	7,885,798	(118,734)	18,369,757
Cash and cash equivalents, beginning of year	40,138,544	48,024,342	47,905,608
Cash and cash equivalents, end of year	$ 48,024,342	$ 47,905,608	$ 66,275,365

Source: Authority's audited financial statements.

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Albany County Airport Authority
Changes in Cash and Cash Equivalents, Con't
For Years Ended December 31,

2019	2020	2021	2022	2023	2024	2025
$ 51,691,849	$ 33,479,937	$ 39,222,233	$ 53,926,133	$ 54,282,774	$ 60,658,418	$ 65,609,674
(36,461,993)	(36,037,289)	(32,267,789)	(36,820,066)	(35,171,562)	(54,813,109)	(46,226,936)
(1,316,130)	(1,387,077)	(1,424,181)	(1,550,298)	(1,652,261)	(1,761,830)	(1,586,018)
13,913,726	(3,944,429)	5,530,263	15,555,769	17,458,951	4,083,479	17,796,720
150,480	11,053,631	4,810,756	1,420,740	5,232,617	331,254	59,219
-	-	-	(1,282,040)	-	(508,728)	-
150,480	11,053,631	4,810,756	138,700	5,232,617	(177,474)	59,219
1,404,897	309,775	263,747	846,755	2,195,741	3,219,199	2,679,186
-	-	-	-	-	-	-
12,524,389	-	-	-	-	-	-
290,775	92,075	14,375	72,719	295,276	461,962	266,533
14,220,061	401,850	278,122	919,474	2,491,017	3,681,161	2,945,719
(53,630,854)	(25,488,688)	(12,086,065)	(9,500,688)	(20,442,784)	(39,097,078)	(59,064,927)
(7,554,000)	(7,390,000)	(6,365,000)	(6,685,000)	(7,020,000)	(7,280,000)	(7,625,000)
(4,341,280)	(3,749,289)	(3,666,302)	(3,335,200)	(3,002,652)	(2,863,167)	(2,704,131)
-	-	-	-	-	4,713,985	(1,487,515)
-	-	-	-	-	-	-
10,556,850	(5,500,594)	-	-	-	-	-
-	-	(660,417)	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
(177,676)	(40,978)	65,411	74,933	125,600	144,566	152,186
455,389	50	-	-	-	-	-
368,400	368,400	368,400	368,400	368,400	368,400	368,400
8,704	-	77,967	-	335,000	32,201	6,297
6,542,341	(6,552,137)	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
16,720,643	17,043,877	11,462,991	5,495,453	11,046,289	22,601,454	45,091,711
5,574,996	2,304,901	3,642,193	5,217,050	5,362,067	6,023,831	6,121,934
(25,476,487)	(29,004,458)	(7,160,822)	(8,365,052)	(13,228,080)	(15,355,808)	(19,141,045)
2,807,780	(21,493,406)	3,458,319	8,248,891	11,954,505	(7,768,642)	1,660,613
66,275,365	69,083,145	47,589,739	51,048,058	59,296,949	71,251,454	63,482,812
$ 69,083,145	$ 47,589,739	$ 51,048,058	$ 59,296,949	$ 71,251,454	$ 63,482,812	$ 65,143,425

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Albany County Airport Authority
Principal Revenue Sources, Revenue per Enplaned Passenger and
Signatory Airlines Rates and Charges <1>
For Years Ended December 31,

	2016	2017	2018
PRINCIPAL REVENUE SOURCES			
AIRLINE REVENUE			
Landing fees	$ 3,838,764	$ 4,436,193	$ 4,239,274
Apron fees	571,813	649,858	654,321
Fixed based operations	2,564,049	2,753,266	3,320,378
Terminal rental	3,471,855	3,613,674	4,077,678
Loading bridge rentals	565,362	614,076	670,939
TOTAL AIRLINE REVENUE	11,011,843	12,067,067	12,962,590
Percent of Total Revenues	21.3%	22.4%	22.4%
NON-AIRLINE REVENUES			
Parking	14,870,476	14,985,272	15,248,081
Rental car	5,057,259	5,427,741	5,561,921
Other	14,799,086	15,547,056	17,056,776
TOTAL NON-AIRLINE REVENUES	34,726,821	35,960,069	37,866,778
Percent of Total Revenues	67.1%	66.6%	65.5%
NON-OPERATING REVENUES			
Passenger facility charges	5,385,947	5,431,444	5,638,922
Customer facility charges	-	-	-
Grant income	222,772	138,700	300,997
Interest	12,280	10,676	488,263
Insurance recovery	-	-	170,896
Other	368,400	368,400	368,400
TOTAL NON-OPERATING REVENUES	5,989,399	5,949,220	6,967,478
Percent of Total Revenues	11.6%	11.0%	12.1%
TOTAL REVENUES	$ 51,728,063	$ 53,976,356	$ 57,796,846
Enplaned Passengers	1,407,005	1,417,835	1,466,706
TOTAL REVENUE PER ENPLANED PASSENGER	$ 36.76	$ 38.07	$ 39.41
SIGNATORY AIRLINES RATES AND CHARGES			
Landing Fee (per 1,000 lbs MGLW)	$ 2.73	$ 3.12	$ 2.92
Apron Fees (per sq. foot)	1.19	1.33	1.31
Annual Terminal Rental Rates (per sq. foot)	81.11	79.86	86.48
Annual Loading Bridge Rental (per bridge)	40,383.00	47,237.00	51,611.00
Airline Cost per Enplanement: Airport Operations	6.00	6.57	6.57

The Authority has entered into a series of five-year agreements with its signatory airlines that provides a rate setting methodology. The current agreement term ends on December 31, 2025.

<1> The revenue basis to which the signatory rates and charges apply and the principal airline revenue payers can be found on pages 98-103

Source: Authority's audited financial statements and statistics reports

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Albany County Airport Authority
Principal Revenue Sources, Revenue per Enplaned Passenger and
Signatory Airlines Rates and Charges, Con't <1>
For Years Ended December 31,

2019	2020	2021	2022	2023	2024	2025
$ 3,938,543	$ 2,929,026	$ 3,155,441	$ 4,152,622	$ 3,210,290	$ 5,407,562	$ 5,090,522
633,074	656,208	610,650	652,799	695,886	799,369	827,582
3,144,641	1,715,933	2,109,228	3,263,798	3,796,281	3,567,157	3,979,237
3,741,740	4,483,012	3,988,907	3,517,611	2,037,451	6,230,028	4,656,951
655,170	394,805	508,023	690,599	684,897	976,862	1,039,797
12,113,168	10,178,984	10,372,249	12,277,429	10,424,805	16,980,978	15,594,089
19.9%	22.9%	20.6%	20.0%	15.5%	23.4%	20.7%
16,249,822	5,474,391	9,038,813	15,985,811	17,366,540	18,193,177	23,812,155
5,396,551	2,471,572	4,985,255	6,160,142	6,332,799	6,984,590	7,336,597
18,083,850	12,694,377	16,379,140	19,158,896	19,106,068	20,279,796	19,034,484
39,730,223	20,640,340	30,403,208	41,304,849	42,805,407	45,457,563	50,183,236
65.4%	46.5%	60.4%	67.1%	63.7%	62.7%	66.6%
6,194,834	1,858,876	4,055,447	5,318,185	5,699,317	6,275,661	6,405,101
757,428	50	-	-	-	-	-
150,480	11,053,631	4,810,756	1,420,740	5,232,617	331,254	59,220
1,403,088	309,776	263,747	846,754	2,371,341	3,043,592	2,679,186
8,704	-	77,967	-	335,000	32,201	6,297
368,400	368,400	368,400	368,400	368,400	368,400	368,400
8,882,934	13,590,733	9,576,317	7,954,079	14,006,675	10,051,108	9,518,204
14.6%	30.6%	19.0%	12.9%	20.8%	13.9%	12.6%
$ 60,726,325	$ 44,410,057	$ 50,351,774	$ 61,536,357	$ 67,236,887	$ 72,489,649	$ 75,295,529
1,518,969	520,029	976,037	1,290,529	1,376,639	1,507,130	1,594,077
$ 39.98	$ 85.40	$ 51.59	$ 47.68	$ 48.84	$ 48.10	$ 47.23
$ 2.75	$ 3.20	$ 3.15	$ 3.38	$ 2.77	$ 3.70	$ 3.47
1.16	1.27	1.15	1.23	1.38	1.58	2.64
90.57	59.45	71.82	90.42	88.46	126.50	134.15
40,948.00	28,200.00	36,287.00	49,328.00	52,684.00	69,776.00	74,271.00
5.90	16.30	8.49	7.00	4.83	8.90	7.29

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Albany County Airport Authority
Ratios of Outstanding Debt
For Years Ended December 31,

	2016	2017	2018
Ratio of Authority issued Revenue Bond Debt Service to Total Expenses			
Principal	$ 8,567,000	$ 8,803,000	$ 9,419,000
Interest	4,477,430	3,730,422	3,697,735
Total Debt Service	$ 13,044,430	$ 12,533,422	$ 13,116,735
Total Expenses	$ 51,612,168	$ 52,746,843	$ 57,214,049
Ratio of Debt Service to Total Expenses	25.27%	23.76%	22.93%
Debt Service per Enplaned Passenger			
Net Debt Service	$ 9,436,220	$ 8,923,166	$ 10,281,822
Enplaned Passengers	1,407,005	1,417,835	1,466,706
Debt Service per Enplaned Passenger	$ 6.71	$ 6.29	$ 7.01
Outstanding Debt (Authority and County) per Enplaned Passenger			
Outstanding debt by type:			
General Airport Revenue Bond (GARB)	$ 86,670,000	$ 76,190,000	$ 89,790,000
NYS EFC	1,546,000	1,128,000	699,000
Subtotal	88,216,000	77,318,000	90,489,000
Unamortized Premiums/Discounts (net)	1,483,693	2,248,604	3,741,495
Total Outstanding Debt and Premiums	$ 89,699,693	$ 79,566,604	$ 94,230,495
Enplaned Passengers	1,407,005	1,417,835	1,466,706
Outstanding Debt per Enplaned Passenger	$ 64	$ 56	$ 64
Debt Limit per Enplaned Passenger			
Debt Limit	$ 285,000,000	$ 285,000,000	$ 285,000,000
Enplaned Passengers	1,407,005	1,417,835	1,466,706
Debt Limit per Enplaned Passenger	$ 203	$ 201	$ 194

Source: Authority's audited financial statements and statistics reports

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Albany County Airport Authority
Ratios of Outstanding Debt, Con't
For Years Ended December 31,

	2019	2020	2021	2022	2023	2024	2025
	$ 7,554,000	$ 7,390,000	$ 6,365,000	$ 6,685,000	$ 7,020,000	$ 7,280,000	$ 7,625,000
	4,248,934	4,665,327	2,575,159	2,314,999	2,108,163	2,638,966	2,291,250
	$ 11,802,934	$ 12,055,327	$ 8,940,159	$ 8,999,999	$ 9,128,163	$ 9,918,966	$ 9,916,250
	$ 59,848,779	$ 54,597,444	$ 54,728,970	$ 62,830,684	$ 65,317,809	$ 73,064,668	$ 74,012,633
	19.72%	22.08%	16.34%	14.32%	13.97%	13.58%	13.40%
	$ 8,039,474	$ 7,914,410	$ 5,047,159	$ 5,106,999	$ 5,487,759	$ 6,277,494	$ 6,274,778
	1,518,969	520,029	976,037	1,290,529	1,376,639	1,507,130	1,594,077
	$ 5.29	$ 15.22	$ 5.17	$ 3.96	$ 3.99	$ 4.17	$ 3.94
	$ 92,555,000	$ 75,945,000	$ 69,000,000	$ 62,315,000	$ 55,295,000	$ 48,015,000	$ 40,390,000
	-	-	-	-	-	-	-
	92,555,000	75,945,000	69,000,000	62,315,000	55,295,000	48,015,000	40,390,000
	4,116,578	7,538,441	5,918,169	4,522,195	3,311,406	2,293,797	1,475,564
	$ 96,671,578	$ 83,483,441	$ 74,918,169	$ 66,837,195	$ 58,606,406	$ 50,308,797	$ 41,865,564
	1,518,969	520,029	976,037	1,290,529	1,376,639	1,507,130	1,594,077
	$ 64	$ 161	$ 77	$ 52	$ 43	$ 33	$ 26
	$ 285,000,000	$ 285,000,000	$ 285,000,000	$ 285,000,000	$ 285,000,000	$ 285,000,000	$ 285,000,000
	1,518,969	520,029	976,037	1,290,529	1,376,639	1,507,130	1,594,077
	$ 188	$ 548	$ 292	$ 221	$ 207	$ 189	$ 179

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Albany County Airport Authority
Revenue Bond Debt Service Coverage
For Years Ended December 31,

	2016	2017	2018	2019
NET REVENUES				
Operating Revenues	$ 45,738,668	$ 48,027,140	$ 50,829,607	$ 51,843,389
Interest Income <1>	12,280	10,676	243,269	700,892
TSA (LEO) Reimbursement	222,772	138,700	126,921	150,480
Grant income	-	-	174,077	-
Improvement Charges	368,400	368,400	368,400	368,400
Total Revenues	$ 46,342,120	$ 48,544,916	$ 51,742,274	$ 53,063,161
LESS: Total Operating Expenses <2>	(31,521,233)	(33,373,689)	(36,935,812)	(37,622,202)
LESS: Authority Share of Funds Remaining	-	-	-	-
LESS: Air Service Incentive Cost to Airport	(539,720)	(67,041)	(244,691)	(1,489,603)
Net Revenues	$ 14,281,167	$ 15,104,186	$ 14,561,771	$ 13,951,356
DEBT SERVICE				
1999 NYS EFC Revenue Bonds	$ 457,308	$ 455,397	$ 458,514	$ 441,549
Less: 1999 NYS EFC Interest Subsidy	(16,856)	(13,277)	(9,241)	(4,803)
2003 A Revenue Bonds	463,473	118,080	-	-
2006 A & B Revenue Bonds	1,098,489	275,865	-	-
2006 C Revenue Bonds	400,980	99,867	-	-
2010 A Refunding Bonds	10,540,689	10,549,011	10,557,831	8,112,581
Less: PFC Revenues used for Debt Service	(3,608,210)	(3,610,256)	(2,834,913)	(3,763,460)
2017 A & B Refunding Bonds	-	583,089	757,375	430,225
2018 A & B Revenue Bonds	-	913,764	1,203,925	1,130,125
2019 Revenue Bonds	-	-	-	771,322
2020 A & B Revenue Bonds	-	-	-	703,378
Net Debt Service	$ 9,335,873	$ 9,371,540	$ 10,133,491	$ 7,820,917
DEBT SERVICE COVERAGE <3>	1.53	1.61	1.44	1.78
Does not include required amounts held in Bond Reserve Accounts as follows:				
1999 NYS EFC Bonds	$ 277,389	$ 277,389	$ 277,389	$ -
2003 A Revenue Bonds	514,100	-	-	-
2006 A & B Revenue Bonds	1,128,600	-	-	-
2006 C Revenue Bonds	404,263	-	-	-
2010 A Refunding Bonds	9,523,517	9,523,517	9,523,517	9,523,517
2017 A & B Refunding Bonds	-	1,261,495	1,261,495	1,261,496
2018 A & B Revenue Bonds	-	-	1,475,750	1,475,750
2019 A Revenue Bonds	-	-	-	556,850
2020 A & B Revenue Bonds	-	-	-	-
Total Bond Reserve Accounts	$ 11,847,869	$ 11,062,401	$ 12,538,151	$ 12,817,613

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<1> Includes only interest allocated to the airline revenue centers under the Master Bond Resolution.

<2> Total Operating Expenses include contributions actually paid to employee benefit trusts, as provided for under the master bond resolution rather than the expense under GASB Statements No. 68, No. 71 and No. 75.

<3> 2018 debt service coverage does not include $1,496,915 received for a settlement for an alleged manipulation of LIBOR.

Source: Authority's audited financial statements and statistics reports

Albany County Airport Authority
Revenue Bond Debt Service Coverage, Con't
For Years Ended December 31,

2020	2021	2022	2023	2024	2025
$ 30,819,110	$ 40,477,233	$ 53,719,872	$ 53,385,246	$ 62,619,566	$ 66,283,425
181,306	37,269	256,800	1,279,477	1,400,554	1,196,775
139,080	126,921	138,700	138,700	50,996	-
10,914,550	4,363,325	-	-	-	-
368,400	368,400	368,400	368,400	368,400	368,400
$ 42,422,446	$ 45,373,148	$ 54,483,772	$ 55,171,823	$ 64,439,516	$ 67,848,600
(32,620,872)	(34,060,350)	(40,232,987)	(43,517,373)	(49,834,183)	(50,148,943)
(232,741)	-	-	-	-	-
(619,410)	(126,162)	(262,824)	(571,357)	(755,941)	(1,186,402)
$ 8,949,423	$ 11,186,636	$ 13,987,961	$ 11,083,093	$ 13,849,392	$ 16,513,255
$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
6,124,250	-	-	-	-	-
(4,140,917)	(3,494,931)	(3,639,794)	(3,640,404)	(3,641,472)	(3,641,472)
1,570,150	2,067,901	1,466,400	1,472,150	1,379,900	1,374,397
1,474,750	1,471,750	1,473,000	1,473,250	1,472,500	1,470,750
556,216	556,150	554,500	552,750	555,750	553,350
1,283,454	6,515,500	6,526,250	6,524,500	6,525,250	6,517,750
$ 6,867,903	$ 7,116,370	$ 6,380,356	$ 6,382,246	$ 6,291,928	$ 6,274,775
1.30	1.57	2.19	1.74	2.20	2.63
$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
1,261,496	1,261,496	1,261,496	1,261,496	1,261,496	1,261,496
1,475,750	1,475,750	1,475,750	1,475,750	1,475,750	1,475,750
556,850	556,850	556,850	556,850	556,850	556,850
$ 3,948,630	$ 3,948,630	$ 3,948,630	$ 3,948,630	$ 3,948,630	$ 3,948,630
$ 7,242,726	$ 7,242,726	$ 7,242,726	$ 7,242,726	$ 7,242,726	$ 7,242,726

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Albany International Airport
Population in the Air Trade Area

	2024	2020	2020 vs. 2010	2010	2010 vs. 2000	2000
PRIMARY TRADE AREA						
State of New York						
Albany County	319,964	313,987	3.2%	304,204	3.3%	294,565
Columbia County	60,299	61,403	-2.7%	63,096	0.0%	63,094
Fulton County	52,073	53,132	-4.3%	55,531	0.8%	55,073
Greene County	46,903	47,912	-2.7%	49,221	2.1%	48,195
Montgomery County	49,648	49,485	-1.5%	50,219	1.0%	49,708
Rensselaer County	160,749	160,900	0.9%	159,429	4.5%	152,538
Saratoga County	240,360	235,794	7.4%	219,607	9.5%	200,635
Schenectady County	162,261	159,315	3.0%	154,727	5.6%	146,555
Schoharie County	30,151	29,752	-9.2%	32,749	3.7%	31,582
Warren County	65,288	65,638	-0.1%	65,707	3.8%	63,303
Washington County	59,839	65,618	3.8%	63,216	3.6%	61,042
State of Massachusetts						
Berkshire County	128,726	128,774	-1.9%	131,219	-2.8%	134,953
State of Vermont						
Bennington County	38,047	37,300	0.5%	37,125	0.4%	36,994
PRIMARY TRADE AREA	1,414,308	1,409,010	1.7%	1,386,050	3.6%	1,338,237
SECONDARY TRADE AREA						
State of New York						
Delaware County	44,191	44,221	-7.8%	47,980	-0.2%	48,055
Dutchess County	299,963	295,398	-0.7%	297,488	6.2%	280,150
Essex County	36,744	37,326	-5.2%	39,370	1.3%	38,851
Hamilton County	5,082	5,073	4.9%	4,836	-10.1%	5,379
Herkimer County	59,585	60,024	-7.0%	64,519	0.1%	64,427
Otsego County	60,524	58,377	-6.2%	62,259	0.9%	61,676
Ulster County	182,977	181,627	-0.5%	182,493	2.7%	177,749
State of Connecticut						
Litchfield County	185,000	184,874	-2.7%	189,927	4.2%	182,193
State of Massachusetts						
Franklin County	70,871	70,930	-0.6%	71,372	-0.2%	71,535
Hampden County	464,151	464,407	0.2%	463,490	1.6%	456,228
Hampshire County	165,399	146,592	-7.3%	158,080	3.8%	152,251
State of Vermont						
Addison County	38,047	37,343	1.4%	36,821	2.4%	35,974
Rutland County	60,198	60,477	-1.9%	61,642	-2.8%	63,400
Windham County	45,627	45,850	3.0%	44,513	0.7%	44,216
Windsor County	57,697	57,744	1.9%	56,670	-1.3%	57,418
SECONDARY TRADE AREA	1,776,056	1,750,263	-1.8%	1,781,460	2.4%	1,739,502
TOTAL PRIMARY AND SECONDARY TRADE AREA POPULATION	3,190,364	3,159,273	-0.3%	3,167,510	2.9%	3,077,739
State of New York	19,867,248	20,108,296	3.8%	19,378,102	2.1%	18,976,457
United States	340,110,988	331,511,512	7.4%	308,745,538	9.4%	282,171,936

