



ALBANY COUNTY AIRPORT AUTHORITY

SPECIAL MEETING

AGENDA

October 23, 2023

- 1. Acceptance of Minutes: October 11, 2023**
- 2. Construction Contract: Authorization to Award Construction Contract 21-1082-STR & INT for Terminal Expansion – Structural & Interior to MLB Construction Services, LLC.**

AGENDA ITEM NO. 1

**Approval of Minutes
October 11, 2023**



Minutes of the Regular Meeting of the Albany County Airport Authority

October 11, 2023

Pursuant to notice duly given and posted, the regular meeting of the Albany County Airport Authority was called to order on Wednesday, October 11, 2023 @ 9:00 a.m. in the 3rd Floor Conference Room of the main terminal located at the Albany International Airport by Chairman Samuel A. Fresina with the following present:

MEMBERS PRESENT

Samuel A. Fresina
Kevin R. Hicks, Sr.
Steven H. Heider
Thomas A. Nardacci
Sari M. O'Connor
John-Raphael Pichardo
Janet M. Thayer

MEMBERS ABSENT

STAFF

Philip F. Calderone, Esq.
Christine C. Quinn
Michael F. Zonsius
Liz Charland
John LaClair
Helen Chadderdon
Margaret Herrmann
Bobbi Matthews

ATTENDEES

Dennis Feeney, Majority Leader
Carmiena Brooks, Assistant Airport Manager, AvPorts
Steven Smith, Communications Director, AvPorts
Katie Mahoney, Parking Manager, AvPorts
Captain Dorsey, ARFF, AvPorts
Kevin Hehir, AvPorts
Ray Camilli, AvPorts
Cameron Sagan, Public Information Officer Albany County
Mike Cavaleri, AV Specialist Albany County
Naishly Ortiz, Communications Albany County
Rob Wagner, Turner Construction
Beth DiBattista, VP Operations, Turner Construction
Kelly Melaragno, CHA Consulting, Inc.
Jeremy Martelle CHA Consulting
Jeff Lovell, Managing Director, Park Strategies, LLC



Chair Fresina noted that there was a quorum.

General:

1. Chairman's Remarks

Chair Fresina welcomed Steven Smith to the Airport in his new role with AvPorts as Communications Director

2. Approval of Minutes

Ms. O'Connor moved to approve the minutes of the August 7, 2023 meeting. The motion was adopted unanimously.

Ms. O'Connor moved to approve the minutes of the September 18, 2023. The motion was adopted unanimously

Management Reports:

3. Communications and Report of Chief Executive Officer

Mr. Calderone reported on the following in his Communications Report for the month of October 2023

- Strong Financial Performance
- Terminal Expansion Project
- Design for the In-Line Baggage System
- A Concourse Redesign and Expansion
- Operational meetings with TSA, Sheriff and Airlines regarding all ongoing projects.
- Inaugural American Airlines flight to Dallas
- International Airport Summit in London for our Airport's accessibility efforts.

4. Chief Financial Officer Report

Mr. Zonsius advised he will present the September financials at the next Board meeting.

5. Project Development

Mr. LaClair presented the Project Development report for the month of October 2023.

6. Counsel



7. Concessions/Ambassador Program

Ms. Chadderdon presented the Concessions/Ambassador report for the month of October 2023.

8. Public Affairs

Mr. Smith reported on the following:

Fear of Fly Class on October 26. We will be hosting another one.

TV interview with Spectrum News on Friday, September 29 about impact on airport in the event of Federal Government shutdown.

Inaugural ALB to DFW flight on Friday, October 6. It was our most popular post reaching over 54K people.

Patriot Flight on Friday, October 6 and Leatherstocking Honor Flight scheduled for Saturday, October 14.

Job fair held on Wednesday, October 4 at Holiday Inn in Latham. Another job fair is being held on October 11 at Crossgates.

Airport's social media --- posting information about the terminal expansion project, specifically the reduced lanes, parking information and importance of picking up and dropping off passengers quickly to avoid traffic congestion.

In addition to traditional media, goal is to also keep informing and engaging with public through our social media platforms.

9. Business & Economic Development

Action Items:

10. Authorization of Contracts/Leases/Contract Negotiations/Contract Amendments

10.1 Approve Services Agreement, SC-1164, to GAT Airlines Ground Support Inc. for Acceptance and Inspection Services of Loading Dock Deliveries

Ms. Quinn recommended authorization to approve Service Agreement, SC-1164



with GAT Airlines Ground Support Inc. for Acceptance and Inspection Services of Loading Dock Deliveries. She advised GAT Airlines Ground Support, Inc. (GAT) shall accept all loading dock deliveries for ALB Terminal at their Air Cargo Facility. GAT shall inspect all delivered goods and notify each company who has had a product delivered. A request is made to enter into a one (1) year agreement with two (2) optional one (1) year renewals for a Contract Amount of \$300,000.00/year.