Sources: U.S. Department of Commerce, Bureau of the Census

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Albany International Airport
Largest Private-Sector Employers in Primary Air Trade Area

Rank	Employer	Industry	Employees 2025
1	Albany Med Health System	Health Care	16,741
2	St. Peter's Health Partners	Health Care	11,154
3	Northeast Grocery Inc.	Retail Grocery, Headquarters, and Dist. Center	8,025
4	Hannaford Supermarkets	Retail Grocery	5,000
5	Regeneron Pharmaceuticals Inc.	Health Services	4,500
6	Stewart's Shops Corp.	Dairy Products/Convenience Stores	3,765
7	GE Vernova	Energy, Research, Industrial	2,700
8	Ellis Medicine	Health Care	2,689
9	Global Foundries	Semiconductor Manufacturing	2,500
10	Community Care Physicians	Health Care	1,940
11	Rensselaer Polytenchic Institute	Educational Services	1,790
12	Center for Disability Services	Health Care	1,785
13	Anthem Blue Cross	Health Insurance	1,708
14	St Mary's Healthcare	Health Care	1,635
15	Charter Communications	Communications	1,488
16	Broadview Federal Credit Union	Banking	1,375
17	CDPHP	Health Insurance Carrier	1,272

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Source: Capital Region Book of Lists

Albany International Airport
Colleges and Universities in Primary Air Trade Area

Name	County	Public/Private	Enrollment 2025
University at Albany, State University of New York	Albany	Public	17,567
Excelsior University	Albany	Private	12,701
SUNY Empire State University	Albany	Public	11,139
Hudson Valley Community College	Rensselaer	Public	9,368
Rensselaer Polytechnic Institute	Rensselaer	Private	7,049
Siena College	Albany	Private	3,722
SUNY Schenectady County Community College	Schenectady	Public	3,700
Russell Sage College	Rensselaer	Private	2,790
Skidmore College	Saratoga	Private	2,704
SUNY Adirondack	Warren	Public	2,581
Union College	Schenectady	Private	2,046
Fulton-Montgomery Community College	Fulton-Montgomery	Public	1,946
SUNY Cobleskill	Schoharie	Public	1,882
Columbia-Greene Community College	Columbia-Greene	Public	1,699
Albany Medical College	Albany	Private	852
Albany College of Pharmacy	Albany	Private	837
Maria College	Albany	Private	745
Albany Law School	Albany	Private	669
Clarkson University	Albany	Private	193
			84,190

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Source: Capital Region Book of Lists

Albany International Airport
Airport Information
As of December 31,

			2016	2025
Airport Code:	ALB			
Location:	7 miles Northwest of downtown Albany, New York, the capital of the State of New York			
Elevation:	285 ft.			
International:	Customs / Immigration F.I.S. Facility			
Tower:	TRACON 24 / 7 - 365			
FBO:	Million Air			
Acres (+/-):			1,171	1,171
Runways:	1/19 North/South ILS / VOR / GPS		8,500 X 150 ft.	8,500 X 150 ft.
	10/28 East/West VOR / GPS		7,200 X 150 ft.	7,200 X 150 ft.
Terminal:	Airlines - sq. ft.		90,623	91,484
	Tenants - sq. ft.		44,320	44,501
	Public/Common - sq. ft.		104,426	103,509
	Mechanical - sq. ft.		50,916	50,794
	Total - sq. ft.		290,285	290,288
	Number of passenger gates		21	21
	Number of loading bridges		16	16
	Number of Concessionaires in Terminal		6	6
	Number of Rental Car Agencies in Terminal		6	6
Apron:	Commercial Airlines - sq. ft.		810,901	810,901
	Cargo Airlines - sq. ft.		210,600	210,600
	FBO - sq. ft.		640,000	640,000
Parking:	Spaces assigned	Garage	1,912	2,912
		Short-term	222	181
		Long-term	1,468	1,880
		Economy	2,286	2,763
		Rental Cars	307	307
		Employees	348	336
		Total	6,543	8,379
Cargo:	Air Cargo Building - sq. ft.		50,500	50,500
Employees:	Authority		22.0	20.0
	Airport Operations		154.25	150.00
	Fixed Based Operator		33.0	37.0
	Total		209.25	207.00

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Albany International Airport
Enplaned Passengers
2016-2025

AIRLINE	2025	Percent of Total 2025	2024	Percent of Total 2024	2023
Southwest Airlines	524,892	32.9%	474,703	31.5%	450,081
Delta Airlines	167,561	10.5%	173,766	11.5%	157,889
American Airlines	159,323	10.0%	186,660	12.4%	134,842
Jet Blue	135,267	8.5%	107,256	7.1%	86,637
Allegiant Air	100,762	6.3%	84,613	5.6%	83,013
United Airlines	77,774	4.9%	94,659	6.3%	104,000
American Eagle (Piedmont)	75,423	4.7%	77,188	5.1%	67,234
American Eagle (PSA)	72,850	4.6%	63,280	4.2%	69,804
United Express (Commutair)	61,341	3.8%	56,754	3.8%	49,733
Delta Connection (SkyWest)	54,761	3.4%	34,602	2.3%	34,585
Delta Connection (Endeavor)	42,968	2.7%	62,319	4.1%	76,543
American Eagle (Envoy)	34,648	2.2%	11,352	0.8%	4,623
United Express (Republic)	23,847	1.5%	13,050	0.9%	25,006
Avelo Airlines	21,258	1.3%	11,667	0.8%	
Breeze Airways	13,775	0.9%			
United Express (SkyWest)	12,001	0.8%	13,321	0.9%	4,583
American Eagle (Republic)	8,862	0.6%	8,181	0.5%	4,481
United Express (Go Jet)	5,337	0.3%	25,725	1.7%	10,324
American Eagle (SkyWest)			6,154	0.4%	1,704
American Eagle (Air Wisconsin)			1,129	0.1%	3,277
Delta Connection (Republic)					4,904
United Express (Air Wisconsin)					2,336
United Express (Mesa)					29
Frontier Airlines					
United Express (Express Jet)					
United Express (Transtates)					
Delta Connection (Go Jet)					
Cape Air					
American Eagle (Transtates)					
OneJet					
Elite Airways					
Boutique Air					
Delta Connection (Express Jet)					
United Express (Shuttle America)					
Delta Connection (Shuttle America)					
Sub Total	1,592,650	99.9%	1,506,379	100.0%	1,375,628
Charters	1,427	0.1%	751	0.1%	1,011
TOTAL	1,594,077	100.0%	1,507,130	100.0%	1,376,639

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Source: Albany County Airport Authority

Albany International Airport
Enplaned Passengers
2016-2025

2022	2021	2020	2019	2018	2017	2016
365,474	319,869	174,133	488,147	565,731	566,801	569,101
134,888	96,631	37,667	171,022	164,105	173,086	158,638
115,598	49,026	45,182	96,650	109,476	115,904	115,298
90,792	75,211	29,793	92,149	89,609	90,744	87,036
71,337	50,033	28,588	78,107	3,635		
83,426	26,980	9,332	104,868	92,342	83,366	95,299
58,831	60,644	38,271	92,085	51,098	56,509	32,788
64,368	67,978	13,080	57,755	48,234	38,262	23,360
45,739	48,722	32,102	87,554	96,702	80,981	72,990
61,586	11,283	13,190	51,147	31,211	27,157	4,336
63,726	46,195	18,904	14,753	10,109	19,527	39,496
26,184	7,086	13,545	27,306	43,436	37,949	33,591
30,105	9,234	3,057	853	4,078	185	286
5,738	8,368	9,113	5,426	15,390	17,881	14,603
11,863	29,136	17,358	11,002	44,001	19,831	38,616
13,665	18,761	282	658	1,162	13,964	5,185
4,034	8,706	6,599	27,580		92	1,946
				313	34,044	52,701
38	7,033		155			
3,578	2,899	10,652	17,488	10,683		
		252	5,812	4,448	8,122	10,653
38,284	31,693	16,739	60,804	11,123		
		1,475	7,019	9,312	3,593	10,964
		50	1,418	11,255	4,644	4,059
			13,739	22,203	3,651	4,768
			3,275	11,777	12,966	16,090
				8,177	3,980	
				3,964	989	
				1,044		
				827	1,852	
					524	13,525
					115	65
						1,611
1,289,254	975,488	519,364	1,516,772	1,465,445	1,416,719	1,407,005
1,275	549	665	2,297	1,261	1,116	429
1,290,529	976,037	520,029	1,519,069	1,466,706	1,417,835	1,407,434

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Albany International Airport
Landed Weights
2016-2025

Commercial Carriers	2025	Percent of Total 2025	2024	Percent of Total 2024	2023
Southwest Airlines	569,789,602	28.6%	487,601,803	26.8%	475,359,502
Delta Airlines	193,867,090	9.7%	199,880,103	11.0%	246,428,072
American Airlines	182,608,608	9.2%	206,189,913	11.3%	138,501,553
Jet Blue	143,118,486	7.2%	111,254,554	6.1%	90,377,883
Allegiant Air	103,645,428	5.2%	81,671,823	4.5%	78,500,799
United Airlines	92,360,398	4.6%	105,942,788	5.8%	120,016,876
American Eagle (PSA)	89,685,400	4.5%	79,312,097	4.4%	88,034,598
American Eagle (Piedmont)	77,915,249	3.9%	78,002,553	4.3%	69,272,553
Delta Connection (Sky West)	65,407,618	3.3%	40,068,089	2.2%	41,758,359
United Express (Commutair)	63,932,000	3.2%	56,804,000	3.1%	47,828,000
Delta Connection (Endeavor)	62,930,096	3.2%	77,269,801	4.3%	42,721,904
Avelo Airlines	42,555,739	2.1%	18,985,322	1.0%	
American Eagle (Envoy)	42,038,639	2.1%	13,755,318	0.8%	5,585,792
United Express (Republic)	28,988,995	1.5%	10,040,661	0.6%	51,842,134
Breeze Airways	28,518,506	1.4%			
United Express (SkyWest)	15,208,312	0.8%	15,112,833	0.8%	5,080,206
American Eagle (Republic)	12,886,119	0.6%	15,124,593	0.8%	6,295,799
United Express (Go Jet)	7,686,000	0.4%	39,650,000	2.2%	14,884,000
Charters	3,427,474	0.2%	4,116,927	0.2%	2,926,004
Delta Connection (Republic)	374,780	0.0%	522,054	0.0%	1,948,883
American Eagle (SkyWest)	134,000	0.0%	7,035,000	0.4%	2,010,000
American Eagle (Air Wisconsin)			1,222,000	0.1%	3,290,000
United Express (Air Wisconsin)					2,397,000
United Express (Mesa)					150,000
Frontier Airlines					
United Express (Express Jet)					
United Express (Transtates)					
Cape Air					
Delta Connection (Go Jet)					
OneJet					
American Eagle (Transtates)					
Boutique Air					
Elite Airways					
Delta Connection (Express Jet)					
Delta Connection (Shuttle America)					
United Express (Shuttle America)					
	1,827,078,539	91.7%	1,649,562,232	90.8%	1,535,209,917
Cargo Carriers					
United Parcel Service	115,495,841	5.8%	117,239,600	6.5%	119,945,840
Federal Express	49,500,000	2.5%	50,094,000	2.8%	49,698,000
Ameriflght					4,051,304
Wiggins Airways			280,500	0.0%	2,711,500
Mountain Air Cargo			399,500	0.0%	25,500
	164,995,841	8.3%	168,013,600	9.2%	176,432,144
Grand Total	1,992,074,380	100.00%	1,817,575,832	100.00%	1,711,642,061

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Source: Albany County Airport Authority

Albany International Airport
Landed Weights
2016-2025

2022	2021	2020	2019	2018	2017	2016
378,302,300	333,567,995	323,968,000	500,895,200	571,924,399	579,923,601	586,092,000
214,614,613	108,233,599	63,701,610	193,329,310	185,285,718	197,829,323	183,615,710
129,482,907	54,674,892	73,424,515	115,775,436	129,717,613	142,955,406	139,386,707
92,092,433	82,397,589	48,480,223	105,034,143	103,377,946	102,628,355	104,956,520
67,927,459	51,877,867	45,431,430	84,122,513	3,884,529		
99,606,972	30,980,057	22,688,482	130,077,387	111,690,471	96,782,482	126,927,674
88,835,105	81,230,303	20,267,607	65,256,809	60,450,498	48,282,802	29,126,003
58,665,601	67,133,700	60,629,849	94,895,104	52,247,399	61,141,955	39,101,103
75,081,861	13,908,099	20,571,505	58,877,612	34,467,201	29,942,300	4,573,100
47,564,000	54,296,000	49,852,000	96,448,000	103,927,006	96,037,006	83,099,012
26,971,802	57,227,300	49,483,908	16,654,910	12,478,297	21,488,406	42,351,100
29,840,261	7,644,899	23,510,259	32,802,755	53,400,168	48,111,665	42,416,420
42,841,207	11,670,387	5,907,531	1,343,937	4,861,628	291,898	522,057
6,343,388	12,075,108	18,969,872	6,227,313	17,178,060	18,891,990	14,888,118
17,824,901	33,952,352	26,382,407	13,263,507	54,108,619	24,958,355	50,137,054
19,276,000	26,291,000	549,000	670,000	1,273,000	14,472,000	5,427,000
3,013,912	4,338,054	1,901,672	5,514,002	2,964,555	2,376,000	1,012,000
821,884	14,695,958		514,116	514,123	291,888	
4,690,000	10,787,000	11,926,000	34,103,000	67,000	134,000	2,867,000
				423,000	38,399,000	63,497,000
3,948,000	2,444,000	14,053,000	18,659,000	11,562,000		
		603,000	6,432,000	4,623,000	8,860,000	11,524,000
41,717,184	37,460,128	25,711,365	54,948,790	11,049,772		
		1,999,570	9,487,770	11,104,057	4,112,026	11,818,840
		44,092	1,489,869	11,342,682	4,305,591	4,156,332
			4,644,301	14,261,700	15,933,102	20,413,009
			16,331,904	24,185,598	3,791,201	5,261,399
				11,115,418	3,336,049	
				8,162,550	4,146,748	
				2,489,923	4,934,982	
				2,182,000		
				67,000	911,502	15,960,701
					147,268	1,489,218
					144,623	72,311
1,449,461,790	1,096,886,287	910,056,897	1,667,798,688	1,616,386,930	1,575,561,524	1,590,691,388
123,034,881	122,675,761	110,128,000	103,060,000	102,199,838	102,618,000	103,574,000
50,292,000	54,846,000	51,876,000	53,262,000	51,876,000	50,420,000	51,084,000
4,121,596	5,333,131	4,839,121	4,390,800	4,670,805	4,233,647	4,100,650
5,091,500	6,466,365	4,326,509	7,182,500	9,163,514	10,166,496	9,992,302
		831,680				
182,539,977	189,321,257	172,001,310	167,895,300	167,910,157	167,438,143	168,750,952
1,632,001,767	1,286,207,544	1,082,058,207	1,835,693,988	1,784,297,087	1,742,999,667	1,759,442,340

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Albany International Airport
Aircraft Operations
2016-2025

Commercial Carriers	2025	Percent of Total 2025	2024	Percent of Total 2024	2023
Southwest Airlines	8,192	23.1%	7,044	21.0%	6,700
American Eagle (Piedmont)	3,570	10.0%	3,574	10.6%	3,174
United Express (Commutair)	2,906	8.2%	2,582	7.7%	2,174
Delta Airlines	2,600	7.3%	2,718	8.1%	2,418
American Eagle (PSA)	2,568	7.2%	2,302	6.9%	2,566
American Airlines	2,367	6.7%	2,900	8.6%	2,003
Jet Blue	2,004	5.6%	1,564	4.7%	1,290
Delta Connection (Sky West)	1,750	4.9%	1,056	3.1%	1,112
Delta Connection (Endeavor)	1,680	4.7%	2,156	6.4%	2,736
Allegiant Airlines	1,394	3.9%	1,136	3.4%	1,104
United Airlines	1,278	3.6%	1,520	4.5%	1,566
American Eagle (Envoy)	1,132	3.2%	374	1.1%	158
United Express (Republic)	778	2.2%	310	0.9%	1,398
United Express (SkyWest)	406	1.1%	504	1.5%	138
Avelo Airlines	398	1.1%	170	0.5%	
American Eagle (Republic)	344	1.0%	268	0.8%	168
Breeze Airways	282	0.8%			
United Express (Go Jet)	252	0.7%	1,300	3.9%	488
Charters	30	0.1%	34	0.1%	36
Delta Connection (Republic)	10	0.0%	14	0.0%	186
American Eagle (SkyWest)	4	0.0%	210	0.6%	60
American Eagle (Air Wisconsin)			54	0.2%	140
United Express (Air Wisconsin)					102
United Express (Mesa)					4
United Express (Express Jet)					
Frontier Airlines					
American Eagle (Transtates)					
Boutique Air					
Cape Air					
Delta Connection (Express Jet)					
Delta Connection (Go Jet)					
Delta Connection (Shuttle America)					
Elite Airways					
OneJet					
United Express (Transtates)					
United Express (Shuttle America)					
	33,945	95.5%	31,790	94.7%	29,721
Cargo Carriers					
United Parcel Service	1,088	3.1%	1,106	3.3%	1,114
Federal Express	500	1.4%	506	1.5%	502
Wiggins Airways			66	0.2%	638
Mountain Air Cargo			94	0.3%	6
Ameriflight					484
	1,588	4.5%	1,772	5.3%	2,744
Grand Total	35,533	100.0%	33,562	100.0%	32,465

Source: Albany County Airport Authority

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Albany International Airport
Aircraft Operations
2016-2025

2022	2021	2020	2019	2018	2017	2016
5,426	4,890	4,558	7,524	8,586	8,864	8,900
2,688	3,076	2,092	4,384	4,730	4,946	4,396
2,162	2,468	2,552	4,348	1,568	1,446	1,510
2,112	1,664	1,172	446	496	188	540
2,550	2,308			2,292	1,506	864
1,794	778	690	948	744	424	
1,334	1,258	602	1,206	2,394	2,946	1,902
2,004	372	644	1,478	706	112	144
2,478	1,610	302	1,738	578	610	530
958	724	574		1,222	1,134	190
1,334	418	916	2,838	2,770	3,040	2,792
884	204	546	2,450	492		
1,168	418		1,018	92		
170	350	14	192	138	264	344
476	906	1,050	1,660	1,466	1,330	1,636
			466	48	38	16
54	38				4	2
24	396		20	360	802	1,514
140	322	90	432	56		
			14	18	1,634	2,702
168	138	522	1,588	518	196	190
		2	68	130	8	14
632	862	104	36	14	8	
558	498	356	354	2	26	502
		554	240	374	190	
				502	978	
		594	794	1,444	666	1,346
				38	432	162
		324	760	1,848	2,060	2,010
				2	4	122
				1,454	1,446	1,476
				156		
			1,356	4,164	4,652	5,960
					4	70
29,114	23,698	18,258	36,358	39,402	39,958	39,834
1,128	1,162	860	904	886	974	982
508	554	480	538	524	508	476
1,198	1,216	944	1,690	2,154	2,390	2,350
		14				
512	486	498	546	584	534	456
3,346	3,418	2,796	3,678	4,148	4,406	4,264
32,460	27,116	21,054	40,036	43,550	44,364	44,098

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Albany International Airport
Aircraft Operations
2016-2025

Year	Airlines	Cargo	General Aviation	Military	Total
2016	39,834	4,264	17,576	3,057	64,731
2017	39,962	4,406	16,818	2,974	64,160
2018	39,402	4,148	17,753	3,300	64,603
2019	36,446	3,750	17,608	2,944	60,748
2020	19,604	3,174	16,414	3,487	42,679
2021	23,751	3,418	17,441	3,239	47,849
2022	33,267	3,346	14,521	2,592	53,726
2023	34,046	2,744	14,647	2,173	53,610
2024	31,790	1,772	19,764	2,379	55,705
2025	27,988	1,588	25,324	2,640	57,540

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Source: Albany County Airport Authority

Albany International Airport
Airlines Serving the Albany International Airport

MAJORS / NATIONALS

Allegiant Air
American Airlines
Avelo Airlines
Breeze Airways
Delta Air Lines
Jet Blue Airways
Southwest Airlines
United Airlines

REGIONAL / COMMUTERS

CommutAir d/b/a United Express
Endeavor d/b/a Delta Connection
Envoy d/b/a American Eagle
Piedmont d/b/a American Eagle
PSA d/b/a American Eagle
Republic d/b/a American Eagle
Republic d/b/a United Express
Sky West d/b/a United Express
Sky West d/b/a Delta Connection

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ALL-CARGO CARRIERS

Federal Express
United Parcel Service

As of December 31, 2025
Source: Albany County Airport Authority

Albany International Airport
Major Carrier Airline Service

SCHEDULED JET AIRLINE SERVICE
As of December 2025

CARRIER	NON-STOP SERVICE
Allegiant	Myrtle Beach (MYR)
	Nashville (BNA)
	Orlando (SFB)
	Punta Gorda (PGD)
	Sarasota (SRQ)
	St. Pete–Clearwater (PIE)
American	Charlotte (CLT)
	Chicago O'Hare (ORD)
	Dallas/Ft. Worth (DFW)
	Miami (MIA)
	Philadelphia (PHL)
	Washington National (DCA)
Avelo	Concord, NC (USA)
	Raleigh-Durham (RDU)
Breeze	Charleston (CHS)
	Ft. Myers (RSW)
	Raleigh-Durham (RDU)
Delta	Atlanta (ATL)
	Detroit (DTW)
	New York LaGuardia (LGA)
JetBlue	Fort Lauderdale (FLL)
	Orlando (MCO)
Southwest	Baltimore (BWI)
	Chicago Midway (MDW)
	Denver (DEN)
	Fort Lauderdale (FLL)
	Las Vegas (LAS)
	Nashville (BNA)
	Orlando (MCO)
	Tampa (TPA)
United	Chicago O'Hare (ORD)
	Washington Dulles (IAD)

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Albany International Airport
Top 20 Primary Origination and Destination Passenger Markets

2025 Rank	Market	Length	2025 Passengers	2024 Passengers	2016 Passengers
1	Orlando (MCO)	MH	331,292	301,031	296,106
2	Ft. Lauderdale	MH	173,870	150,494	213,539
3	Chicago (ORD)	MH	104,617	105,082	124,476
4	Atlanta	MH	91,698	98,350	87,539
5	Tampa	MH	87,187	97,307	142,869
6	Charlotte	SH	86,245	82,826	73,287
7	Denver	MH	80,898	82,606	69,202
8	Las Vegas	LH	67,945	55,950	82,968
9	Washington (DCA)	SH	65,117	64,726	75,053
10	Nashville	MH	63,504	65,836	N/A
11	Raleigh/Durham	SH	62,921	50,515	35,139
12	Baltimore	SH	58,472	63,865	93,511
13	Myrtle Beach	MH	54,650	50,234	N/A
14	Dallas/Ft. Worth	MH	53,943	55,429	33,894
15	Phoenix (PHX)	LH	53,771	50,974	48,031
16	Los Angeles	LH	52,031	53,285	66,471
17	San Francisco	LH	47,375	40,931	58,112
18	Punta Gorda	MH	45,977	41,272	N/A
19	Detroit	MH	43,325	45,638	N/A
20	Chicago (MDW)	MH	40,607	44,195	N/A

* Notes:
SH Short Haul = 0 to 600 miles
MH Medium Haul = 601 to 1,800 miles
LH Long Haul = over 1,801 miles

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Compliance

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Members
Albany County Airport Authority

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the business-type activities and fiduciary activities of the Albany County Airport Authority (the Authority), a component unit of the County of Albany, New York, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated_____, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified a certain deficiency in internal control, described in the accompanying schedule of findings and questioned costs as item 2025-001 that we consider to be a significant deficiency.

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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. We did not identify any instances of noncompliance.

The Authority's Response to Finding

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the finding identified in our audit and described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DRAFT

Latham, NY
_____, 2026

Albany County Airport Authority
Schedule of Expenditures of Federal and NYS DOT Financial Assistance
For the Year Ended December 31, 2025

Federal Project Number	NYS Project Number	Federal * Percent Participation	Description of Project	Assistance Listing Number	Total Grant Amount Federal	Total Grant Amount State	Year Ended 12/31/25 Expenditures Federal	Year Ended 12/31/25 Expenditures State
CAPITAL CONTIRBUTIONS:								
Direct Award - U.S. Department of Transportation Federal Aviation Administration Airport Improvement Program								
147-21	N/A	100%	Replace 3 pieces of snow equipment	20.106	$ 1,537,634	N/A	$ 813,644	$ -
148-24	N/A	100%	COVID-19 Airport Rescue Grant	20.106	12,113,223	N/A	11,654,597	-
150-22	1A00.30	90%	Rehabilitate Runway 10-28 and associated Taxiways	20.106	7,144,824	$ 269,900	26,078	-
151-23	1A00.31	90%	Replace Air Traffic Control Tower HVAC and base building HVAC and Roof	20.106	2,000,000	52,632	130,449	(44,115)
152-24	1A00.33	90%	Rehabilitation of Terminal A. Aquire and install two passenger loading bridges	20.106	10,600,000	278,948	5,442,581	60,252
153-24	1A00.32	90%	Runway 1-19 Rehabilitation and Lighting upgrades	20.106	9,326,858	518,159	8,099,817	449,990
154-25	1A00.34	90%	Terminal Building Improvements - Reconstruct 60,000 square feet of existing Terminal Building including construction of main entrance, lobby, security, baggage and exterior areas, canopies, sidewalks, and HVAC - Phase 1 Construction	20.106	21,915,184	1,217,510	4,271,433	213,571
155-25	1A00.35	90%	Reconstruct 22,500 sq yrs of GA apron, construct a new 1,900 sq yds deicing pad and rehabilitate 35,600 sq yds of GA apron	20.106	12,936,210	718,678	284,767	15,820
Direct Award - New York State Department of Transportation								
N/A	1A00.95	N/A	Upstate Economic Development and Revitalization Grant Program		N/A	60,000,000	-	7,763,053
N/A	1A00.94	N/A	Rehabilitation of existing elevators		N/A	1,612,560	-	259,809
Direct Award - New York State Energy Research and Development Authority								
N/A	215582	N/A	Thermal Energy Network Detailed Design		N/A	500,000	-	485,500
			GRAND TOTAL		$ 77,573,933	$ 65,168,387	$ 30,723,366	$ 9,203,880

(*) The remaining percentage is shared equally between the State of New York and the Authority with the exception of federal grants 147-21 and 148-24.

See accompanying Notes to Schedule of Federal and New York State Department of Transportation Financial Assistance.

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Albany County Airport Authority
Notes to Schedule of Expenditures of Federal and New York State Department of Transportation Financial Assistance
For the Year Ended December 31, 2025

1. Scope of Audit Pursuant to the Uniform Guidance

   The Albany County Airport Authority (Authority) is a body corporate and politic constituting a public benefit corporation. The Schedule of Expenditures of Federal and New York State Department of Transportation Financial Assistance (the Schedule) includes all of the federal award programs and the New York State Department of Transportation matching grant award for the FAA's Airport Improvement Act (Assistance Listing #20.106) administered by the Albany County Airport Authority, an entity defined in the financial statements.

2. Basis of Accounting

   The accompanying Schedule includes the federal award activity of the Authority under programs of the federal government for the year ended December 31, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

3. Summary of Significant Accounting Policies

   Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Authority has not elected to use the 15-percent de minimis indirect cost rate as allowed under the Uniform Guidance and did not claim any indirect costs and has not claimed any indirect costs.

4. Federal Reimbursements

   Federal reimbursements are based upon specific expenditures. Therefore, the amounts reported here represent grant income earned rather than cash received. There were no funds provided to subrecipients.

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE

To the Members
Albany County Airport Authority

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Albany County Airport Authority (the Authority), a component unit of the County of Albany, New York's, compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2025. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Albany County Airport Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with requirements of laws, statutes, regulations, rules, and provisions of contract grant agreements applicable to the Authority's federal programs.

DRAFT

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Latham, NY
_____, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION FINANCIAL ASSISTANCE PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY NEW YORK STATE CODIFICATION OF RULES AND REGULATIONS

To the Members
Albany County Airport Authority

Report on Compliance

Opinion

We have audited the Albany County Airport Authority (the Authority), a component unit of the County of Albany, New York's, compliance with the types of compliance requirements identified as subject to audit in the *Preliminary Draft Part 43 of the New York State Codification of Rules and Regulations* (NYCRR), that could have a direct and material effect on its state transportation assistance program for the year ended December 31, 2025.

In our opinion, the Albany County Airport Authority complied, in all material respects, with the types of compliance requirements referred to above that are applicable to its state transportation assistance program for the year ended December 31, 2025.

Basis for Opinion

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); and the *Preliminary Draft Part 43 of NYCRR*. Our responsibilities under those standards and the NYCRR are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the state transportation assistance program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, regulations, rules, and provisions of contract grant agreements applicable to the state transportation assistance program.

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Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the *Preliminary Draft Part 43 of NYCRR* will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of the state transportation assistance program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the NYCRR, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the NYCRR, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the *Preliminary Draft Part 43 of the New York State Codification of Rules and Regulations*. Accordingly, this report is not suitable for any other purpose.

Latham, NY
_____, 2026

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Albany County Airport Authority
Schedule of Findings and Questioned Costs
For the Year Ended December 31, 2025

A. SUMMARY OF AUDIT RESULTS

1. The auditor's report expresses an unmodified opinion on the financial statements of the Albany County Airport Authority.

2. There were no material weaknesses identified during the audit of the financial statements, however as noted in Section B, a significant deficiency was reported.

3. No instances of noncompliance material to the financial statements of the Albany County Airport Authority were disclosed during the audit.

4. The auditor's report on compliance for the major federal award program for the Albany County Airport Authority expresses an unmodified opinion.

5. There were no audit findings related to the major federal award program for the Albany County Airport Authority.

6. The Airport Improvement Program (Assistance Listing #20.106), including the New York State Department of Transportation (NYSDOT) matching grants for this program was the major program for the year ended December 31, 2025.

7. The dollar threshold used to distinguish between Type A and B programs was $1,000,000.

8. The Albany County Airport Authority was considered a low-risk auditee.

B. FINDINGS - FINANCIAL STATEMENT AUDIT

Findings related to the financial statements which are required to be reported in accordance with Government Auditing Standards:

Significant Deficiency

2025-001 Contract Documentation and Retention

Criteria: The Authority enters into contracts and agreements for various operational components of the airport.

Statement of Condition: During our testing of rental revenue related to cargo facilities, we noted three organizations leasing space from the Authority do not have current, written agreements related to those leases.

Context: As part of our audit procedures, we review various contractual agreements supporting financial statement recognition.

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Effect of Condition: There is no binding agreement of mutual understanding, and the Authority may not be receiving the correct amount in lease revenue. As of December 31, 2025, unpaid invoices of $319,777 date back to August 2025.

Cause: Agreements have expired and not been re-negotiated, and not all documentation has been retained in an area that it can be located and reviewed.

Recommendation: We recommend that all agreements be in writing and retained on file for a reasonable period of time.

View of Responsible Officials and Planned Corrective Actions: Management agrees with the finding and will implement the recommendations.

Status of Prior Year Findings

2024-001 Missing Board Approvals over Contracts

Condition: The Board of Directors was not being made aware of contracts and invoice approvals when per Procurement guidelines all these decisions should be brought to the Board of Directors to vote and approve on them.

Current Status: This comment was corrected and therefore not considered necessary to repeat in current year.

C. FINDINGS AND QUESTIONED COSTS - MAJOR FEDERAL AND NYS DOT AWARD PROGRAM AUDIT

NONE

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR THE PASSENGER FACILITY CHARGE PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION

To the Members
Albany County Airport Authority

Report on Compliance

Opinion

We have audited the Albany County Airport Authority's (the Authority), a component unit of the County of Albany, New York's, compliance with the types of compliance requirements identified as subject to audit in the *Passenger Facility Charge Audit Guide for Public Agencies* (Guide), issued by the Federal Aviation Administration, that could have a direct and material effect on its Passenger Facility Charge Program for the year ended December 31, 2025.

In our opinion, the Albany County Airport Authority complied, in all material respects, with the types of compliance requirements referred to above that are applicable to its Passenger Facility Charge Program for the year ended December 31, 2025.

Basis for Opinion

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); and the Guide. Our responsibilities under those standards and the Guide are further described in the Auditor's Responsibilities for Audit of Compliance section of the report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the state transportation assistance program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal controls over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contract grant agreements applicable to its Passenger Facility Charge Program.

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Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the *Passenger Facility Charge Audit Guide for Public Agencies* will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of the Passenger Facility Charge Program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Guide, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Guide, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of the Passenger Facility Charge Program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of the Passenger Facility Charge Program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of the Passenger Facility Charge Program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the *Passenger Facility Charge Audit Guide for Public Agencies,* issued by the Federal Aviation Administration. Accordingly, this report is not suitable for any other purpose.

Latham, NY
_____, 2026

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Albany County Airport Authority
Schedule of Passenger Facility Charges
Collected and Expended

For the Year Ended December 31, 2025

Quarter Ended	PFC Charges Received	Interest Earned	Total Received	Expenditures on Approved Projects	
Beginning Balance	$ 129,540,405	$ 4,084,020	$ 133,624,425	$ 125,581,728	$ 8,042,697
1/31/2025	1,408,705	78,599	1,487,304	1,365,207	
3/31/2025	1,663,079	80,250	1,743,329	1,539,098	
6/30/2025	1,629,201	68,023	1,697,224	4,182,173	
12/31/2025	1,420,949	39,661	1,460,610	3,074,769	
Total 2025	6,121,934	266,533	6,388,467	10,161,247	(3,772,780)
Total Program to Date	$ 135,662,339	$ 4,350,553	$ 140,012,892	$ 135,742,975	
PFC Funds to be used for future debt service payments and project disbursements:					$ 4,269,917

Reconcilation of cash basis above to accrual basis in the financial statements:

PFC and Interest Received	12/31/24 PFC Receivable	12/31/2025 PFC Receivable	PFC Net Income Per Financials
$ 6,388,467	$ (395,769)	$ 412,403	$ 6,405,101

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Scope of Audit Pursuant to September 2000 Passenger Facility Charge Audit Compliance and Reporting Guide for Public Agencies.

The Albany County Airport Authority is a body corporate and politic, constituting a public benefit corporation. The Schedule of Passenger Facility Charges Collected and Expended includes all the PFCs and the interest earnings thereon collected by the Authority beginning May 1, 1994 through December 31, 2024. Passenger Facility Charges are collected pursuant to a Federal Aviation Administration (FAA) approved application in 1994 to Impose $40,726,364. During 1996, the Authority requested and received approval to increase the amount of PFCs to $116,888,308 projected to be collected through the year 2026. Effective September 1, 2009, the Authority implemented an approved change to the PFC collection from $3.00 per passenger to $4.50 per passenger. The current estimated collection period is through July 1, 2030.

B. Basis of Accounting

The top schedule above was prepared on an cash basis of accounting. Passenger Facility Charges are recorded as deferred revenue until used for debt service payments under an FAA approved application to use.

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Albany County Airport Authority
Passenger Facility Charge Program
Schedule of Findings and Questioned Costs
For the Year Ended December 31, 2025

A. SUMMARY OF AUDIT RESULTS

1. No material weaknesses were identified during the audit of the passenger facility program.

2. The auditor's report on compliance for the passenger facility charge program expresses an unmodified opinion.

3. There were no audit findings related to the passenger facility charge program.

B. FINDINGS AND QUESTIONED COSTS

NONE

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Biographies of the Members of the Albany County Airport Authority

Samuel Fresina is president of the New York State Professional Fire Fighters Association. He was elected in 2016, after his career as a full-time, professional fire fighter in the City of Albany. Previous to his current position, he served as the NYSPFFA's secretary-treasurer and executive vice president. Born and raised in Albany, NY, Sam graduated from the Christian Brothers Academy in 1985 to enlist in the U.S. Air Force, where he served as a crash/rescue and structural fire fighter. After four years of military service (two abroad) he received an honorable discharge to become a professional firefighter in Albany. During his two decades of service to Albany residents in firehouses around the city, Sam became actively involved in the union— first as a shop steward for Local 2007, then trustee on the union's executive board, before being elected president of the local in 1997, a position he retained for fourteen years. Additionally, Sam has served as vice president of the Capital District affiliate of the AFL- CIO and, since 2004, has worked as a field services representative for the International Association of Fire Fighters (IAFF). He also currently serves on the advisory board for the New York State Common Retirement Fund.

Kevin Hicks, Sr. is a lifelong resident of Albany County. He is the retired President and Political Director of the Empire State Regional Council of Carpenters, representing over 20,000 Union Carpenters in New York State. During this tenure he served as a Board member of the Eastern Occupational Health and Safety Board. He is also President Emeritus of the Greater Capitol Region Building Trades Council and a former Board member of the New York State Building Trades Council. Kevin is a decorated United States Army Veteran of the Vietnam War. He presently serves as the Legislative Liaison for the Tri-County Council of Vietnam Veterans. In addition to serving on the Albany County Airport Authority, he also serves as a Board member on the Guilderland Industrial Development Agency. He remains active in many civic and Veterans organizations in the capital district. Kevin currently lives in Guilderland with his wife Deborah.

Steven Heider, retired Chief of Police for the Town of Colonie Police Department, is nearly a lifelong resident of Colonie. He served as the Town's fifth Police Chief, retiring in 2015 after serving on the force for 42 ½ years. During his tenure as Colonie Police Chief, the Town of Colonie was rated the #1 community with the lowest crime rating in the country for two consecutive years. A graduate of Colonie Central High School, Hudson Valley Community College and Russell Sage College, he began his career in 1973 and continues today to be involved in many community activities. Throughout his long career he has served on many committees and boards to promote public safety and to advocate for those that lacked the resources to do so throughout the Capital Region and beyond. He also served as President of the New York State Association of Chiefs of Police, Inc. The retired Chief is also a former member of the Village of Colonie Planning board and is a current member and Chairman of the Town of Colonie Planning Board. In addition to the Albany County Airport Authority board, he also serves on the boards of the Colonie Youth Center Inc., and the Scautub Insurance Agency located in Scotia, New York.

Harold Iselin is a lifelong resident of Albany County. He is the managing shareholder of Greenberg Traurig's Albany office and co-chair of GT's Government Law and Policy practice. He focuses his practice on governmental affairs and health care matters, representing diverse clients before State regulatory agencies and the New York State Legislature. He also advises businesses and non-profit organizations on complex corporate transactions and board governance. Additionally, he handles significant civil litigation matters and internal investigations. Previously, Harold was a trial attorney in the U.S. Department of Justice from 1984 to 1986, following which he became Assistant Counsel to the Governor of New York with responsibility for transportation, education, veterans' affairs and freedom of information matters. Harold serves on a broad range of community and non-profit organizations. He is the former board chair of the Capital Repertory Theater and also serves on the board of Proctors. In addition, he serves on the

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boards of the New York State Archives Partnership Trust and the Arthur Ashe Institute for Urban Health. Harold is a graduate Columbia Law School, Wesleyan University and Guilderland High School.

Sari O'Connor, Principal at the Albany Consulting Group, specializing in Board Governance and Community Relations, has nearly 20 years experience in development, communications and board governance to support non-profits in the greater Capital Region. Her professional experience includes arts and culture and human services serving as Executive Operating Officer at the Palace Performing Arts Center and Chief Development Officer at Northern Rivers Family Services. Sari graduated Adelphi University Cum Laude and earned a Master's Degree in Education from SUNY Stony Brook. She also achieved Certificates of Completion in Human Resources from Indiana/Purdue University and Performance Measurement for Effective Management of Nonprofit Organizations from the Harvard Business School Executive Education Program. In addition to supporting numerous educational, artistic and philanthropic organizations, Sari currently serves as the Volunteer Executive Director of the Albany Police and Fire Foundation. Prior service includes a Mayoral appointee on the City of Albany Planning Board, Charter Review Commission, and Board of Zoning Appeals. She was also the founder and volunteer chair of "A Community of Excellence" at The College of Saint Rose raising more than $1.5 million for student scholarships and the Sullivan Institute during her ten years as chairwoman.

John-Raphael Pichardo was born and raised in the Hudson Valley of NY. He currently serves as Senior Counsel for National Grid. He is also the owner of his own general service law firm Pichardo & Associates, LLC where he places an emphasis in immigration, real estate, and assists small businesses and entrepreneurs alike. Previously, John-Raphael was Counsel to the City of Albany Common Council. He was the primary drafter of several laws in effect in the City Of Albany, one in particular is the reforms of the Community Police Review Board and the Albany Police Department. John-Raphael graduated in 2012 from the University at Albany, SUNY with a B.A. in Political Science and Minor in Music. In 2015, John-Raphael received his J.D. from Quinnipiac University School of Law with a concentration in Tax Law in North Haven, Connecticut. During his time at law school, John-Raphael served as the Northeast Regional Chair of the National Black Law Student Association overseeing all the 32 chapters of Northeast region and was a founding member of the Quinnipiac Chapter of Latino Law Student Association. Prior to starting his own law firm, John-Raphael worked as a Court Attorney in New York City Housing Court. He then served as a Law Clerk for the New York State Department of Labor where he prosecuted employers throughout the State for improper payment of wages and retaliation. Prior to starting law school, he had the distinct honor of serving as a Session Assistant to State Senator Liz Krueger in 2012. In his spare time, John-Raphael likes to be physically active by working out or doing outdoor calisthenics. He is also a classically trained opera singer.