Mr. Heider moved to approve Service Agreement SC-1164 with GAT Airlines Ground Support Inc. for Acceptance and Inspection Services of Loading Dock Deliveries for a one (1) year agreement with two (2) optional one (1) year renewals for a Contract Amount of \$300,000.00/year. The motion was adopted unanimously.

10.2 Service Contract: Service Contract No. SC-23-1156 Snow Removal Services with Peter Luizzi & Bros. Contracting Inc., 857 1st Street, Watervliet, New York 12189

Mr. LaClair recommended authorization to approve Service Contract No. SC-23-1156 for Snow Removal Services (this item was originally presented to the Board and tabled at ACAA regular Board meeting on September 18, 2023).

Mr. LaClair advised an RFP was issued on July 20, 2023 and Pre-Proposal Meeting was held on August 10, 2023. Proposers were requested to propose a two-year term with three (3) one-year options at the following seven (7) locations: 1. Airport Ramp Areas; 2. Parking Lots; 3. Hangar Roads, Industrial Park & Parking Areas; 4. Remote Areas; 5. T-Hangars; 6. E-Parking Lot; and 7. Million Air.

The Authority received three (3) proposals on August 22, 2023 and an evaluation committee reviewed the three (3) proposals. The evaluation committee selected Peter Luizzi & Bros. Contracting Inc. as the qualified proposer that offered the best value. A request is also made to enter into a two (2) year contract and allow the Chief Executive Officer to authorize three (3) optional one (1) year contract extensions.

The contract amounts are as follows and are estimated based on 2022 amount totals: 2024 \$178,574; 2025 \$178,574; 2026 \$189,456; 2027 \$193,844; 2028 \$193,844 for an estimated five year total of \$934,292.

Mr. Pichardo moved to approve Service Contract No. SC-23-1156 for Snow Removal Services with Peter Luizzi & Bros. Contracting Inc. for a two-year term with three (3) one-year options and allow the Chief Executive Officer to authorize the three (3) optional one (1) year contract extensions in the following estimated contract amounts based on 2022 amount totals: 2024 \$178,574; 2025 \$178,574; 2026 \$189,456; 2027 \$193,844; 2028 \$193,844. The motion was adopted unanimously.



10.3 Authorization to begin the Procurement Process to secure a Bank Revolving Line of Credit (“Credit Line”) by Private Negotiated Sale pursuant to the terms of the Authority’s “Guidelines Establishing Procedures for the Selection of Underwriters; for the Sale of the Authority’s Bonds and certain Other Matters” (the “Guidelines”).

Mr. Zonsius recommended authorization to begin the Procurement Process to secure a Bank Revolving Line of Credit (“Credit Line”) by Private Negotiated Sale pursuant to the terms of the Authority’s “Guidelines Establishing Procedures for the Selection of Underwriters; for the Sale of the Authority’s Bonds and certain Other Matters” (the “Guidelines”).

The Authority is considering undertaking a project (the “Project”) that includes the construction of a connector between the existing terminal and parking garage located at the Albany County Airport. The Authority anticipates receiving certain grant funding (collectively, the “Grants”) from the (a) New York State Department of Transportation Aviation Project Funding in an amount not to exceed \$60,000,000 and (b) Federal Aviation Administration in an amount not to exceed \$40,000,000. The terms of the Grants require the Authority to advance payments on grant eligible expenditures from its own funds. Based upon the size of the Grants, the limitation on use of other restricted funds of the Authority, and the delay of receipt of reimbursement funds, the Authority desires to have a line of credit available to temporarily finance cash flows, which can vary with the size and timing of payments to contractors. Therefore, the Authority intends to provide interim financing for the Project in anticipation of the receipt of the Grants through the Credit Line.

The Credit Line is expected to be obtained via a Private Negotiated Sale pursuant to the Guidelines. If a Private Negotiated Sale is authorized, the financial institution (the “Bank”) with which the Authority will enter into the Credit Line will be procured via a Request for Proposal, to be prepared by the Authority’s Financial Advisors.

The Authority is being advised on this transaction by its Bond Counsel, Hodgson Russ LLP, and its two Financial Advisors: Public Resources Advisory Group and Frasca & Associates. The Authority will also seek certain approvals from the Comptrollers of the County of Albany and the State of New York, as required by New York law.

Mr. Hicks moved to authorize the Authority to begin the Procurement Process to secure a Bank Revolving Line of Credit (“Credit Line”) by Private Negotiated Sale pursuant to the terms of the Authority’s “Guidelines Establishing Procedures for the Selection of Underwriters; for the Sale of the Authority’s Bonds and certain Other Matters” (the “Guidelines”). The motion was adopted unanimously.