Janet Thayer is an attorney practicing in the areas of trusts and estates, elder law, commercial and residential real estate, and business law as Of Counsel with Vella, Carbone & Vinson, LLP. She also has practiced as a sole practitioner, an in-house counsel for Albany Medical Center and an associate counsel at the State University of New York. In 2022, she retired from the University at Albany Campus as Senior Managing Counsel having received UA President's Award for Outstanding Service and the SUNY Chancellor's Award for Outstanding Service. Janet has taught as an adjunct lecturer at two local colleges, and she lectures at continuing legal education seminars and other public forums. Janet received a Bachelor of Arts degree in History, magna cum laude, from Wheaton College, in Norton, Massachusetts in 1985. She received a law degree from Albany Law School of Union University, Albany, New York in 1988. She has served on the Zoning Board of Appeals for the Town of Guilderland, as an Assistant Town Attorney for the Town of Guilderland, and as a member of the Character Committee for the Third Judicial District. Janet is also a licensed private pilot. Janet currently resides in Guilderland with her husband and has three adult stepchildren.

Biographies of the Albany County Airport Authority Senior Staff

Peter F. Stuto, Esq., is the Chief Executive Officer of the Authority and is responsible for the oversight of the affairs of the Authority. Mr. Stuto was previously the Authority's Airport Counsel for many years and before that he served as Assistant Counsel in the Office of the Majority Counsel of the New York State Assembly. Mr. Stuto has held positions of financial consultant with Merrill Lynch, attorney with Hiscock & Barclay, and Floor Counsel to New York State Senate Minority Leader.

John A. O'Donnell, PE, is the Chief Operating Officer of the Authority and is primarily responsible for the daily oversight of Airport construction projects currently underway. Mr. O'Donnell was previously the Authority's Airport Chief Executive Officer (2003-2019). Prior to his appointment in 2003, Mr. O'Donnell served as Chief Operating Officer (2000-2003) and Director of Project Development (1996-2000) for the Authority. Prior to the Authority, Mr. O'Donnell served as Director of Design Consultant Services for the Office of General Services for the State of New York and Assistant to the Chief Engineer at Callanan Industries.

Margaret Herrmann, is the Chief Financial Officer of the Authority and is responsible for financial planning, budgeting, operating and capital accounting procedures and controls, and financial policies and procedures. Ms. Herrmann was previously employed as the Chief Accountant for the Airport Authority (1995-2024) and was responsible for oversight of many of her current responsibilities as well as with the supervision of the finance department.

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2025

AIRLINE RATES AND CHARGES SETTLEMENT AND REVENUE SHARING TRANSFER CALCULATION

Year Ended December 31, 2025

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MARCH 23, 2026

FRASCA & ASSOCIATES, LLC
521 MADISON AVENUE, SEVENTH FLOOR
NEW YORK, NY 10022
TEL: 212 355-4050

February 23, 2026

Members of the Albany County Airport Authority
Administration Building, 2nd Floor
Albany International Airport

RE: Rates and Charges Settlement and Revenue Sharing Transfer Calculation for Fiscal Year 2025

Honorable Members of the Authority:

The Albany County Airport Authority (the Authority) is required, pursuant to the terms of the 2016 Airline Use and Lease Agreement (the Airline Agreement), to perform certain calculations using audited financial information for such fiscal year (the Settlement Calculation). The Settlement Calculation must be performed within 180 days following the close of each fiscal year. Authority staff presents the results of each fiscal year's Settlement Calculation in a report titled the Airline Rates and Charges Settlement and Revenue Sharing Transfer Calculation (the Settlement Report).

As requested by the Authority, we have reviewed the Settlement Report covering fiscal year 2025 to assess its accuracy, completeness, and conformity with requirements. In connection with this review of the 2025 Settlement Report, we examined the 2025 Settlement Calculation, the Airline Agreement, and such other documents and calculations as were needed by us to achieve the necessary level of comfort with the accuracy and completeness of the 2025 Settlement Report.

We found the operating revenues and operating expenses presented in the 2025 Settlement Report to be in agreement with the Authority's Annual Comprehensive Financial Report for the year ended December 31, 2025, and with the 2025 Settlement Calculation. We believe the methodology used in the 2025 Settlement Calculation is consistent with the requirements of the Airline Agreement and established practices.

We are pleased to have been of service to the Authority in this matter.

Sincerely,

David Neyer

David Neyer
Vice President

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ALBANY COUNTY AIRPORT AUTHORITY
ALBANY INTERNATIONAL AIRPORT

INTRODUCTION

This report presents the 2025 Signatory Airline rates and charges settlement and revenue sharing transfer calculation for Albany International Airport (Airport), as provided for in Schedule "G" of the 2016 Airline Use and Lease Agreement (Agreement). The results are based upon the Authority's financial statements as audited by MMB+Co., an independent public accounting firm and adjustment specified in the Airline Use and Lease Agreement.

The Authority and the Airlines completed negotiations in 2015 for a five year Airline Use and Lease Agreement to expire December 31, 2020. In 2020, due to COVID, the Authority offered an extension of a one-year term ending December 31, 2021 and two one-year options and one two-year option extensions. In 2024, negotiations began for a new Agreement to be effective January 1, 2026. As of December 31, 2025, a final draft of the Agreement has been sent to the signatory carriers for execution. Under the Agreement the Authority charges signatory rates to carriers who have executed the Agreement ("Signatory Airlines") and non-signatory rates to those who have not ("Non-Signatory Airlines"). The Agreement permits Signatory Airlines to designate a non-signatory airline as an affiliate by providing a payment guarantee, thereby enabling its affiliate to enjoy the benefits of Signatory Airline Rates and Charges. During 2025, there were a total of six signatory passenger carriers, twelve signatory affiliate carriers, and two signatory cargo carriers operating at the Airport.

Overview:

Airport revenues and expenses in 2025 were impacted by certain factors, each of which had a significant effect on the rates and charges settlement calculation. These factors include enplanements, commercial and cargo landed weights and are summarized as follows:

	2025 Actual	2024 Actual	2025 vs. 2024	% inc/ (dec)	2025 Budget	2025 vs. Budget	% inc/ (dec)
Enplanements	1,594,077	1,507,130	86,947	5.8%	1,504,000	90,077	6.0%
Passenger Landed Weight (M-lbs)	1,827,079	1,649,562	177,517	10.8%	1,608,000	219,079	13.6%
Cargo Landed Weight (M-lbs)	164,996	168,014	(3,018)	-1.8%	207,000	(42,004)	-20.3%

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The results for 2025 after including the Rates and Charges adjustments and the results of the Revenue Sharing calculation can be summarized as follows:

	Budget	Actual
Revenues (before Revenue Sharing)	$71,885,722	$74,224,692
Expenses		
Operating & Non-Capital Equipment	54,078,273	50,148,943
Debt Service, net of PFCs	6,274,775	6,274,775
Capital Expenditures	4,044,255	4,398,119
Reserves	650,670	650,670
Total Expenses	65,047,973	61,472,507
Funds Remaining	$ 6,837,748	$12,752,185
Revenue Sharing		
Authority (50%)	$ 3,418,874	$ 6,376,092
Less: Cost of Air Service Incentives	(400,000)	(1,186,402)
Authority Net Share	$ 3,018,874	$ 5,189,690
Airlines (50%)	3,418,874	6,376,092
Total	$ 6,837,748	$12,752,185

The final rates and charges settlement and revenue sharing calculation for 2025 will result in the Authority crediting the Airlines $9,369,167. The settlement impact on the rates and charges can be summarized as follows:

	Rates	Settlement
Landing Fee:		
Budget rate calculation	$ 4.77	
Final rate per settlement	$ 3.47	$ (2,492,845)
Terminal Rental Fee:		
Budget rate calculation	$ 140.04	
Final rate per settlement	$ 134.15	(414,786)
Apron Fee:		
Budget rate calculation	$ 1.99	
Final rate per settlement	$ 1.64	(227,854)
Loading Bridge Fee:		
Budget rate calculation	$ 64,099	
Final rate per settlement	$ 74,271	142,411
Total Rates and Charges Settlement		(2,993,074)
Revenue Sharing		(6,376,093)
Total Due to the Airlines		$ (9,369,167)

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The remaining sections of this report discuss the various elements of the rates and charges settlement together with the revenue sharing calculation for 2025.

Tables 1 through 4 present a comparison of 2025 budget versus the audited financial statements. Tables 5 through 10 present the rates and charges settlements and the revenue sharing transfer calculation. The net settlement and revenue sharing for each signatory airline is summarized in Table 11.

REVENUES

Table 1 presents budget versus audited revenues for 2025. Revenues in 2025, after the settlement were $67,848,600, lower than the amount budgeted of $68,466,848 by $618,248 or 0.9%. The largest contributor to this decrease was the difference in landing fees and terminal fees vs what was budgeted after the settlements and the increase in the airfield and terminal revenue sharing. Parking revenues were $4,704,555 higher than budgeted due to the parking rate increase effective January 1, 2025. The increase in parking revenues contributed $2.2M to the higher than budgeted revenue sharing.

EXPENSES

Table 2 presents the 2025 adopted budget and audited expenses by category and cost center. The 2025 actual expenses were $50,148,943, lower than the budget of $54,078,273 by $3,929,330 or 7.3%.

Personnel Services and Employee Benefits for AvPorts, Million Air and the Authority is summarized as follows:

	Budget			Actual		
	Salaries	Benefits	Total	Salaries	Benefits	Total
Airport Mgmt	$11,666,833	$ 4,909,623	$16,576,456	$10,480,728	$ 4,571,406	$15,052,134
FBO	2,532,531	615,360	3,147,891	2,534,616	673,399	3,208,015
Authority	2,279,825	1,745,451	4,025,276	2,312,524	1,472,514	3,785,038
Total	$16,479,189	$ 7,270,434	$23,749,623	$15,327,868	$ 6,717,319	$22,045,187

COST CENTER ALLOCATIONS

Under the Airline Use and Lease Agreement, the expense budget includes seven direct costs centers: airfield, terminal, loading bridges, parking, landside, FBO commercial and FBO General Aviation and five indirect costs centers: ARFF, operations, security, vehicle/equipment maintenance, and administration - including Airport Management, FBO and Authority. The expenses for four of the five indirect costs centers (excluding administration) are allocated to the direct costs centers based on an analysis of the staff hours worked or the related activities that occurred during the year. After those indirect costs are allocated to the direct cost centers, administration is allocated based on the total actual direct and indirect costs for each direct cost center. The allocated amounts for 2025 are set forth in Table 2-2.

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CAPITAL EXPENDITURES FUND CONTRIBUTION

Table 4 shows the calculation of the Capital Expenditures Fund Contribution. In the 2016 Airline Use and Lease Agreement, capital expenditures up to $3.0 million are not subject to the signatory Airlines majority-in-interest (MII) vote. The $3.0 million shall be adjusted by the same percentage as the increase or decrease in current year non-airline revenue versus 2016 non-airline revenues. With the increase in non-airline revenue, the calculation of the capital expenditures was $4,398,119 for 2025.

RATES AND CHARGES IMPLICATIONS

All settlement calculations are based on the methodology set forth in the Airline Use and Lease Agreement. There are individual settlement calculations for landing fees, landing fee surcharges, apron fees, terminal rental rates, and loading bridge charges. Upon completion of the settlement calculation, the revenues for each of these items are updated to reflect the adjusted revenues and then a revenue sharing calculation is applied. Below is a summary of each of the settlement areas:

- Table 5 presents the landing fee revenues budgeted versus actual. The calculated signatory landing rate for 2025 of $3.47 is determined by taking the Net Airfield Requirement and dividing by the signatory airline and cargo landed weight. The signatory landing fee rate budgeted in 2025 was $4.77.

- Table 5-1 presents the allocation of the $1.30 landing fee rate differential resulting in an amount of $2,492,845 due to the signatory carriers. The individual settlement for each signatory airline and cargo carrier is calculated by multiplying the $1.30 times their landed weight to arrive at the settlement amount.

- Table 6 and Table 6-1 present the apron fee rate calculation and settlement. The apron fee of $827,582 is an allocation equal to 10% of the airfield total requirement. The amount billed during 2025 was $1,055,436 resulting in a credit of $227,854 due to the signatory carriers. This amount is allocated to the carriers based on the amount of apron area (in square feet) leased to each of the signatory carriers.

- Table 7 presents the terminal rental rate calculations budgeted versus actual. The calculated signatory terminal rental rate for 2025 of $134.15 is determined by taking the Net Terminal Requirement and dividing by the total rentable terminal space. The terminal rental rate budgeted in 2025 was $140.04.

- Table 7-1 presents the allocation of the $5.89 terminal rental settlement which results in an amount due to the signatory carriers in the amount of $414,786. $310,038 of the settlement is an allocation to each of the signatory carriers is based on their pro-rated share of the airline area utilized in the terminal. Per the Agreement, the amount allocated to the baggage claim area is 20% split equally to each airline

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and 80% based on each signatory airline's enplanements, accounting for $104,748 of the terminal rental settlement.

- Table 8 presents the loading bridge settlement. The total loading bridge requirement was $1,039,797 and the amount billed was $897,387. This resulted in a $142,410 settlement due from the signatory carriers allocated based on the number of bridges each airline utilizes.

CALCULATION OF REVENUE SHARING TRANSFERS

Exhibit G-3 of the Agreement provides the methodology for the calculation of the net revenue sharing between the Authority and the signatory passenger airlines. This calculation allows the passenger signatory airlines to share in any net funds remaining after fulfillment of all the Airport's requirements.

- Table 9 presents the calculation and allocation of funds remaining. For 2025 the funds remaining resulted in a balance due to the signatory airlines of $6,376,092.

- Table 10 presents the Airline Cost per Enplanement for 2025. This calculation is after including all the settlement and revenue sharing calculation shown in Tables 6 through 9. For 2025, the airline cost per enplanement from airport operations was $7.29. This is a decrease from the $10.72 budgeted.

ALLOCATION OF 2025 SETTLEMENT CALCULATION

- Table 11 presents a summary showing the allocation for each of the settlement items to each of the signatory carriers for the year 2025.

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Table 1
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
REVENUES
(page 1 of 2)

	Budget 2025	Audited 2025
AIRFIELD		
Airline Landing Fees	$ 7,670,160	$ 6,365,740
Airline Airfield Revenue Sharing	(683,775)	(1,275,218)
Cargo Landing Fees	997,150	572,536
Glycol Disposal Fee	301,436	424,900
Airline Apron Fee	1,003,013	827,582
Tenant Maintenance	30,000	35,315
Control Tower Rental	806,376	810,481
	$ 10,124,360	$ 7,761,336
FBO		
Jet A Fuel Sales	$ 7,450,000	$ 4,811,074
Avgas Fuel Sales General Aviation	424,350	437,438
Auto Gas Fuel Sales	95,000	122,411
Diesel Fuel Sales	200,000	158,273
Into-plane	810,000	831,020
Fuel Farm	916,500	1,130,007
General Aviation Landing Fees	340,000	482,125
General Aviation Parking Fees	550,000	618,709
Avgas Fuel Sales Commercial	20,000	12,988
Deicing Type I - Sprayed	764,500	1,092,486
Deicing Type IV - Sprayed	66,950	145,560
Deicing Type I - Consortium	440,550	598,432
Deicing Type IV - Consortium	118,350	168,744
Deicing - GA	109,100	127,885
General Aviation Tenants	449,130	584,988
General Aviation Customer Services	135,000	156,103
	$ 12,889,430	$ 11,478,243
TERMINAL		
Airline Space Rental	$ 9,976,714	9,757,825
Airline Terminal Revenue Sharing	(2,735,099)	(5,100,874)
TSA Space Rental	565,538	565,554
Nonairline Space Rental	297,491	331,898
Non-Signatory Per Turn Fee	9,000	88,191
Loading Bridge Rentals	897,387	1,039,797
Tenant Maintenance	20,559	22,036
Utility Reimbursement	36,920	42,637
	$ 9,068,510	$ 6,747,064
GROUND TRANSPORTATION		
Parking	$ 19,107,600	$ 23,812,155
Access Fees	238,166	65,005
TNCs	368,030	481,225
	$ 19,713,796	$ 24,358,385

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Table 1
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
REVENUES
(page 2 of 2)

	Budget 2025	Audited 2025
CONCESSIONS		
Rental Cars	$ 6,511,300	$ 7,336,597
Food and Beverage	1,490,000	1,666,584
Retail	953,600	1,084,376
Advertising	-	-
Operating Permits	348,420	416,448
Telephone - Tenants	49,032	45,447
Bank ATMs	14,598	14,461
Vending Machines	14,900	20,439
Baggage Cart Concessions	14,900	16,149
	$ 9,396,750	$ 10,600,501
OTHER AIRPORT		
Land Rental	$ 363,074	$ 392,624
Industrial Park	617,937	667,721
T Hangars	176,328	160,601
Tie Downs	1,586	3,041
Parking Garage Space Rent	89,702	88,833
Parking Garage Kiosk Rent	21,600	21,600
Hangar Rentals	950,492	971,172
Building Rental	76,965	104,664
Cargo Building Rental	1,341,818	1,308,322
State Executive Hangar/Maint	1,247,083	1,247,083
Utility Reimbursement	165,000	200,374
Reimbursement of Property Taxes	25,357	45,226
Internet and Cable Access	2,660	2,660
Fingerprinting	39,000	48,029
Tenant Maintenance	2,000	-
Scrap and Equipment Sales	5,000	33,040
Other	80,000	42,906
	$ 5,205,602	$ 5,337,896
TOTAL REVENUES	$ 66,398,448	$ 66,283,425
OTHER REVENUES		
Interest Earnings	$ 1,700,000	$ 1,196,775
TSA (LEO) Reimbursement	-	-
Improvement Charges	368,400	368,400
	$ 2,068,400	$ 1,565,175
TOTAL REVENUES	$ 68,466,848	$ 67,848,600
TOTAL REVENUES BEFORE REVENUE SHARING	$ 71,885,722	$ 74,224,692

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Table 2
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
SUMMARY OF EXPENSES

	Budget 2025	Audited 2025
EXPENSES - SUMMARY		
Airport Management	$ 36,862,574	$ 34,996,119
FBO Management	5,553,441	5,414,643
FBO Cost of Sales	5,733,158	3,740,767
Authority	5,929,100	5,997,414
TOTAL EXPENSES	**$ 54,078,273**	**$ 50,148,943**
EXPENSES BY CATEGORY		
Personnel Services	16,479,189	$ 15,327,868
Employee Benefits	7,270,434	6,717,319
Utilities & Communications	3,018,035	2,798,852
Purchased Services	10,890,312	11,016,145
Materials & Supplies	12,798,891	11,405,932
Office	2,523,412	2,309,422
Noncapital Equipment & Facilities	1,098,000	573,405
TOTAL EXPENSES	**$ 54,078,273**	**$ 50,148,943**
DEPARTMENT SUMMARY (Direct & Indirect)		
Direct Cost Centers		
Airfield	$ 4,576,463	$ 4,264,523
Terminal	10,451,652	9,835,348
Loading Bridges	434,705	569,867
Landside:		
Parking	4,968,061	4,718,851
Landside Development	1,621,987	1,899,343
FBO Commercial	3,206,785	3,316,994
FBO GA & Facilities	6,914,106	4,727,136
Total Direct Cost Centers	32,173,759	$ 29,332,062
Indirect Cost Centers		
ARFF	4,259,923	$ 3,999,501
Operations	2,078,808	1,666,947
Security	3,740,676	4,137,440
Vehicle/Equipment	2,408,380	2,021,143
Airport Management Administration	2,321,919	1,883,156
FBO Administration	1,165,708	1,111,280
Airport Authority Administration	5,929,100	5,997,414
Total Indirect Cost Centers	21,904,514	$ 20,816,881
TOTAL EXPENSES	**$ 54,078,273**	**$ 50,148,943**

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Table 2-1
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
EXPENSES
(Page 1 of 4)

	Budget 2025	Audited 2025
AIRFIELD		
Personnel Services	$ 1,887,079	$ 1,616,497
Employee Benefits	693,904	698,875
Utilities & Communications	266,691	177,521
Purchased Services	429,155	409,142
Materials & Supplies	1,231,990	1,355,788
Office	17,644	6,700
Noncapital Equipment & Facilities	50,000	-
	$ 4,576,463	$ 4,264,523
TERMINAL		
Personnel Services	$ 2,194,929	$ 1,922,268
Employee Benefits	938,908	845,341
Utilities & Communications	1,356,081	1,416,299
Purchased Services	4,182,022	3,792,087
Materials & Supplies	1,567,072	1,616,087
Office	212,640	65,487
Noncapital Equipment & Facilities	-	177,779
	$ 10,451,652	$ 9,835,348
LOADING BRIDGES		
Personnel Services	$ 164,842	$ 173,134
Employee Benefits	98,113	109,113
Utilities & Communications	68,250	68,250
Purchased Services	-	-
Materials & Supplies	103,500	219,370
Office	-	-
Noncapital Equipment & Facilities	-	-
	$ 434,705	$ 569,867

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Table 2-1
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
EXPENSES
(Page 2 of 4)

	Budget 2025	Audited 2025
PARKING		
Personnel Services	$ 1,883,274	$ 1,611,259
Employee Benefits	699,072	644,281
Utilities & Communications	484,450	403,941
Purchased Services	205,473	196,368
Materials & Supplies	908,300	1,067,832
Office	787,492	682,680
Noncapital Equipment & Facilities	-	112,490
	$ 4,968,061	$ 4,718,851
LANDSIDE		
Personnel Services	$ -	$ -
Employee Benefits	-	-
Utilities & Communications	443,900	393,521
Purchased Services	189,363	195,958
Materials & Supplies	950,724	1,239,638
Office	38,000	70,226
Noncapital Equipment & Facilities	-	-
	$ 1,621,987	$ 1,899,343
ARFF		
Personnel Services	$ 2,287,593	$ 2,448,136
Employee Benefits	993,796	1,109,800
Utilities & Communications	31,200	29,130
Purchased Services	13,358	12,615
Materials & Supplies	316,740	240,299
Office	167,236	94,077
Noncapital Equipment & Facilities	450,000	65,444
	$4,259,923	$3,999,501

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Table 2-1
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
EXPENSES
(Page 3 of 4)

	Budget 2025	Audited 2025
OPERATIONS		
Personnel Services	$ 1,319,047	$ 1,075,129
Employee Benefits	618,511	469,116
Utilities & Communications	50,400	43,467
Purchased Services	-	-
Materials & Supplies	-	-
Office	90,850	79,235
Noncapital Equipment & Facilities	-	-
	$ 2,078,808	$ 1,666,947
SECURITY		
Personnel Services	$ 175,458	$ 136,949
Employee Benefits	107,374	64,659
Utilities & Communications	4,100	3,930
Purchased Services	3,027,042	3,510,887
Materials & Supplies	261,000	265,983
Office	165,702	118,566
Noncapital Equipment & Facilities	-	36,466
	$ 3,740,676	$4,137,440
VEHICLE/EQUIPMENT		
Personnel Services	$ 874,513	$ 742,455
Employee Benefits	488,929	375,877
Utilities & Communications	20,010	20,413
Purchased Services	78,729	114,764
Materials & Supplies	707,750	702,591
Office	27,449	14,647
Noncapital Equipment & Facilities	211,000	50,396
	$ 2,408,380	$ 2,021,143
FBO COMMERCIAL		
Personnel Services	$ 778,168	$ 840,699
Employee Benefits	180,542	160,230
Utilities & Communications	17,912	26,119
Purchased Services	133,580	80,000
Materials & Supplies	2,096,583	2,193,364
Office	-	-
Noncapital Equipment & Facilities	-	16,582
	$ 3,206,785	$ 3,316,994
FBO GENERAL AVIATION AND FACILITIES		
Personnel Services	$ 1,302,323	$ 1,309,044
Employee Benefits	293,366	429,533
Utilities & Communications	91,610	85,033
Purchased Services	196,875	206,369
Materials & Supplies	4,647,732	2,497,584
Office	293,200	199,573
Noncapital Equipment & Facilities	89,000	-
	$ 6,914,106	$ 4,727,136

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Table 2-1
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
EXPENSES
(Page 4 of 4)

	Budget 2025	Audited 2025
FBO ADMINISTRATION		
Personnel Services	$ 452,040	$ 384,873
Employee Benefits	141,452	83,636
Utilities & Communications	5,015	1,953
Purchased Services	397,684	557,343
Materials & Supplies	-	-
Office	71,517	74,237
Noncapital Equipment & Facilities	98,000	9,238
	$ 1,165,708	$ 1,111,280
AIRPORT MANAGEMENT ADMINISTRATION		
Personnel Services	$ 880,098	$ 754,901
Employee Benefits	271,017	228,456
Utilities & Communications	-	-
Purchased Services	864,254	867,103
Materials & Supplies	-	-
Office	106,550	32,696
Noncapital Equipment & Facilities	200,000	-
	$ 2,321,919	$ 1,883,156
AIRPORT AUTHORITY ADMINISTRATION		
Personnel Services	$ 2,279,825	$ 2,312,524
Employee Benefits	1,745,450	1,498,402
Utilities & Communications	178,416	129,275
Purchased Services	1,172,777	1,073,509
Materials & Supplies	7,500	7,396
Office	545,132	871,298
Noncapital Equipment & Facilities	-	105,010
	$ 5,929,100	$ 5,997,414
TOTAL EXPENSES	**$ 54,078,273**	**$ 50,148,943**

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Table 2-2
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
ALLOCATION OF INDIRECT COST CENTERS
TO DIRECT COST CENTERS
(Page 1 of 3)

	Budget 2025	Audited 2025
ARFF		
Airfield	$ 638,988	$ 599,925
Terminal	2,044,763	1,919,760
Loading Bridges	42,599	39,995
Landside	1,022,382	959,880
Parking	255,595	239,970
FBO Commercial	127,798	119,985
FBO GA & Facilities	127,798	119,985
Total Allocated	$ 4,259,923	$ 3,999,501
OPERATIONS		
Airfield	$ 831,523	$ 666,779
Terminal	623,642	500,084
Loading Bridges	103,940	83,347
Landside	207,881	166,695
Parking	103,940	83,347
FBO Commercial	103,940	83,347
FBO GA & Facilities	103,940	83,347
Total Allocated	$ 2,078,808	$ 1,666,947
SECURITY		
Airfield	$ 561,101	$ 620,616
Terminal	1,870,338	2,068,720
Loading Bridges	112,220	124,123
Landside	374,068	413,744
Parking	748,135	827,488
FBO Commercial	37,407	41,374
FBO GA & Facilities	37,407	41,374
Total Allocated	$ 3,740,676	$ 4,137,440
VEHICLE/EQUIPMENT		
Airfield	$ 842,933	$ 707,400
Terminal	120,419	101,057
Landside	891,101	747,823
Parking	361,257	303,171
FBO Commercial	120,419	101,057
FBO GA & Facilities	72,251	60,634
Total Allocated	$ 2,408,380	$ 2,021,143

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Table 2-2
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
ALLOCATION OF INDIRECT COST CENTERS TO DIRECT COST CENTERS
(Page 2 of 3)

	Budget 2025	Audited 2025
Subtotal Allocation before Admin Departments		
Airfield	$ 7,451,009	$ 6,859,243
Terminal	15,110,814	14,424,970
Loading Bridges	693,465	817,333
Landside	4,117,418	4,187,485
Parking	6,436,989	6,172,828
FBO Commercial	3,596,349	3,662,758
FBO GA & Facilities	7,255,502	5,032,477
Total Allocated	$ 44,661,546	$ 41,157,093
Airport Management Administration		
Airfield	$ 444,422	$ 345,224
Terminal	901,298	726,006
Loading Bridges	41,362	41,136
Landside	245,587	210,755
Parking	383,940	310,677
FBO Commercial	132,774	108,207
FBO GA & Facilities	172,535	141,151
Total Allocated	$ 2,321,919	$ 1,883,156
FBO Administration		
Airfield	$ -	$ -
Terminal	-	-
Loading Bridges	-	-
Landside	-	-
Parking	-	-
FBO Commercial	506,948	482,232
FBO GA & Facilities	658,760	629,048
Total Allocated	$ 1,165,708	$ 1,111,280
Airport Authority Administration		
Airfield	$ 1,103,659	$ 1,069,224
Terminal	2,238,245	2,248,576
Loading Bridges	102,717	127,406
Landside	609,880	652,749
Parking	953,460	962,225
FBO Commercial	400,589	406,706
FBO GA & Facilities	520,550	530,527
Total Allocated	$ 5,929,100	$ 5,997,414

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Table 2-2
Albany County Airport Authority
Albany International Airport
Albany International Airport
ALLOCATION OF INDIRECT COST CENTERS TO DIRECT COST CENTERS
(Page 3 of 3)

	Budget 2025	Audited 2025
TOTAL INDIRECT ALLOCATIONS		
Airfield	$ 4,422,627	$ 4,009,169
Terminal	7,798,705	7,564,204
Loading Bridges	402,840	416,008
Landside	3,350,898	3,151,646
Parking	2,806,328	2,726,879
FBO Commercial	1,429,876	1,342,908
FBO GA & Facilities	1,693,241	1,606,067
Total Allocated	$ 21,904,514	$ 20,816,881
TOTAL DIRECT & INDIRECT EXPENSES BY COST CENTER		
Airfield	$ 8,999,090	$ 8,273,692
Terminal	18,250,357	17,399,552
Loading Bridges	837,545	985,875
Landside	4,972,885	5,050,989
Parking	7,774,389	7,445,730
FBO Commercial	4,636,661	4,659,902
FBO GA & Facilities	8,607,347	6,333,203
Total Allocated	$ 54,078,273	$ 50,148,943

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Table 3
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
DEBT SERVICE SUMMARY

	Budget 2025	Audited 2025
Airport Revenue Bonds:		
2017 A Refunding Bonds	981,872	981,872
2017 B Refunding Bonds	392,525	392,525
2018 A Revenue Bonds	738,500	738,500
2018 B Revenue Bonds	732,250	732,250
2019 A Revenue Bonds	553,350	553,350
2020 A Revenue Refunding Bonds Debt Service	564,250	564,250
2020 B Revenue Refunding Bonds Debt Service	5,953,500	5,953,500
Less: PFC's Applied to 2020B Revenue Bonds	(3,641,472)	(3,641,472)
TOTAL DEBT SERVICE	$6,274,775	$6,274,775
Allocation of Total Debt Service to Cost Centers		
Airfield	$ 495,649	$ 495,649
FBO	525,577	525,577
ARFF	23,560	23,560
Terminal	1,776,801	1,776,801
Loading Bridges	46,241	46,241
Landside and Other	3,406,947	3,406,947
TOTAL ALLOCATION	$6,274,775	$6,274,775

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Table 3-1
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
AIRPORT REVENUE BONDS DEBT SERVICE
(Page 1 of 3)

	Budget 2025	Audited 2025
2017 A Revenue Refunding Bonds Debt Service	$ 981,872	$ 981,872
Allocation of 2017 A Revenue Refunding Bonds Debt Service to Cost Centers		
Airfield	$ 225,604	$ 225,604
FBO	179,223	179,223
ARFF	23,560	23,560
Terminal	96,056	96,056
Landside and other	283,219	283,219
Parking	174,210	174,210
Total	$ 981,872	$ 981,872
2017 B Revenue Refunding Bonds Debt Service	$ 392,525	$ 392,525
Allocation of 2017 B Refunding Bonds Debt Service to Cost Centers		
Airfield	$ -	$ -
FBO	-	-
Parking	-	-
Landside and other	392,525	392,525
Terminal	-	-
Total	$ 392,525	$ 392,525

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Table 3-1
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
AIRPORT REVENUE BONDS DEBT SERVICE
(Page 2 of 3)

	Budget 2025	Audited 2025
2018 A Revenue Bonds Debt Service	$ 738,500	$ 738,500
Allocation of 2018 A Revenue Bonds Debt Service to Cost Centers		
Airfield	-	-
FBO	-	-
ARFF	-	-
Terminal	6,647	6,647
Landside and other	-	-
Parking	731,854	731,854
Total	$ 738,500	$ 738,500
2018 B Revenue Bonds Debt Service	$ 732,250	$ 732,250
Allocation of 2018 B Revenue Bonds Debt Service to Cost Centers		
Airfield	$ -	$ -
FBO	346,354	346,354
ARFF	-	-
Terminal	260,681	260,681
Landside and other	125,215	125,215
Parking	-	-
Total	$ 732,250	$ 732,250

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Table 3-1
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
AIRPORT REVENUE BONDS DEBT SERVICE
(Page 3 of 3)

	Budget 2025	Audited 2025
2019 A Revenue Bonds Debt Service	$ 553,350	$ 553,350
Allocation of 2019 A Revenue Bonds Debt Service to Cost Centers		
Airfield	$ -	$ -
FBO	-	-
ARFF	-	-
Terminal	-	-
Landside and other	-	-
Parking	553,350	553,350
Total	$ 553,350	$ 553,350
2020 A Revenue Refunding Bonds Debt Service	$ 564,250	$ 564,250
Allocation of 2020 A Bonds Debt Service to Cost Centers		
Airfield	$ -	$ -
FBO	-	-
ARFF	-	-
Terminal	-	-
Landside and other	564,250	564,250
Parking	-	-
Total	$ 564,250	$ 564,250
2020 B Revenue Refunding Bonds Debt Service	$5,953,500	$5,953,500
Allocation of 2020 B Bonds Debt Service to Cost Centers		
Airfield	$ 726,327	$ 726,327
Terminal	4,060,287	4,060,287
Loading Bridges	119,070	119,070
Landside	1,047,816	1,047,816
Parking	-	-
Total	$5,953,500	$5,953,500

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Table 3-2
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
CALCULATION OF PFC REVENUES

	Budget 2025	Audited 2025
ENPLANEMENTS	1,504,000	1,594,077
PFC's charged	$4.50	$4.50
LESS: Carrier Compensation	(0.11)	(0.11)
Net PFC Revenue	$4.39	$4.39
% of PFCs collected on Enplanements	87.0%	87.5%
PFC's Available for Debt Service	$5,744,227	$6,121,934
PFC DEBT SERVICE FUND ACTIVITY		
BEGINNING BALANCE	$8,042,690	$8,042,690
PLUS: Deposit of PFC's	5,744,227	6,121,934
PLUS: Interest Earnings on PFC's	172,327	266,533
LESS: Applied Towards Pay as you go Projects	-	(6,519,775)
LESS: Applied Towards 2020B Debt Service	(3,641,472)	(3,641,472)
ENDING BALANCE	$10,317,772	$4,269,910
PFC's APPLIED TO DEBT SERVICE	$3,641,472	$3,641,472
Allocation of PFC's to Cost Centers		
Airfield	$ 456,283	$ 456,283
Terminal	2,646,869	2,646,869
Loading Bridges	72,829	72,829
Landside	465,491	465,491
Total	$3,641,472	$3,641,472

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Table 4
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
CALCULATION OF CAPITAL EXPENDITURES FUND CONTRIBUTION

	Budget 2025	Audited 2025
Total Revenues before Revenue Sharing	$71,885,722	$74,224,692
Less:		
Airline Landing Fees	7,670,160	6,365,740
Airline Apron Fee	1,003,013	827,582
Airline Space Rental	9,976,714	9,757,825
Loading Bridge Rentals	897,387	1,039,797
Nonoperating Revenues	2,068,400	1,565,175
NON-AIRLINE REVENUES	$50,270,048	$54,668,573
2016 Non-Airline Revenues	37,289,966	37,289,966
% of Current Year over 2016 Non-Airline Revenues	34.8%	46.6%
Capital Expenditure % times $3,000,000	$4,044,255	$4,398,119
	-	-
Total Capital Expenditure	$4,044,255	$4,398,119

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Table 5
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
LANDING FEE RATES

	Budget 2025	Audited 2025
Airfield:		
Direct O&M Expenses	$ 4,576,463	$4,264,523
Indirect O&M Expenses	4,422,627	4,009,169
O&M Reserve Requirement	108,277	108,277
FBO:		
Commercial Direct O&M Expenses	1,836,477	1,804,192
Commercial Indirect O&M Expenses	1,429,876	1,342,908
Commercial O&M Reserve Requirement	39,301	40,833
Airfield Capital Charges:		
2017 A Refunding Revenue Bonds Debt Service	225,604	225,604
2020 B Revenue Refunding Bonds Debt Service	726,327	726,327
LESS: Applicable Approved PFC Revenues	(456,283)	(456,283)
Airfield Amortization Requirements	-	-
Less: General Aviation Landing Fees	(340,000)	(482,125)
Airfield Capital Charge Coverage	-	-
Airfield Debt Service Reserve Requirement	-	-
Airfield Extraordinary Coverage Protection	-	-
FBO Commercial Revenues Credit:		
Into Plane	(810,000)	(831,020)
Fuel Farm Throughput Fee	(916,500)	(1,130,007)
Avgas Fuel Sales Commercial	(20,000)	(12,988)
LESS: Cost of Sales, Avgas	15,000	10,827
Deicing - Commercial	(1,390,350)	(2,005,222)
LESS: Cost of Sales, Deicing	1,133,308	1,279,514
General Aviation Parking Fees	(550,000)	(618,709)
Total LANDING FEE REQUIREMENT	$ 10,030,127	$ 8,275,821
Total Landed Weight (000-lbs)	1,815,000	1,992,075
COMPENSATORY LANDING FEE RATE	$ 5.53	$ 4.15
LESS: Interest Earning Credit Allocated to Airfield	29,578	42,888
LESS: Glycol disposal Fee	301,436	424,900
LESS: Aircraft Aprons Fee Credit (Per Table 6)	1,003,013	827,582
LESS: Airfield Tenant Maintenance	30,000	35,315
LESS: Non-signatory Airline Landing Fee Credit	47,920	284,298
NET LANDING FEE REQUIREMENT	$ 8,618,180	$ 6,660,837
Signatory Commercial & Cargo Carrier Landed Wt (000-lbs)	1,807,000	1,917,573
Signatory Landing Fee Rate	$ 4.77	$ 3.47
SIGNATORY AIRLINE LANDING FEE REVENUE	$ 7,670,160	$6,081,442
NON-SIGNATORY PASSENGER LANDING FEE REVENUE	-	284,298
TOTAL AIRLINE LANDING FEE REVENUE	$ 7,670,160	$6,365,740
SIGNATORY CARGO LANDING FEE REVENUE	$ 949,230	$572,536
NON-SIGNATORY CARGO LANDING FEE REVENUE	47,920	-
TOTAL CARGO LANDING FEE REVENUE	$ 997,150	$572,536

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Table 5-1

Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
ALLOCATION OF LANDING FEE PORTION OF SETTLEMENT

Landing Fee Rate as calculated	$	3.47	
Landing Fee Rate Billed	$	4.77	
LANDING FEE RATE SETTLEMENT			$ (1.30)

ALLOCATION TO SIGNATORY AIRLINES	Landed Weights 000's	Total Allocated
COMMERCIAL AIRLINES:		
Allegiant Air	103,645	$ (134,739)
American Airlines	182,610	(237,393)
American - Envoy	42,039	(54,651)
American - Piedmont	77,915	(101,290)
American - PSA	89,685	(116,591)
American - Republic	12,886	(16,752)
American - SkyWest	134	(174)
Delta	193,867	(252,027)
Delta - Endeavor	62,930	(81,809)
Delta - Republic	375	(488)
Delta - SkyWest	65,408	(85,030)
jetBlue	143,118	(186,053)
Southwest	569,790	(740,727)
United	92,360	(120,068)
United - Commutair	63,932	(83,112)
United - Go Jet	7,686	(9,992)
United - Republic	28,989	(37,686)
United - SkyWest	15,208	(19,770)
TOTAL COMMERCIAL AIRLINES:	1,752,577	$ (2,278,350)
CARGO:		
FedEx	49,500	$ (64,350)
United Parcel Service	115,496	(150,145)
TOTAL CARGO:	164,996	$ (214,495)
TOTAL LANDING FEE SETTLEMENT	1,917,573	$ (2,492,845)

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Table 6
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
AIRCRAFT APRON FEE

	Budget 2025	Audited 2025
TOTAL AIRFIELD REQUIREMENT	$ 10,030,127	$8,275,821
10% of AIRFIELD REQUIREMENT	$ 1,003,013	$827,582
TOTAL APRON SQUARE FEET	504,441	504,441
AIRCRAFT APRON FEE (PER SQ FT)	$ 1.99	$1.64

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Table 6-1

Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
ALLOCATION OF APRON FEE PORTION OF SETTLEMENT

Total Airfield Requirement	$ 8,275,821	
Aprons Fees (10% of Airfield Requirement)	$ 827,582	
Total Aprons Fees Billed	$ 1,055,436	
APRONS FEES SETTLEMENT		$ (227,854)

ALLOCATION TO SIGNATORY AIRLINES	Square Footage	Total Allocated
Allegiant	29,700	$ (13,415)
American	128,070	(57,849)
Delta	106,326	(48,027)
jetBlue	32,724	(14,781)
Southwest	126,018	(56,922)
United	81,603	(36,860)
Charter/Authority Use	-	$ -
TOTAL APRONS FEE SETTLEMENT	504,441	$ (227,854)

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Table 7
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
TERMINAL RENTAL RATE CALCULATIONS

	Budget 2025	Audited 2025
Terminal Direct O&M Expenses	$ 10,451,652	$ 9,835,348
Terminal Indirect O&M Expenses	7,798,705	7,564,204
Terminal O&M Reserve Requirement	219,588	219,588
Terminal Capital Charges:		
2017 A Refunding Revenue Bonds Debt Service	96,056	96,056
2018 A Revenue Bonds Debt Service	6,647	6,647
2018 B Revenue Bonds Debt Service	260,681	260,681
2020 B Revenue Refunding Bonds Debt Service	4,060,287	4,060,287
LESS: Applicable PFC Revenues	(2,646,869)	(2,646,869)
Terminal Amortization Requirements	-	-
Terminal Capital Charge Coverage	-	-
Terminal Debt Service Reserve Requirement	-	-
Terminal Extraordinary Coverage Protection	-	-
TOTAL REQUIREMENT	$ 20,246,747	$ 19,395,941
Rentable Terminal Space	135,985	135,985
COMPENSATORY TERMINAL RENTAL RATE	$ 148.89	$ 142.63
LESS: Interest Earning Credit allocated to Terminal	$ 131,552	$ 190,749
LESS: Non-airline Terminal Space Rentals	448,446	331,898
LESS: TSA Space Rental	565,538	565,554
LESS: TSA (LEO) Reimbursement	-	-
LESS: Utility Reimbursements	36,920	42,637
LESS: Terminal Tenant Maintenance Reimbursements	20,559	22,036
NET TERMINAL REQUIREMENT	$ 19,043,732	$ 18,243,067
Rentable Terminal Space	135,985	135,985
SIGNATORY TERMINAL RENTAL RATE	$ 140.04	$ 134.15
Signatory Airline Terminal Rental Space	51,626	52,638
SIGNATORY AIRLINE RENTAL REVENUE	$ 7,229,705	$ 7,061,388
MONTH TO MONTH AIRLINE REVENUE	-	-
TOTAL AIRLINE RENTAL REVENUE	$ 7,229,705	$ 7,061,388
Baggage Claim Room Square Footage	17,784	17,784
BAGGAGE CLAIM ROOM REVENUE	$ 2,490,471	$ 2,385,724
NONSIGNATORY AIRLINE RENTAL REVENUE	$ 256,537	$ 310,714
AIRLINE RENTAL REVENUE	$ 9,976,714	$ 9,757,825