10.4 Purchase Order Runway Sweeper Replacement Brushes Contract # 1160, United Rotary Brush Corporation, 15607 W. 100th Terrace, Lenexa, KS 66219

Mr. Zonsius recommended authorization to approve the purchase of Runway Sweeper Replacement Brushes on an as needed basis. He advised a Request for Bid was issued August 24, 2023 and one (1) bid was received. United Rotary Brush Corporation was the sole responder to the bid with cost of \$4,119.00 for a set of brushes for one machine. The total Contract Amount is \$370,710 (one year with four-one year optional renewals) (\$74,142 per year based on eighteen (18) sets @ \$4,119.00) This purchase is to funded from Account Number: 54050-50-0000.

Ms. O'Connor moved to authorize the purchase of Runway Sweeper Replacement Brushes on an as needed basis from United Rotary Brush Corporation for a total Contract Amount of \$370,710 (one year with four-one year optional renewals) (\$74,142 per year based on eighteen (18) sets @ \$4,119.00). The motion was adopted unanimously.

10.5 PC70129 OGS Contract Road Salt/Deicer Using New York State Contracts (No. 01800)

Mr. Zonsius recommended authorization to make purchases using State of New York Contracts for Road Salt using NYS State Contract Number 23315 for the period of September 01, 2023 – August 31, 2024 from Apalachee Salt, 1423 Highland Ave., Rochester, New York 14620 in the Contract Amount (estimated) of \$60,790 per year (\$60.79/ton at estimated 1,000 tons) from account numbers 23-53048-30-0000 and 23-53048-32-0000. He advised New York State Office of General Services Procurement Services has conducted bidding for the above-mentioned contract and the awarded vendor has agreed to offer the Airport the same terms and conditions of these contracts. The consumption for 2023 was \$34,027.45 (469 tons at \$72.53).

Mr. Heider moved authorize the Authority to make purchases using State of New York Contracts for Road Salt using NYS State Contract Number 23315 for the period of September 01, 2023 – August 31, 2024 from Apalachee Salt, 1423 Highland Ave., Rochester, New York 14620 in the Contract Amount (estimated) of \$60,790 per year (\$60.79/ton at estimated 1,000 tons). The motion was adopted unanimously.

10.6 Professional Services Contract: Authorization to Award: Contract No. S-1162 Professional Engineering Services for the Runway 1-19 Rehabilitation and Lighting Upgrades with C & S Companies.

Ms. LaClair recommended authorization to award the Professional Services Contract S-1162 Runway 1-19 Rehabilitation and Lighting Upgrades to C & S Companies of



Syracuse, N.Y. in the amount of \$313,250.00. He advised the Board approved the Authority to negotiate with C&s Companies at the September 18, 2023 regular Board meeting. This contract will be 90% Federally funded; 5% State and 5% Airport.

Mr. Pichardo moved authorize the award of Professional Services Contract S-1162 Runway 1-19 Rehabilitation and Lighting Upgrades to C & S Companies of Syracuse, N.Y. in the amount of \$313,250.00. The motion was adopted unanimously.

- 11. Authorization of Change Orders - None**
- 12. Authorization of Federal and State Grants**
- 13. Informational Only**

Old Business:

New Business:

Ms. Quinn advised that as the bids for the Terminal Expansion-Structural and Interior --- Contract No. 21-1082-STR & INT (Bid Package 4/5) were opened yesterday we will need to hold a Special Meeting before our next scheduled meeting in November to award this contract.

Chair Fresina advised we will hold the Special Meeting on Monday, October 23, 2023 at 12:00 noon in the Million Air Conference Room. He requested that the agenda be sent to the Board on Monday October 16, 2023.

Executive Session - Attorney-Client Privilege Matters

There being no further business, the meeting was adjourned at 9:45 a.m.



ALBANY COUNTY AIRPORT AUTHORITY

REGULAR MEETING

AGENDA

October 11, 2023

General:

3. Chairman's Remarks

4. Approval of Minutes:

Regular Meeting – August 7, 2023

Regular Meeting - September 18, 2023

4. Communications and Report of Chief Executive Officer

Reports:

4. Chief Financial Officer

5. Project Development

6. Counsel

7. Concessions/Ambassador Program

8. Public Affairs

9. Business & Economic Development

Action Items:

10. Authorization of Contracts/Leases/Contract Negotiations/Contract Amendments

10.1 Service Contract No. – SC-1164 GAT Airlines Ground Support, Inc. for Acceptance and Inspection Services of Loading Dock Deliveries

10.2 Tabled Item from September 18, 2023 Board Meeting: Service Contract: Service Contract No. SC-23-1156 Snow Removal Services; Peter Luizzi & Bros. Contracting Inc., 857 1st Street, Watervliet, New York 12189