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Table 7-1

Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
ALLOCATION OF TERMINAL RENTAL PORTION OF SETTLEMENT

TERMINAL RENTAL AREAS:

Terminal Rental Rate as calculated	$ 134.15	
Terminal Rental Rate Billed	$ 140.04	
TERMINAL RENTAL RATE SETTLEMENT		$ (5.89)

ALLOCATION TO SIGNATORY AIRLINES	Square Footage	Total Allocated
Allegiant	2,549	$ (15,014)
American	12,765	(75,186)
Delta	8,507	(50,106)
jetBlue	4,697	(27,665)
Southwest	14,337	(84,445)
United	9,783	(57,622)
TOTAL TERMINAL SETTLEMENT	52,638	$ (310,038)

BAGGAGE CLAIM AREA - JOINT USE:

Terminal Rental Rate	$ 134.15	
Terminal Rental Rate Billed - Baggage Claim Room	$ 140.04	
TERMINAL RENTAL RATE SETTLEMENT - Baggage Claim		$ (5.89)

Baggage Claim Square Footage	17,784
Adjustment of Baggage Claim Area to 2025 Rate	($104,748)

ALLOCATION OF COMMON USE SPACE: Signatory Airlines	Enplanements 2025	80 % Pro-Rated Allocation	20 % Fixed Portion	Total Allocation
Allegiant	100,762	$ (5,421)	$ (3,492)	$ (8,912)
American	351,106	(18,889)	(3,492)	(22,381)
Delta	265,290	(14,272)	(3,492)	(17,764)
jetBlue	135,267	(7,277)	(3,492)	(10,769)
Southwest	524,892	(28,239)	(3,492)	(31,730)
United Airlines	180,300	(9,700)	(3,492)	(13,192)
TOTAL SIGNATORY ENPLANEMENTS	1,557,617	$ (83,798)	$ (20,950)	$ (104,748)

TOTAL TERMINAL PORTION OF SETTLEMENT:	Total
Allegiant	$ (23,926)
American	(97,567)
Delta	(67,870)
jetBlue	(38,434)
Southwest	(116,175)
United Airlines	(70,813)
TOTAL TERMINAL PORTION OF SETTLEMENT:	$ (414,786)

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Table 8

Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
ALLOCATION OF LOADING BRIDGE PORTION OF SETTLEMENT

	Budget 2025	Actual 2025
LOADING BRIDGE RENTALS		
Tenant Loading Bridge Debt Service	$ 119,070	$ 119,070
LESS: Applicable PFC Revenues	(72,829)	(72,829)
LESS: Interest Earnings Credit Allocated to Loading Bridges	3,524	(5,110)
Direct Loading Bridge Expenses	434,705	569,867
Indirect Loading Bridge Expenses	402,840	416,008
Loading Bridge Expense Reserve	10,077	12,791
TOTAL LOADING BRIDGE REQUIREMENT	$ 897,387	$ 1,039,797
Total Loading Bridge Rentals Billed		$ 897,387
LOADING BRIDGE SETTLEMENT		$ 142,410

ALLOCATION TO SIGNATORY AIRLINES	# of Bridges	Total Allocated
Allegiant	1	$ 10,955
American	3	32,864
Delta	3	32,864
jetBlue	1	10,955
Southwest	2	21,909
United	3	32,864
TOTAL SIGNATORY LOADING BRIDGES	13	$ 142,410
Charter/Authority Use	-	$ -
TOTAL LOADING BRIDGE SETTLEMENT	13	$ 142,410

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Table 9
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
CALCULATION AND ALLOCATION OF FUNDS REMAINING

	Budget 2025	Audited 2025
TOTAL REVENUES BEFORE REV SHARING	$71,885,722	$74,224,692
TOTAL EXPENSES	54,078,273	50,148,943
NET REVENUES	$17,807,449	$24,075,749
LESS:		
Capital Charges:		
Less: Applicable Approved PFC Revenues	(3,641,472)	(3,641,472)
2017 A Revenue Refunding Bonds Debt Service	981,872	981,872
2017 B Revenue Refunding Bonds Debt Service	392,525	392,525
2018 A Revenue Bond	738,500	738,500
2018 B Revenue Bonds Debt Service	732,250	732,250
2019 Revenue Bond	553,350	553,350
2020 A Revenue Refunding Bonds Debt Service	564,250	564,250
2020 B Revenue Refunding Bonds Debt Service	5,953,500	5,953,500
FBO Net Results	-	-
Capital Charge Coverage	-	-
Debt Service Reserve Requirement	-	-
Capital Expenditures (Per Table 4)	4,044,255	4,398,119
Operating & Maintenance Reserve	650,670	650,670
Renewal and Replacement Reserve	0	0
Subtotal	10,969,701	11,323,565
FUNDS REMAINING	$6,837,748	$12,752,185
	$ 6,837,748	
	50%	50%
Authority Share - 50%	3,418,874	6,376,092
Less Cost of Air Service Incentive Programs	(400,000)	(1,186,402)
Authority Share Net of Air Service Incentive	3,018,874	5,189,690
	50%	50%
Airline Share - 50%	3,418,874	6,376,092
Net Airline Share	3,418,874	6,376,092
	6,837,748	12,752,185
ALLOCATION OF AIRLINE SHARE		
Terminal	2,735,099	5,100,874
Airfield	683,775	1,275,218
TOTAL AIRLINE SHARE	$3,418,874	$6,376,092

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Table 9-1

Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
ALLOCATION OF AIRFIELD PORTION OF REVENUE SHARING

AIRFIELD PORTION OF REVENUE SHARING		$ (1,275,218)
ALLOCATION TO SIGNATORY AIRLINES	Landed Weights	Total Allocated
COMMERCIAL AIRLINES:		
Allegiant	103,645	$ (91,127)
American	182,610	(160,556)
Delta	193,867	(170,453)
jetBlue	143,118	(125,833)
Southwest	569,790	(500,975)
United	92,360	(81,205)
TOTAL COMMERCIAL AIRLINES:	1,285,390	$ (1,130,150)
CARGO:		
FedEx	49,500	$ (43,522)
United Parcel Service	115,496	(101,547)
TOTAL CARGO:	164,996	$ (145,069)
TOTAL LANDING FEE SETTLEMENT	1,450,386	$ (1,275,218)

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Table 9-2

Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
ALLOCATION OF TERMINAL PORTION OF REVENUE SHARING

TERMINAL PORTION OF REVENUE SHARING	$ (5,100,874)

ALLOCATION OF DIRECT PORTION:

Signatory Airlines	Square Footage	Total Allocated
Allegiant	2,549	$ (184,632)
American	12,765	(924,607)
Delta	8,507	(616,187)
jetBlue	4,697	(340,218)
Southwest	14,337	(1,038,471)
United	9,783	(708,612)
	52,638	$ (3,812,726)
JOINT USE SPACE:	17,784	$ (1,288,148)
TOTAL	70,422	$ (5,100,874)

ALLOCATION OF JOINT USE SPACE:

Signatory Airlines	2025 Enplanements	80 % Pro-Rated Allocation	20 % Fixed Portion	Total Allocation
Allegiant	100,762	$ (66,664)	$ (42,938)	$ (109,602)
American	351,106	(232,291)	(42,938)	(275,230)
Delta	265,290	(175,516)	(42,938)	(218,454)
jetBlue	135,267	(89,493)	(42,938)	(132,431)
Southwest	524,892	(347,268)	(42,938)	(390,206)
United Airlines	180,300	(119,286)	(42,938)	(162,225)
TOTAL SIGNATORY ENPLANEMENTS	1,557,617	$ (1,030,518)	$ (257,630)	$ (1,288,148)

TOTAL TERMINAL PORTION OF REVENUE SHARING	Total
Allegiant	$ (294,234)
American	(1,199,836)
Delta	(834,641)
jetBlue	(472,648)
Southwest	(1,428,678)
United Airlines	(870,836)
TOTAL TERMINAL PORTION OF REVENUE SHARING	$ (5,100,874)

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Table 10
Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
AIRLINE COST PER ENPLANEMENT

(Includes Settlement and Revenue Sharing Calculation)	Budget 2025	Audited 2025
AIRPORT OPERATIONS:		
Airline Landing Fees	$ 7,670,160	$ 6,365,740
Airline Space Rental	9,976,714	9,757,825
Loading Bridge Rentals	897,387	1,039,797
Airline Apron Fee	1,003,013	827,582
Airline Share of Revenue Sharing	(3,418,874)	(6,376,092)
Total Airport Operations	$16,128,400	$11,614,852
FBO OPERATIONS:		
Avgas Fuel Sales Commercial	$ 20,000	$ 12,988
Deicing	1,390,350	2,005,222
Into Plane & Fuel Farm	1,726,500	1,961,027
Total FBO Operations	$ 3,136,850	$ 3,979,237
ENPLANEMENTS	1,504,000	1,594,077
COST PER ENPLANEMENT	$ 10.72	$ 7.29
FBO OPERATIONS COST PER ENPLANEMENT	$ 2.07	$ 2.49
TOTAL COMBINED COST PER ENPLANEMENT	$ 12.80	$ 9.78

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Table 11

Albany County Airport Authority
Albany International Airport
2025 Rates & Charges Settlement and Revenue Sharing Calculation
ALLOCATION SETTLEMENT AND REVENUE SHARING

TOTAL SETTLEMENT AND REVENUE SHARING $ (9,369,167)

	SETTLEMENTS				REVENUE SHARING		TOTAL
	Landing Fee	Terminal Rent	Aprons Fees	Loading Bridges	Airfield	Terminal	
Allegiant Air	$ (134,739)	$ (23,926)	$ (13,415)	$ 10,955	$ (91,127)	$ (294,234)	$ (546,487)
American Airlines	(237,393)	(97,567)	(57,849)	32,864	(160,556)	(1,199,836)	(1,720,337)
American - Envoy	(54,651)						(54,651)
American - Piedmont	(101,290)						(101,290)
American - PSA	(116,591)						(116,591)
American - Republic	(16,752)						(16,752)
American - SkyWest	(174)						(174)
Delta	(252,027)	(67,870)	(48,027)	32,864	(170,453)	(834,641)	(1,340,155)
Delta - Endeavor	(81,809)						(81,809)
Delta - Republic	(488)						(488)
Delta - SkyWest	(85,030)						(85,030)
FedEx	(64,350)				(43,522)		(107,872)
jetBlue	(186,053)	(38,434)	(14,781)	10,955	(125,833)	(472,648)	(826,796)
Southwest	(740,727)	(116,175)	(56,922)	21,909	(500,975)	(1,428,678)	(2,821,567)
United	(120,068)	(70,813)	(36,860)	32,864	(81,205)	(870,836)	(1,146,919)
United - Commutair	(83,112)						(83,112)
United - Go Jet	(9,992)						(9,992)
United - Republic	(37,686)						(37,686)
United - SkyWest	(19,770)						(19,770)
United Parcel Service	(150,145)				(101,547)		(251,692)
TOTAL SIGNATORY AIRLINE DISTRIBUTION	$ (2,492,845)	$ (414,786)	$ (227,854)	$ 142,410	$ (1,275,218)	$ (5,100,874)	$ (9,369,167)

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ALBANY COUNTY AIRPORT AUTHORITY
ANNUAL INVESTMENT REPORT

FOR THE FISCAL YEAR ENDING DECEMBER 31, 2025

PREPARED IN ACCORDANCE WITH
SECTION 2925 OF THE PUBLIC AUTHORITIES LAW

Introduction

In accordance with Sections 2925(6) and 2925(7) of the Public Authorities Law and as required by the Albany County Airport Authority (the Authority) Cash Management and Investment Policy (the "guidelines"), the Authority shall annually prepare and approve an Investment Report.

The organization of this report is structured to conform with the prescribed format specified in the section on "Reporting to Oversight Agencies" of the Guidelines. Section I of this Annual Investment Report contains the Authority's Investment Guidelines that were adopted by the Authority on December 7, 2009 and most recently approved on April 16, 2025. Section II presents the amendments to the guidelines since the last investment report. Section III contains a concise explanation of the Guidelines and amendments. Section IV presents the annual independent audit of investments. Section V summarizes the recorded results of the Corporation's investment activity for the year ended December 31, 2025. Section VI presents a list of fees, commissions or other charges paid to firms rendering investment associated services. Section VII presents a list of investments at December 31, 2025.

After the Authority has reviewed and accepted this report, copies of the report will be submitted to the chief executive officer and chief fiscal officer of the County of Albany and the Office of the State Comptroller.

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Section I

ALBANY COUNTY AIRPORT AUTHORITY

CASH MANAGEMENT AND INVESTMENT POLICY

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Last Amended:

July 23, 2018

ALBANY COUNTY AIRPORT AUTHORITY

CASH MANAGEMENT AND INVESTMENT POLICY

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Last Amended:
July 23, 2018
Last Reviewed and Approved:
April 16, 2025

ALBANY COUNTY AIRPORT AUTHORITY

CASH MANAGEMENT AND INVESTMENT POLICY

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APPENDIX

A.	Schedule of Eligible Investments	8

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ALBANY COUNTY AIRPORT AUTHORITY

CASH MANAGEMENT AND INVESTMENT POLICY

I. SCOPE

This cash management and investment policy applies to all moneys and other financial resources held on its own behalf or on the behalf of any entity or individual and the investment of those moneys and resources.

II. OBJECTIVES

The primary objectives of the Authority's cash management and investment activities are, in priority order:

- To Conform with all applicable federal, state and other legal requirements (legal);
- To Adequately safeguard principal (safety);
- To provide sufficient liquidity to meet all operating requirements (liquidity); and
- To obtain a reasonable rate of return (yield).

III. DELEGATION OF AUTHORITY

The governing board's responsibility for administration of the cash management and investment program for the Authority is delegated to the Chief Financial Officer who shall establish written procedures for the operation of the cash management and investment program consistent with these guidelines. Such procedures shall include an adequate internal control structure to provide a satisfactory level of accountability based on a data base or records incorporating description and amount of receipts, disbursements, and investments, transaction dates, and other relevant information and regulate the activities of subordinate employees.

IV. PRUDENCE

All participants in the investment process shall seek to act responsibly as custodians of the public trust and shall avoid any transaction that might impair public confidence in the Authority to govern effectively.

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Cash management and investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the safety of the principal as well as the probable income to be derived.

All participants involved in the cash management and investment process shall refrain from personal business activities that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

V. DIVERSIFICATION REQUIREMENTS

In order to safeguard principal from imprudent risks, it is the policy of Authority, where possible, to diversify a portfolio among the investment instruments which it may legally and prudently hold and also among investment firms with which it transacts business. However, since the Authority is legally limited in the type of securities it may invest in, the opportunity to diversify among investments is very limited. The terms of each investment will be consistent with the Authority's cash liquidity requirements. The term of Repurchase Agreements will be for periods no longer than ninety days.

VI. INTERNAL CONTROLS

It is the policy of the Authority for all moneys collected by any officer or employee of the Authority to transfer those funds to the Chief Financial Officer within one day for deposit, or within the time period specified in law, whichever is shorter.

The Chief Financial Officer is responsible for establishing and maintaining an internal control structure to provide reasonable, but not absolute, assurance that deposits and investments are safeguarded against loss from unauthorized use or disposition, that transactions are executed in accordance with the Authority's authorization and recorded properly, and is managed in compliance with applicable laws and regulations.

VII. DESIGNATION OF DEPOSITARIES

Any State or Federally chartered commercial bank that can meet the Authority's requirements for cash vault services, is a member of the National Automated Clearing House Association (NACHA), and is able to act as an Originating Depository Financial Institution (ODFI) for direct deposit of payments. The bank must have a minimum long term credit rating of "A" without regard to subcategories from at least one of the Nationally Recognized Statistical Rating Organizations (NRSRO) and no rating below investment grade from any other NRSRO.

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VIII. COLLATERALIZING OF DEPOSITS

In accordance with the provisions of Title 32 of the Public Authorities Law, Section 2788, all deposits of the Authority including certificate of deposits and special time deposits, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act shall be secured by obligations with a market value equal at all times to the amount of the deposit. Obligations eligible for use as collateralization include those issued by the United States or issued by the State of New York or any municipality therein rated in one of the three highest rating categories by at least one nationally recognized statistical rating organization.

IX. SAFEKEEPING AND COLLATERALIZATION

Eligible securities used for collateralizing deposits shall be held by a third party bank or trust company subject to security and custodial agreements.

The security agreement shall provide that eligible securities are being pledged to secure Authority deposits together with agreed upon interest, if any, and any costs or expenses arising out of the collection of such deposits upon default. It shall also provide the conditions under which the securities may be sold, presented for payment, substituted or released and the events which will enable the Authority to exercise its right against the pledged securities. In the event the securities are not registered or inscribed in the name of the Authority, such securities shall be delivered in a form suitable for transfer or with an assignment in blank to the Authority or its custodial bank.

The custodial agreement shall provide that securities held by the bank or trust company, or agent of and custodian for, the Authority will be kept separate and apart from the general assets of the custodial bank or trust company and will not in any circumstances, be commingled with or become part of the backing for any other deposit or other liabilities. The agreement shall also describe that the custodian shall confirm the receipt, substitution or release of the securities. The agreement shall provide for the frequency of revaluation of eligible securities and for the substitution of securities when a change in the rating of a security may cause ineligibility. Such agreement shall include all provisions necessary to provide the Authority a perfected interest in the securities.

X. PERMITTED INVESTMENTS

Title 32 of the Public Authorities Law, Section 2788 authorized the Authority to invest in those obligations specified pursuant to the provisions of Section 98-a of the State Finance Law. In accordance therewith, the Authority authorized the Chief Financial Officer to invest moneys not required for immediate expenditure for terms not to exceed its projected cash flow needs in the investments designated in Appendix A to this policy.

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All investment obligations shall be payable or redeemable at the option of the Authority within such times as the proceeds will be needed to meet expenditures for purposes for which the moneys were provided and, in the case of obligations purchased with the proceeds of bond or notes, shall be payable or redeemable at the option of the Authority within two years of the date of purchase.

XI. AUTHORIZED FINANCIAL INSTITUTIONS AND DEALERS

The Authority shall maintain a list of financial institutions and dealers approved for investment purposes and establish appropriate limits to the amount of investments which can be made with each financial institution or dealer. All financial institutions with which the Authority conducts business must be business worthy. Banks shall provide their most recent Consolidated Report of Condition (Call Report) at the request of the Authority. Security dealers not affiliated with a bank shall be required to be classified as reporting dealers affiliated with the New York Federal Reserve Bank, as primary dealers. The Chief Financial Officer is responsible for evaluating the financial position and maintaining a listing of proposed depositaries, trading partners and custodians. Such list shall be evaluated at least annually.

XII. PURCHASE OF INVESTMENTS

The Chief Financial Officer is authorized to contract for the purchase of investments:

1. Directly, including by use of a repurchase agreement, from an authorized trading partner.
2. By utilizing an ongoing investment program with an authorized trading partner.

All purchased obligations, unless registered or inscribed in the name of the Authority shall be purchased through, delivered to and held in the custody of a bank or trust company. Such obligations shall be purchased, sold or presented for redemption or payment by such bank or trust company only in accordance with prior written authorization from the officer authorized to make the investment. All such transactions shall be confirmed in writing to the Authority by the bank or trust. However, written contracts are not practical, nor is it a regular business practice to enter such contracts for permitted investments other than Repurchase Agreements. Any obligation held in the custody of a bank or trust company shall be held pursuant to a written custodial agreement.

The custodial agreement shall provide that securities held by the bank or trust company, as agent of and custodian for, the Authority will be kept separate and apart from the general assets of the custodial bank or trust company and will not, in any circumstances, be commingled with or become part of the backing for any other deposits or other liabilities. The agreement shall describe how the custodian shall confirm the receipt and

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release of the securities. Such agreement shall include all provisions necessary to provide the local government a perfected interest in the securities.