10.3 Bank Revolving Line of Credit ("Credit Line") by Private Negotiated Sale



10.4 Contract No. 1160 Sweeper Replacement Brushes

10.5 PC70129 NYS OGS Contract Road Salt/Deicer Using New York State Contracts (No. 01800)

10.6 Award Contract No. S-1162 Professional Engineering Services for Runway 1-19 Rehabilitation and Lighting upgrades with C&S Companies

11. Authorization of Change Orders - None

12. Authorization of Federal and State Grants

13. Informational Only

Old Business:

New Business:

Executive Session - Attorney-Client Privilege Matters

AGENDA ITEM NO. 2

**Construction Contract: Authorization to
Award Construction Contract 21-1082-STR &
INT for Terminal Expansion – Structural &
Interior to MLB Construction Services, LLC.**

AGENDA ITEM NO: 2
MEETING DATE: October 23, 2023

ALBANY COUNTY AIRPORT AUTHORITY
REQUEST FOR AUTHORIZATION

DEPARTMENT: *Legal/Engineering*

Contact Person: *Christine C. Quinn, Authority Counsel
John LaClair, Chief Engineer*

PURPOSE OF REQUEST:

Construction Contract: Authorization to Award Construction Contract 21-1082-STR & INT for Terminal Expansion – Structural & Interior to MLB Construction Services, LLC.

CONTRACT AMOUNT:

Base: \$44,639,000

Add Alternate 1: Vestibules	\$ 1,400,000	_____
Add Alternate 2: Commercial Lane4 Canopy	450,000	_____
Add Alternate 3a: Ticketing High Wall Baffles	1,010,000	_____
Add Alternate 3b: Ticketing High Wall Paint	70,000	_____
Add Alternate 4: Digital Banner Ticketing	1,065,000	_____
Add Alternate 5: Level 1 Carpet	45,000	_____
Add Alternate 6: Level 3 Carpet	65,000	_____
Add Alternate 7: Foundation/Steel	190,000	_____
Add Alternate 8: Stairs at Garage side of New Connector	420,000	_____
Add Alternate 9: Bocci Structural Lighting	400,000	_____
Deduct Alternate 10: Recompose Flooring Areas	(53,000)	_____

BUDGET INFORMATION:

Anticipated in Current ALB Capital Plan: Yes ✓ No _____ NA
Funding Account No.: CPN 50-2021

AWARD CONDITIONS MET:

Apprenticeship ✓ DBE ✓

FISCAL IMPACT - FUNDING (Dollars or Percentages)

Federal <u>TBD</u>	State <u>TBD</u>	Airport <u>N/A</u>
Term of Funding: <u>2023-2025</u>		
Grant No.: <u>N/A</u>	STATE PIN: <u>N/A</u>	

AGENDA ITEM NO: 2
MEETING DATE: October 23, 2023

JUSTIFICATION:

Request to award Contract # 21-1082-STR & INT for the Terminal Expansion – Structural & Interior to qualified low bidder MLB Construction Services, LLC Malta, NY for \$44,639,000. The contract scope includes, but not limited to, provide the following (1) curtain wall, storefront systems and interior glazing (2) sliding and vestibule doors (3) roofing (4) expansion joints (5) exterior and interior framing (6) metal wall panels (7) granite bases (8) removal of existing canopies (9) masonry and masonry repairs, (10) mechanical, electrical, plumbing and fire alarm systems (11) audio visual systems, (12) security systems (13) maintenance and traffic protection (14) interior finishes (15) children’s play area (16) children’s sensory area (17) executive lounge (18) selective demolition (19) doors frames and hardware (20) solar panels (21) miscellaneous metals (22) millwork + casework (23) signage and wayfinding (24) specialties.

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:

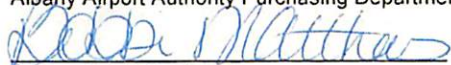
Please refer to the attached Contract 21-1082 - STR & INT Bid Tabulation.

CONTRACT #21-1082-STR & INT
Terminal Expansion - Structural & Interior

Company Name	VRH Construction	MLB Construction Services, LLC.
Addendum #1-16	x	x
Lump Sum Bid	\$49,879,600.00	\$44,639,000.00
Bid Bond	5%	5%
Board of Directors	X	X
Non-Collusion	X	X
Qualification Questionnaire	X	X
Acknowledgment	X	X

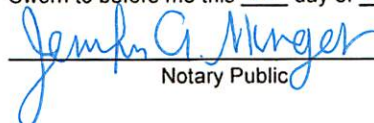
I, Bobbi Matthews, certify that this bid tabulation is a true copy of the prices submitted by each bidder for the construction project shown above.

Albany Airport Authority Purchasing Department



Bobbi Matthews
Purchasing Agent

Sworn to before me this 11th day of October 2023



Notary Public

JENNIFER A. MUNGER
Notary Public, State of New York
No. 01MU6246332
Qualified in Schenectady County
Commission Expires Aug. 08, 2027