XIII. REPURCHASE AGREEMENTS

Repurchase agreements are authorized subject to the following restrictions:

1. All repurchase agreements must be entered into subject to a Master Repurchase Agreement;
2. Repurchase Agreements shall be for no more than 90 days and agreements which are "open" (continuing in nature) shall not be made;
3. Trading partners are limited to banks or trust companies authorized to do business in the State of New York and primary reporting dealers;
4. Obligations shall be limited to obligations of the United States and obligations of agencies of the United States where principal and interest are guaranteed by the United States;
5. The Authority or its custodian must take possession of the securities by physical delivery or book entry;
6. The custodian shall be a party other than the trading partner and shall be a member of the Federal Reserve Bank or maintain accounts with member banks to accomplish book-entry transfer of securities to the credit of the Authority.

The Master Repurchase Agreements must include:

1. The events of default which would permit the purchaser to liquidate the pledged collateral;
2. The relationship between parties to the agreement, which shall ordinarily be purchaser and seller:
3. Procedures which ensure that the Authority obtains a perfected security interest in the securities which are the subject of the agreement:
4. The method of computing margin maintenance requirements and providing for timely correction of margin deficiencies or excesses. Specific guidelines regarding margin maintenance shall be established, taking into consideration:
    a. the type of collateral or purchased security;
    b. the maturity of the collateral or purchased security;
    c. the method by which additional margin will be maintained; and
5. Circumstances, if any, under which substitution of securities (collateral) subject to the agreement shall be permitted.

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XIV. REQUIRED REPORTS

Internal Management Reporting

In accordance with Section 2925(5) of the Public Authorities, the Chief Financial Officer shall cause to be prepared and filed with the Authority's board of directors a quarterly report on any new investments, the inventory of existing investments and the selection of investment bankers, brokers, agents, dealers, or auditors.

Reporting to Oversight Agencies

Annually, in accordance with Sections 2925(6) and 2925(7) of the Public Authorities Law, the Authority shall prepare and approve an investment report which shall include:

1. the investment guidelines;
2. amendments to such guidelines since the last investment report;
3. an explanation of the investment guidelines and amendments;
4. the results of the annual independent audit;
5. the investment income record of the Authority; and
6. a list of the total fees, commissions or other charges paid to each investment banker, broker, agent, dealer and adviser rendering investment associated services to the Authority since the last investment report.

Such investment report may be a part of any other annual report that the Authority is required to make. The Investment Report shall be submitted to the chief executive officer and chief fiscal officer of the County of Albany and the Office of the State Comptroller.

Performance Evaluation and Audit

The Authority shall annually engage its financial statement auditor to perform an audit of investments to determine whether: the Authority complies with its own investment policies; investment assets are adequately safeguarded; adequate accounts and records are maintained which accurately reflect all transactions and report on the disposition of Authority investment assets; a system of adequate internal controls is maintained; the Authority complied with the applicable laws and regulations.

The audit of investments shall be designed, to the extent practical, to satisfy both the common interests of the Authority and the public officials accountable to others.

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A written audit report shall be prepared presenting the results of the annual independent audit of all investments and shall include:

1 a description of the scope and objectives of the audit;
2 a statement attesting that the audit was conducted in accordance with generally accepted government auditing standards;
3 a description of any material weaknesses found in the internal controls;
4 a description of all non-compliance with the Authority's own investment policies as well as applicable laws and regulations;
5 a statement of positive assurance of compliance on the items tested; and
6 a statement on any other material deficiency or finding identified during the audit not covered in (5) above.

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APPENDIX A

SCHEDULE OF ELIGIBLE INVESTMENTS

(Pursuant to Section 98-a of the State Finance Law)

__X__ (i) Bonds and notes of the United States.

__X__ (ii) Bonds and notes of this state.

__X__ (iii) General obligation bonds and notes of any state other than this State, provided that such bonds and notes receive the highest rating of at least one independent rating agency designated by the State Comptroller.

__X__ (iv) Obligations for the payment of which the faith and credit of the United States or of this state are pledged. Notes, bonds, debentures, mortgages and other evidences of indebtedness of the United States Postal Service; the federal national mortgage association; federal home loan mortgage corporation; student loan marketing association; federal farm credit system or any other United States government sponsored agency, provided that at the time of the investment such agency or its obligations are rated and the agency receives, or its obligations receive, the highest rating of all independent rating agencies that rate such agency or its obligations, provided, however, that no more than two hundred fifty million dollars may be invested in the obligations of any one agency.

_____(v) Bonds and notes of the Savings and Loan Bank of the state of New York.

_____(vi) Collateral trust notes issued by a trust company, all of the capital stock of which is owned by not less than twenty savings banks of the state of New York.

_____(vii) Obligations of any corporation organized under the laws of any state in the United States maturing within six days provided that such obligations received the highest rating of two independent rating services designated by the State Comptroller and that the issuer of such obligations has maintained such ratings on similar obligations during the preceding year, provided however, that no more than one hundred million dollars may be invested in such obligations of any one corporation.

_____(viii) Bonds and notes issued for any of the corporate purposes of the New York state housing finance agency.

_____(ix) Judgments or awards of the court of claims of New York

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_____(x) Bonds and notes issued for any of the corporate purposes of the New York state medical care facilities finance agency.

_____(xi) Bonds and notes issued for any of the corporate purposes of the New York state project finance agency.

_____(xii) Bonds and notes issued for any of the corporate purposes of the municipal assistance corporation for New York City.

___X_ (xiii) Certificate of deposits of a bank or trust company in this state. Any certificate of deposit shall be fully secured by the issuer thereof.

___X_ (xiv) Repurchase agreements using United States Treasury obligations seven years or less.

All investments must conform to section 98-a of the State Finance Law as may be amended from time to time.

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Section II

AMENDMENTS TO THE GUIDELINES SINCE THE LAST ANNUAL INVESTMENT REPORT

There have been no amendments to the Investment Guidelines since the last annual investment report.

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Section III

Explanation of the Guidelines and Amendments

The Albany County Airport Authority "Cash Management and Investment Policy" most recently amended by the Board on July 23, 2018 is based on the principles of investment safety and control. The Authority's Guidelines contained in Section I are the Authority's Investment Guidelines which are currently in effect.

The Guidelines set forth the Authority's statement of policy regarding the investment of Authority funds and the objectives of such investments. By the Guidelines, the Authority has determined that the basic guide for the investment of Authority funds shall be the "prudent person rule" as further limited by statute and the Authority's Bond Resolutions. As indicated in the Guidelines, the Authority's objectives for its investment program are to:

- To conform with all applicable federal, state and other legal requirements (legal);
- To adequately safeguard principal (safety);
- To provide sufficient liquidity to meet all operating requirements (liquidity); and
- To obtain a reasonable rate of return (yield).

The Authority has not amended its investment guidelines since July 23, 2018.

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Section IV

Annual examination of Compliance with Investment Guidelines

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INDEPENDENT ACCOUNTANT'S REPORT

To the Members
Albany County Airport Authority

We have examined the Albany County Airport Authority's (Authority) compliance with its investment guidelines and with the requirements of Section 2925 of the New York State Public Authorities Law (NYS PAL) for the year ended December 31, 2025. The Authority's management is responsible for the Authority's compliance with NYS PAL. Our responsibility is to obtain reasonable assurance by evaluating the Authority's compliance with the requirements of NYS PAL and performing other procedures to obtain sufficient appropriate evidence to express an opinion that conveys the results of our evaluation based on our examination.

Our examination was conducted in accordance with attestation standards for a direct examination engagement established by the AICPA and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we obtain reasonable assurance by evaluating whether the Authority's investments and policy against the requirements of the NYS PAL and performing other procedures to obtain sufficient appropriate evidence to express an opinion that conveys the results of our evaluation of the Authority's compliance with NYS PAL. The nature, timing and extent of the procedures selected depend on our judgment, including an assessment of the risks that the Authority is not in compliance with NYS PAL in all material respects, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. We are required to be independent of the Authority and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to our examination engagement.

Our examination does not provide a legal determination on the Authority's compliance with NYS PAL.

In our opinion, the Albany County Airport Authority complied, in all material respects with Section 2925 of the New York State Public Authorities Law for the year ended December 31, 2025.

In accordance with *Government Auditing Standards*, we are required to report all deficiencies that are considered to be significant deficiencies or material weaknesses in internal control; fraud and noncompliance with provisions of laws or regulations that have a material effect on the Authority's compliance with its investment guidelines and with the requirements of NYS PAL; and any other instances that warrant the attention of those charged with governance; noncompliance with provisions of contracts or grant agreements, and abuse that has a material effect on the subject matter. We are also required to obtain and report the views of responsible officials concerning the findings, conclusions, and recommendations, as well as any planned corrective actions. We performed our examination to express an opinion on whether the Authority complied with the aforementioned requirements and not for the purpose of expressing an opinion on the internal control over the Authority's compliance with those requirements or other matters; accordingly, we express no such opinions. Our examination disclosed no matters that are required to be reported under *Government Auditing Standards*.

Our examination is not intended to provide any assurance as to the income from investments, fees paid, or investments at the end of the year. This report is for the examination of the Authority's compliance with its investment guidelines and with the requirements of NYS PAL for the year ended December 31, 2025 and is not suitable for any other purpose.

Latham, NY
_____, 2026

Section V

The Authority's cash management and investment strategy is intended to comply with the Authority's Cash Management and Investment Policy, its' Master Bond Resolution, and other external restrictions.

The Authority's investment and cash management activity during 2025 resulted in $2,671,186 in interest income to the Authority from interest on insured or collateralized bank demand deposits.

Based on the provisions of the Master Bond Resolution and the Federal Aviation Administration Passenger Facility Charge handbook, the interest earned by the Authority's cash and investments during 2025 were allocated as follows:

Passenger Facility Charges	$	266,534
Debt Service Funds		434,997
Construction Funds		49,099
Development Funds		1,158,777
Operating Funds		761,779
	$	2,671,186

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Section VI

The Authority paid no fees, commissions or other charges to firms rendering investment associated services during 2025.

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Section VII

The Authority's cash is invested when market conditions are appropriate based on the Chief Financial Officer's determination of the permissibility and risk of temporary or permanent loss of market value of any cash invested. Because investments, even Treasury Obligations, are reported at fair market value, there is no tolerance for market declines in Debt Service Reserve funds or Construction funds. Passenger Facility Charge (PFC) funds must be retained in interest bearing accounts. Investment of other funds is based upon an assessment of the value of additional potential income versus the loss of liquidity.

There were no investments held by the Authority at December 31, 2025.

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ALBANY COUNTY AIRPORT AUTHORITY
Mission Statement and Performance Measurement Report
Year Ended December 31, 2025

BACKGROUND

The Public Authorities Reform Act of 2009 introduced a requirement that Public Authorities adopt a mission statement and performance measurements. During 2010, the Albany County Airport Authority adopted a new Mission Statement and related Performance Measurements. The Albany County Airport Authority adopted Mission Statement Performance Measurements that are consistent with the recommendations found in the Transportation Research Board ACRP Report 19, - *Developing and Airport Performance Measurement System* issued in 2010 and sponsored by the Federal Aviation Administration. The remainder of this report contains the previously adopted Mission Statement and actual performance measurements for 2021-2025.

MISSION STATEMENT AND PERFORMANCE MEASURES

The Albany County Airport Authority (Authority) is a body corporate and politic constituting a public benefit corporation established and existing pursuant to the Albany County Airport Authority Act, Title 32 of Article 8 of the New York Public Authorities Law. The State of New York (State) created the Authority in 1993 in order to promote the strengthening and improvement of the Airport, to facilitate the financing and construction of the Terminal Improvement Project (TIP) and subsequent capital improvement programs, and give the Authority the power to operate, maintain and improve the Airport.

The Authority is governed by seven members, with four members appointed by the majority leader of the County of Albany (County) Legislature and three members by the County Executive, all with approval of the County Legislature. The Authority members are appointed for a term of four years or until a successor is appointed, except that any person appointed to fill a vacancy will be appointed to serve only the unexpired term.

Based on the County's responsibility for the appointment of the Authority members, their approval of any Airport capital improvement programs and the issuance of certain debt, the Authority is considered a component unit of the County under the criteria set forth by the Governmental Accounting Standards Board (GASB). The financial transactions of the Authority are accounted for in a single enterprise fund.

The Authority is responsible for the efficient planning, development, administration, operation and financial condition of the Airport. The Authority, as landlord, rents space and assesses fees and charges to the airlines and businesses providing goods and services to the traveling public and to the civilian, business, governmental and military users of the Airport. The Authority is responsible for assuring residents of the County, the Town of Colonie and the surrounding areas of minimal environmental impact from air navigation and transportation. The Authority contracted the services of AvPorts ALB LLC ("AvPorts") and Aviation Facilities Company, Inc. to manage the daily operations and maintenance of the Airport and Cargo Facilities and the services of REW Investments, Inc., d/b/a Million Air to manage the daily operations of the Fixed Base Operation (FBO) and Fuel Farm.

The Authority's strategic direction for the Airport is based upon the following vision, mission, goals, and objectives.

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VISION

The Authority's vision statement is a measurable statement describing the future results the Authority seeks to achieve. The Authority's vision for Albany International Airport is to provide an exemplary airport in which to visit, travel, and work.

MISSION

The Authority's mission statement is a broad statement of what the Authority has been charged to accomplish. The Authority's mission is to provide adequate, safe, secure and efficient aviation and transportation facilities at a reasonable cost to the people. To accomplish our mission we will:

- Provide world-class, customer-oriented transportation services;
- Promote airline, cargo, business and general aviation services on airport by providing quality airport facilities;
- Operate the airport and provide services in the most cost-effective manner;
- Foster inter-model transportation;
- Implement the airport's Capital Improvement Plan; and,
- Maintain financial security.

GOAL

The Authority's goal for the airport is derived from its mission and vision for the airport and describes the enduring end state desired for the airport. The Authority's goal for Albany International Airport is:

- To be widely recognized as the best airport of its size in the Northeast as well as an innovative model for a facility with vitality, enthusiasm, friendliness, competence, and efficiency.

OBJECTIVES

The Authority's objectives describe the outcomes required to accomplish the goal. The Authority's objectives in operating the airport are:

- To promote safe, secure, efficient and economic air transportation by preserving and enhancing Airport capacity;
- To acquire, construct, reconstruct, continue, develop, equip, expand, improve, maintain, finance and operate aviation and other related facilities and services;
- To stimulate and promote economic development, trade and tourism;
- To form an integral part of a safe and effective nationwide system of airports to meet the present and future needs of civil aeronautics and national defense and to assure inclusion of the Authority's facilities in state, national and international programs for air transportation and for airway capital improvements; and,
- To ensure that aviation facilities shall provide for the protection and enhancement of the natural resources and the quality of the environment of the state and the capital district area.

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VALUES

The Authority's values describe how the Authority will conduct itself, both internally and externally, while engaging in business activities. The Authority's values are:

Responsiveness – being proactive; having a bias for action and sense of urgency in getting things done; anticipating the needs of tenants and passengers by taking fast action to surpass their expectations; encouraging tenant and passenger input.

Integrity – possessing a commitment to doing the right things right, with consistent adherence to the highest professional standards; keeping commitments to our tenants, passengers, employees, and others.

Innovation – dedicating ourselves to learning and growing; constantly searching for better ways to get the job done; using our collective imagination effectively to solve problems for our tenants, passengers and employees; going beyond perceived boundaries to get desired results.

Teamwork – recognizing that every board member, employee, volunteer, tenant, and others are important to the complete satisfaction of Albany International Airport; feeling personally responsible for successful outcomes; treating everyone with respect; communicating regularly, directly and honestly with our board members, employees, volunteers, tenants, and others.

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MISSON STATEMENT LEVEL PERFORMANCE MEASURES

The Authority has identified the following performance measurements to assess its success in achieving its mission and intended public purpose.

Area of Measurement	Performance Measure	Performance Measure Component	Final 2021	Final 2022	Final 2023	Final 2024	Final 2025
Safety	Employee Accidents and Incidents	Injuries Lost Time Injury Rate	4	2	4	9	14
	Airfield Violations	Runway Incursions	1	0	0	1	0
		Runway Condition FAA Safety Compliance	0	0	0	0	0
		Inspection Discrepancies	9	3	0	2	3
Security	Security Incidents and Violations	Security Badge Breaches:					
		Letters of investigation	1	1	0	0	1
		Violations	3	0	1	56	0
Financial	Revenue Management	Total Airline Revenue per enplaned passenger	$10.63	$9.51	$7.57	$11.27	$9.78
		Total Non-Airline Revenue per enplaned passenger	$31.15	$32.01	$31.09	$30.16	$31.48
		Total Non-Operating Revenue per enplaned passenger	$9.81	$6.16	$10.17	$6.67	$6.15
		Total Revenue per enplaned passenger	$51.59	$47.68	$49.31	$48.10	$47.23
	Cost Performance	Operating Expenses per enplaned passenger	$34.60	$31.27	$32.08	$33.38	$32.19
		Airline Cost per enplaned passenger	$8.49	$7.00	$4.83	$8.90	$7.29
	Debt Management	Debt Service Coverage Ratio	1.57	2.19	1.74	2.20	2.63
		Debt per enplaned passenger	$77	$52	$43	$33	$26
	Liquidity	Days Unrestricted Cash on Hand	241	242	354	323	341
Operational	Aircraft Delays caused by Airport	Number of Aircraft Delay caused by Airport or Runway Closings	0	0	0	0	0
	Aircraft Delays caused by Fixed Base Operations	Number of Aircraft Fueling Delays	13	12	9	13	19
Customer Service	Service Quality	Terminal Cleanliness Concessions Quality and Variety (5 is the highest)	note 1	note 1	4.4[2]	4.23	4.08
	Customer Satisfaction	Customer Survey Results (5 is the highest)	note 1	note 1	4.6[2]	4.23	4.11
Environmental Sustainability	Environmental Compliance	Violations Identified by Regulatory Agency De-Icing Material Discharge Frequency and Severity of Spills:					
		SPDES violations	0	0	5	0	0
		DEC violations	0	0	0	0	0
	Noise	Noise Levels /Noise Complaints	70	2	8	4	21
People	Employee Satisfaction	Employee Turnover					
		AvPorts	10.3%	10.0%	28.4%	23.0%	26.65%
		Million Air FBO	31.3%	25.0%	23.0%	22.0%	18.0%
		Albany County Airport Authority	0%	0%	0.0%	0.0%	0.0%
	Workforce Diversity	Minority Representation in Workforce	20.7%	21.3%	24.8%	28.19%	30.0%

note 1 - An Insufficient number of customer satisfaction surveys were conducted to report on this performance measure.

[2] Information received ACI's 2023 Airport Service Quality survey

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ALBANY COUNTY AIRPORT AUTHORITY OPEB TRUST
(A Component Unit of the Albany County Airport Authority)

FINANCIAL STATEMENTS
For the Years Ended December 31, 2025 and 2024

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ALBANY COUNTY AIRPORT AUTHORITY OPEB TRUST
(A Component Unit of the Albany County Airport Authority)

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INDEPENDENT AUDITOR'S REPORT

To the Trustee
Albany County Airport Authority OPEB Trust

Report on the Audit of the Financial Statements

Opinions

We have audited the statements of fiduciary net position of the Albany County Airport Authority OPEB Trust (the Trust), a component unit of the Albany County Airport Authority, as of December 31, 2025 and 2024, and the related statements of changes in fiduciary net position for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the fiduciary net position of the Albany County Airport Authority OPEB Trust as of December 31, 2025 and 2024, and the respective changes in fiduciary net position for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (*GAS*) issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Albany County Airport Authority OPEB Trust and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Trust's ability to continue as a going concern for twelve months beyond the financial statement issuance date, including any currently known information that may raise substantial doubt shortly thereafter.

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Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and *GAS*, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the schedule of changes in the Authority's net OPEB liability and related ratios, schedule of actuarially determined contributions, and schedule of money-weighted investment return on pages 14 through 15 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated ____, 2026 on our consideration of the Albany County Airport Authority OPEB Trust's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Albany County Airport Authority OPEB Trust's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Albany County Airport Authority OPEB Trust's internal control over financial reporting and compliance.

Latham, NY
_____, 2026

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ALBANY COUNTY AIRPORT AUTHORITY OPEB TRUST
(A Component Unit of the Albany County Airport Authority)

MANAGEMENT DISCUSSION AND ANALYSIS
(Unaudited)

This section provides an overview and analysis of the financial activities of Albany County Airport Authority OPEB Trust (the Trust) for the years ended December 31, 2025 and 2024. The creation of the Trust and its initial funding was authorized on December 7, 2009 by the Albany County Airport Authority's (the Authority) Board of Directors. The Trust was created December 17, 2009 when the trust document was fully executed. Irrevocable transfer of assets to the Trust occurred in each year 2009 through 2025. The purpose of the Trust is to accumulate resources for the payment of medical insurance benefits, to the Authority's retired employees who qualify for and elect to receive the benefit ans for which the Authority is obligated to pay under the post-employment medical benefit plan it sponsors. Readers are encouraged to consider the information presented here in conjunction with additional information furnished in the financial statements.

FINANCIAL HIGHLIGHTS

The net position of Albany County Airport Authority other retiree medical insurance plan (the Plan) at the close of fiscal years 2024 and 2025 are $3,407,239 and $3,672,526, respectively (net assets held in trust for retiree medical insurance benefits). All of the net assets are available to meet the Plan's ongoing obligations to Plan participants and beneficiaries. The Plan's funding objective is to meet long-term benefit obligations through contributions and investment income. The Plan was funded in 2024 and 2025 by the transfer of $102,354 and $168,206, respectively, from the Albany County Airport Authority plus interest earnings in the amount of $102,362 and $97,081 on the deposited balance.

OVERVIEW OF THE FINANCIAL STATEMENTS

The following discussion and analysis are intended to serve as an introduction to the Plan's financial statements, which comprises these components:

- Statement of Fiduciary Net Position
- Statement of Changes in Fiduciary Net Position
- Notes to the Basic Financial Statements

This report also contains required supplementary information (RSI) in addition to the basic financial statements themselves.

The Statement of Fiduciary Net Position is a snapshot of account balances at year-end. It indicates the assets available for future payments for retiree benefits and any current liabilities that are owed at this time.

The Statement of Changes in Fiduciary Net Position, on the other hand, provides a view of current year/period additions to and deductions from the Plan. Both statements are in compliance with Governmental Accounting Standard Board Statements (GASB) This report uses the standards established by GASB's Statement No. 74 Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans. Statement No. 74 superseded Statement No. 43 of the same title.

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ALBANY COUNTY AIRPORT AUTHORITY OPEB TRUST
(A Component Unit of the Albany County Airport Authority)

MANAGEMENT DISCUSSION AND ANALYSIS
(Unaudited)

Statement No. 74 did not change the reporting in the two primary financial statements but added requirements for additional and multi-year disclosures in the Notes and RSI. Readers are encouraged to review the Notes and RSI to better understand the financial and operational results of the OPEB Trust.

The Statement of Fiduciary Net Position and the Statement of Changes in Fiduciary Net Position report information about the Plan's activities. These statements include all assets and liabilities, using the full accrual basis of accounting, which is similar to the accounting used by most private sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

Net Position, the difference between assets and liabilities, is one way to measure the plan's financial position. Over time, increase and decrease in Net Position is one indicator of whether its financial health is improving or deteriorating. Other factors, such as market conditions, should also be considered in measuring the Plan's overall health. Notes to the Basic Financial Statements provide additional information that is essential to a full understanding of the data provided in the financial statements.

In addition to the financial statements the accompanying notes present information that is essential to understanding the financial statements. The Required Supplementary Information presents certain required information concerning the Plan's progress in funding its obligations to provide resources for retiree medical benefits to members.

FINANCIAL ANALYSIS

As previously noted, Net Position may serve over time as a useful indication of the Trust's financial position. The assets of the Trust exceeded its liabilities at December 31, 2025 because the Trust had$3,672,526 in assets and no recorded liabilities. The Trust is intended to accumulate net resources to fund the Albany County Airport Authority's obligation to pay for other post-employment benefits (OPEB) of retired employees, other than pensions. This OPEB benefit is retiree medical care insurance. The Albany County Airport Authority's actuarial determined obligation for OPEB as of December 31, 2025 was $9,220,445. Accordingly, the Trust's Net Position is not sufficient to fully fund this obligation and additional contributions will be necessary along with investment earnings to fully fund the Authority's estimated OPEB obligation. The Albany County Airport Authority's actuarial determined OPEB obligation is based upon significant assumptions and estimates about future events, costs, funding decisions and is subject to frequent change and revision.

CONTACTING THE TRUST'S FINANCIAL MANAGEMENT

This financial report is designed to provide the public with a general overview of the Trust's finances and to show the Trust's accountability for the money it receives. If you have any questions about this report or need any additional financial information, contact the Albany County Airport Authority Other Post Employment Benefit Plan Trustee at c/o Albany County Airport Authority, Terminal Building, Third Floor, 737 Albany Shaker Road, Albany, NY 12211.

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ALBANY COUNTY AIRPORT AUTHORITY OPEB TRUST
(A Component Unit of the Albany County Airport Authority)

Statements of Fiduciary Net Position
As of December 31, 2025 and 2024

	December 31, 2025	December 31, 2024
ASSETS		
Cash and cash equivalents	$ 3,672,526	$ 3,407,239
Investments	-	-
Interest receivable	-	-
Total Assets	3,672,526	3,407,239
DEFERRED OUTFLOWS OF RESOURCES	-	-
Total Deferred Outflows of Resources	-	-
LIABILITIES	-	-
Total Liabilities	-	-
DEFERRED INFLOWS OF RESOURCES	-	-
Total Deferred Inflows of Resources	-	-
NET POSITION		
Net Position - Restricted for OPEB	$ 3,672,526	$ 3,407,239

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See accompanying notes to financial statements

ALBANY COUNTY AIRPORT AUTHORITY OPEB TRUST
(A Component Unit of the Albany County Airport Authority)

Statements of Changes In Fiduciary Net Position
Years Ended December 31, 2025 and 2024

	December 31, 2025	December 31, 2024
Additions to Net Position Attributed to:		
Contributions		
Employer	$ 550,512	$ 463,149
Interest Income	97,081	102,362
Total Additions	647,593	565,511
Deductions from Net Position Attributed to:		
Retirement benefits	382,306	307,351
Implicit Cost Amount	-	53,444
Total Deductions	382,306	360,795
Increase in Net Position	265,287	204,716
Net Position - Restricted for OPEB, Beginning of Year	3,407,239	3,202,523
Net Position - Restricted for OPEB, End of Year	$ 3,672,526	$ 3,407,239

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See accompanying notes to financial statements

NOTE 1 - DESCRIPTION OF THE PLAN

The following information of the Albany County Airport Authority OPEB Trust (the Trust), a component unit of the Albany County Airport Authority (the Authority) provides only general information. Readers should refer to the plan agreement for a more complete description of the Plan's provisions.

General

The OPEB Plan is a single-employer defined benefit healthcare plan trust administered by the Authority. The Plan provides medical insurance benefits to eligible retirees who elect to receive it and their eligible dependents. Membership of the Plan consists of 45 plan members composed of; 16 Active, 28 retired employees. The Plan is a governmental plan that is not subject to the provisions of the Employee Retirement Income Security Act of 1974 (ERISA). The Plan was created by the Albany County Airport Authority to be managed by a sole trustee intended to be the Chief Financial Officer of the Authority who is the plan Trustee. The Trust is a component unit of the Albany County Airport Authority. The Trust has a fiduciary duty to provide plan benefits to eligible beneficiaries. So long as the Albany County Airport Authority provides the required benefits, the Trust's obligation is fulfilled and it may than reimburse the Albany County Airport Authority for the cost of the benefits provided, if requested to do so.

Contributions

Contributions to the Plan are likely to be entirely funded by the employer (the Authority). Participants hired prior to July 1, 2005 are not required to contribute to the plan. Participants hired on or after July 1, 2005 are required to contribute 10% of the cost of plan benefits to the plan, offset by the value of their unused sick leave up to 1,320 hours at the time of retirement. The Plan was established and may be amended by the Authority. The Authority has no obligation to fund the plan. Contributions made were provided for in the Authority's annual budgets for 2008 through 2025 along with interest earnings thereon. Any future contributions to the plan would be authorized by a future resolution of the Authority.

Funded Status and Funding Progress

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, investment returns, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the Plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

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Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the written plan as currently approved by the Authority and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the January 1, 2024 actuarial valuation, the individual entry age normal method was used. The actuarial assumptions included a 2.50 percent investment rate of return (net of administrative expenses), based on the plan being funded in an irrevocable employee benefit trust invested allowing for both an equity and fixed income portfolio. Healthcare cost trend rates are estimated at a rate of 4.96% decreasing to an ultimate rate of 3.63% in 2060. At December 31, 2025, the Plan held a Net Position in the amount of $3,672,526 which consisted of amounts on deposit with the Trust.

For the year ended December 31, 2025, there was one key assumption changes. The discount rate was changed from 4.28% to 4.43% in accordance with GASB 75 which reduced the disclosed liability by $162,450.

Investment Options

The Trustee holds the Assets of the Plan. Contributions received from the Authority are allocated between assets available for investment and assets maintained for payment of benefits and administrative expenses.

Plan Termination

In the event of Plan termination or if the Trust were to fully accomplish its purpose, the net assets of the Trust would be allocated as prescribed in the Trust document, generally to pay in the order indicated:

- The Authority's remaining retiree medical benefit liabilities
- Reasonable expenses of administering the Plan

Any assets remaining in the Trust after paying off the above liabilities shall revert back to the Authority.

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The accompanying basic financial statements are presented on the accrual basis of accounting. Revenue is recognized when earned, and liabilities are recognized when incurred. Employer contributions are recognized when received because only one employer contributor exists. Benefits

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and refunds of contributions are recognized when due and payable or upon receipt of claim for reimbursement for payment of benefits by the Authority based upon a certificate signed by its Chief Executive Officer.

Governmental Accounting Standards

The financial statements of the plan have been prepared in accordance with generally accepted accounting principles (GAAP) followed in the United States of America. In the U.S. the Governmental Accounting Standards Board (GASB) is the established and recognized standard-setting body for governmental accounting and financial reporting.

Cash and Cash Equivalents

The Trust's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of one year or less from the date of acquisition.

Administrative Expenses

Certain internal costs of administering the Plan will be paid by the Plan. There were no administrative expenses for the years ended December 31, 2024 and 2025.

Benefits

Benefits will be recognized when paid or when a claim for reimbursement for payment of benefits is received from the Authority. The Trust has not yet paid any benefits or claims for reimbursement directly and the Authority continues to fund retiree health care costs directly.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America requires the plan administrator to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results may differ from those estimates.

NOTE 3 - TAX STATUS

The Authority structured and intends that the Trust administering the Plan shall be a tax-exempt governmental trust under Section 115 of the Internal Revenue Code (the Code) and that income derived from the Trust Estate shall be excludable from gross income for federal tax purposes pursuant to Section 115 of the Code.

NOTE 4 - INVESTMENTS

The Authority has adopted an investment policy for the Trust that the Authority may amend from time to time. The Authority adopted an Investment Policy for effectively supervising, monitoring and evaluating the investment assets of the Trust. The investment policy allows for the Trust assets to be comprised of:

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Fixed Income	0%-60%
Cash Equivalent	5%-100%
Domestic Equity	0%-60%
International Equity	0%-60%
Other Equity	0%-20%

As of December 31, 2024 and 2025 all Trust assets were on deposit with M&T Bank, either a cash interest bearing demand deposit account, or a certificate of deposit, the entire balance of which was collateralized by obligations that are guaranteed by the U.S. Government and held by a 3rd party custodian. The Trustee believes the investment and management of the assets of the Trust have complied with the Trust investment policy adopted by the Authority.

NOTE 5 - OTHER POSTEMPLOYMENT BENEFITS UNDER GASB 74

The components of the net OPEB liability of the Authority as of December 31, were as follows:

	2025	2024
Total OPEB liability at beginning of period	$ 9,231,393	$ 9,588,590
Fiduciary net position at beginning of period	3,407,239	3,202,522
Net OPEB liability at beginning of period	5,824,154	6,386,068
Service cost	140,775	174,717
Interest	393,033	383,387
Change in assumptions	(162,450)	(313,602)
Differences between expected and actual experience	-	(240,904)
Net investment income	(97,081)	(102,362)
Employer contributions to the trust	(550,512)	(463,149)
Benefit payments withdrawn from the trust	382,306	360,795
Benefit payments excluding implicit cost	(353,082)	(307,351)
Implicit cost amount	(29,224)	(53,444)
Net OPEB Liability at end of period:	$ 5,547,919	$ 5,824,155

Actuarial assumptions

Total OPEB liability was determined by actuarial valuations as of January 1, 2024. The following actuarial assumptions are as follows:

Investment rate of return	2.50%, net of OPEB plan investment expense, including inflation
Municipal bond rate	4.43% as of December 31, 2025 (source: S&P Municipal Bond 20-Year High Grade Index-SAPIHG)

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Single equivalent discount rate:	4.43%, net of OPEB plan investment expense, including inflation.
Inflation	2.50% as of December 31, 2025 and for future periods
Salary Increases	3.00% annually as of December 31, 2025 and for future periods
Cost of living adjustments	Not Applicable
Pre-retirement mortality	PubG-2010 Mortality Table for Employees projected generationally with MP-2020 for males and females.
Post-retirement mortality	PubG-2010 Mortality Table for Healthy Annuitants projected generationally with scale MP-2020 for males and females.
Disabled mortality	PubG-2010 Mortality Table for Disabled Annuitants projected generationally with scale MP-2020 for males and females.

Discount rate

The discount rate used to calculate the total OPEB liability was 4.43%. The following table presents the results if the discount rate was 1% lower or 1% higher:

Impact of a 1% Change in the Discount Rate as of the December 31, Measurement Date

	1% Decrease	Current Discount Rate	1% Increase
2025 (4.43%)	$ 6,915,397	$ 5,547,919	$ 4,429,453
2024 (4.28%)	$ 7,207,077	$ 5,824,154	$ 4,694,118

Healthcare Trend

The healthcare cost trend cost rate used to calculate the total OPEB liability was between 4.96% and 3.63% for years 2025 thru 2060. The following table presents the results if the healthcare cost rate was 1% lower or 1% higher:

Impact of a 1% Change in the Health Cost Trend as of the December 31, Measurement Date

	1% Decrease	Current Trend Rate	1% Increase
2025 (4.96%-3.63%)	$ 4,344,786	$ 5,547,919	$ 7,030,437
2024 (5.0%-3.63%)	$ 4,608,835	$ 5,824,154	$ 7,323,490

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Future Governmental Accounting Standards Board Statements To Be Implemented

In April 2024, the Government Accounting Standards Board issues GASB Statement No. 103, *Financial Reporting Model Improvements,* which is to improve key components of the financial report to enhance its effectiveness in providing information essential for decision making and assessing accountability. This statement is effective for reporting periods beginning after June 15, 2025. The Authority is currently evaluating the impact this standard will have on the financial statements when adopted.

In September 2024 the Government Accounting Standards Board issued GASB Statement No. 104, *Disclosure of Certain Capital Assets*, which is to provide users of the financial statements with essential information about certain capital assets. This statement is effective for reporting periods beginning after June 15, 2025. The Authority is currently evaluating the impact this standard will have on the financial statements when adopted.

In December 2025 the Government Accounting Standards Board issued GASB Statement No. 105, *Subsequent Events*, which is to improve the financial reporting requirements for subsequent events. This statement is effective for reporting periods beginning after June 15, 2026. The Authority is currently evalutating the impact this standard will have on the financial statements when adopted.

NOTE 6 - SUBSEQUENT EVENTS

The Authority has evaluated subsequent events through xxx, which is the date these financial statements were available to be issued. All subsequent events requiring recognition as of December 31, 2025, have been incorporated into these financial statements.

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ALBANY COUNTY AIRPORT AUTHORITY OPEB TRUST
(A Component Unit of the Albany County Airport Authority)

Required Supplementary Information
Schedule of Changes in the Authority's Net OPEB Liability and Related Ratios
For the years ended December 31,

	2018	2019	2020
Total OPEB Liability	$ 8,842,670	$ 10,028,123	$ 8,405,254
Service Cost	217,039	276,198	179,110
Interest on total OPEB liability, sevice cost and benefit payments	325,272	338,961	328,041
Changes in benefit terms	-	-	-
Difference between expected & actual plan experience	(80,361)	(161,281)	(1,065,626)
Changes of assumptions	-	731,575	(835,252)
Benefit payments excluding implicit cost	(150,927)	-	(171,663)
Implicit cost amount	N/A	N/A	(57,479)
Net change in OPEB liability	311,023	1,185,453	(1,622,869)
Total OPEB liability - beginning of period	8,531,647	8,842,670	10,028,123
Total OPEB liability - end of period	$ 8,842,670	$ 10,028,123	$ 8,405,254
Plan Fiduciary Net Position	$ 2,220,686	$ 2,429,013	$ 2,681,769
Interest on fiduciary net position	-	-	-
Earning from plan investments	13,200	44,608	12,647
Employer contribution to trust	300,000	325,000	411,772
Benefit payments from trust, including refunds of member contributions	(150,927)	(161,281)	(171,663)
Administrative expense	-	-	-
Other	-	-	-
Net change in plan fiduciary net position	162,273	208,327	252,756
Plan fiduciary net position - beginning of period	2,058,413	2,220,686	2,429,013
Plan fiduciary net position - end of period	$ 2,220,686	$ 2,429,013	$ 2,681,769
Net OPEB liability	$ 6,621,984	$ 7,599,110	$ 5,723,485
Plan Fiduciary net position as a % of total OPEB liability	25.11%	24.22%	31.91%
Covered employee payroll	$ 1,966,055	$ 1,962,761	$ 2,081,039
Plan NOL as a % of covered employee payroll	336.82%	387.16%	275.03%
Single discount rate to calculate plan liabilities	3.75%	3.25%	2.50%

** Schedule is intended to show information for 10 years. Information will be provided until a full 10 years of data is included.

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ALBANY COUNTY AIRPORT AUTHORITY OPEB TRUST
(A Component Unit of the Albany County Airport Authority)

Required Supplementary Information
Schedule of Changes in the Authority's Net OPEB Liability and Related Ratios
For the years ended December 31,

	2021	2022	2023	2024	2025
$	8,572,712	$ 9,055,860	$ 9,588,590	$ 9,231,393	$ 9,220,445
	200,491	227,572	153,144	174,717	140,775
	212,098	216,640	389,556	383,387	393,033
	-	-	-	-	-
	-	953,983	-	(240,904)	-
	-	(644,028)	334,839	(313,602)	(162,450)
	(205,200)	(221,607)	(287,409)	(307,351)	(353,082)
	(39,931)	(49,412)	(57,400)	(53,444)	(29,224)
	167,458	483,148	532,730	(357,197)	(10,948)
	8,405,254	8,572,712	9,055,860	9,588,590	9,231,393
$	8,572,712	$ 9,055,860	$ 9,588,590	$ 9,231,393	$ 9,220,445
$	2,880,572	$ 2,998,727	$ 3,202,523	$ 3,407,239	$ 3,672,526
	-	-	-	-	-
	1,417	7,603	89,116	102,362	97,081
	442,517	381,571	459,488	463,149	550,512
	(245,131)	(271,019)	(344,809)	(360,795)	(382,306)
	-	-	-	-	-
	-	-	-	-	-
	198,803	118,155	203,795	204,716	265,287
	2,681,769	2,880,572	2,998,727	3,202,522	3,407,238
$	2,880,572	$ 2,998,727	$ 3,202,522	$ 3,407,238	$ 3,672,525
$	5,692,140	$ 6,057,133	$ 6,386,068	$ 5,824,155	$ 5,547,920
	33.60%	33.11%	33.40%	36.91%	39.83%
$	2,143,470	$ 2,284,727	$ 2,353,269	$ 2,583,434	$ 2,660,937
	265.56%	265.11%	271.37%	225.44%	208.49%
	2.50%	4.31%	4.00%	4.28%	4.43%

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ALBANY COUNTY AIRPORT AUTHORITY OPEB TRUST
(A Component Unit of the Albany County Airport Authority)

Required Supplementary Information
Schedule of Actuarially Determined Contributions
For the years ended December 31,

	2018	2019	2020
Service Cost	$ 217,039	$ 276,198	$ 179,110
30 year amortization of NOL	357,987	287,733	177,628
Actuarial determined contribution	575,026	563,931	356,738
Contributions in relation to the actuarially determined contribution	(300,000)	(325,000)	(411,772)
Contribution deficiency/(excess)	$ 275,026	$ 238,931	$ (55,034)
Covered Employee Payroll	$ 1,966,055	$ 1,962,761	$ 2,081,039
Contributions as a % of covered employee payroll	15.26%	16.56%	19.79%
Discount Rate	3.75%	3.25%	2.50%
Money Weighted Rate of Return	0.64%	2.01%	0.52%

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** Schedule is intended to show information for 10 years. Information will be provided until a full 10 years of data is included.

ALBANY COUNTY AIRPORT AUTHORITY OPEB TRUST
(A Component Unit of the Albany County Airport Authority)

Required Supplementary Information
Schedule of Actuarially Determined Contributions
For the years ended December 31,

	2021	2022	2023	2024	2025
$	200,491	$ 227,572	$ 153,144	$ 174,717	$ 140,775
	176,655	241,067	244,027	230,892	224,258
	377,146	468,639	397,171	405,609	365,033
	(442,517)	(381,571)	(459,488)	(463,149)	(550,512)
$	(65,371)	$ 87,068	$ (62,317)	$ (57,540)	$ (185,479)
$	2,143,470	$ 2,284,727	$ 2,353,269	$ 2,583,434	$ 2,660,937
	20.64%	16.70%	19.53%	17.93%	20.69%
	2.50%	4.31%	4.00%	4.28%	4.43%
	0.05%	0.26%	2.96%	3.20%	2.85%

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Trustee
Albany County Airport Authority OPEB Trust

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the statement of fiduciary net position of the Albany County Airport Authority OPEB Trust (the Trust), a component unit of the Albany County Airport Authority, as of December 31, 2025, the statement of changes in fiduciary net position for the year then ended, and the related notes to the financial statements and have issued our report thereon dated _____, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Trust's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control. Accordingly, we do not express an opinion on the effectiveness of the Trust's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Trust's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Trust's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Trust's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Latham, NY
_____, 2026

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New Business

Executive Session

Attorney-Client Privilege Matters