



ALBANY PORT DISTRICT COMMISSION MINUTES OF SPECIAL MEETING

May 20, 2020

Due to the pandemic the May 20, 2020 Board of Commissioners special meeting was held remotely pursuant to the Governor's Executive Order No. 202.1, issued March 12, 2020, which suspended Article 7 of the Public Officers Law related to public body meetings. Prior to the meeting being called to order General Counsel Jordan noted that the meeting was being recorded and transmitted live. For the recording he stated that in attendance were Chairperson Steffens and Commissioners Cinquanti, Coffey and Tagliento. Also present were CEO Hendrick, General Counsel Jordan, Economic Development and Procurement Director Daly, CFO Stuto, Director of Operations Kosa, Director of Security Williams and Deputy Director of Security Teller.

Chairperson Steffens called the meeting to order and introduced Director Daly for a discussion regarding the proposed Maritime Warehouse Project.

MARITIME WAREHOUSE PROJECT

Director Daly updated the Board regarding the next phase of the Port's TIGER funded project schedule, which was the public bidding process for the proposed construction of the new 60,000 sq/ft Maritime Warehouse. This project was deemed essential work as a maritime related facility. Four contracts were publicly let for the project: general construction, fire protection and plumbing, HVAC and electrical work. The Port received four bids for general construction, two bids for fire protection and plumbing, four bids for HVAC and eight bids for electrical work.

Director Daly stated that the bidding process including outreach that the Port undertook worked well and that the universe of responses was large, especially considering COVID-19 protocols.

All bids were evaluated by a review team that consisted of the APDC's management and the construction manager advisor. Upon review by the team and subsequent document evaluation by the construction manager advisor, all bids that were accepted were the lowest costs from qualified, responsible and responsive bidders and recommended to the Board for approval. Three bid alternates were included as part of the general construction proposals but the review team, in consultation with the project engineering firm, determined that it was not advisable to proceed with any of the alternate proposals that were received. The bidding process called for specific

MWBE and SDVOB goals that were set pursuant to State guidelines on three of the four contracts based on funding source and requirements. Director Daly stated that the total project construction estimate based on the bids is \$6,511,900. If approved by the Board the project could start in one month, after completion of contracts and necessary documentation.

Commissioner Coffey stated that he was disappointed that there were not MWBE goals for all contracts. Staff acknowledged the Port has MWBE guidelines, however deviations occur in federally funded projects with different guidelines which were followed.

Chairperson Steffens asked for an explanation regarding TIGER, state and other funding sources and they relate to the project. Director Daly stated that for this construction project 80 percent of the funding is available from TIGER and 20 percent of the funding is expected from the Port. It is expected that one of the four contracts will be fully federally funded and CFO Stuto stated that the balance would come from the Port.

GENERAL CONSTRUCTION CONTRACT

Chairperson Steffens presented Resolution 11-2020 regarding the awarding of the general construction contract portion of the Maritime Warehouse. She called for a motion to authorize the Chief Executive Officer to execute the necessary documents to award the contract to MLB Construction Services, LLC at a cost not to exceed \$5,429,600. A motion was made by Commissioner Cinquanti, seconded by Commissioner Tagliento and passed by a vote of 3-0, with Commissioner Coffey voting present.

FIRE PROTECTION AND PLUMBING CONTRACT

Chairperson Steffens presented Resolution 12-2020 regarding the awarding of the fire protection and plumbing work contract portion of the Maritime Warehouse. She called for a motion to authorize the Chief Executive Officer to execute the necessary documents to award the contract to Condor Fire Sprinkler Co., LLC at a cost not to exceed \$522,700. A motion was made by Commissioner Coffey, seconded by Commissioner Cinquanti and passed unanimously.

HVAC CONTRACT

Chairperson Steffens presented Resolution 13-2020 regarding the awarding of the HVAC contract portion of the Maritime Warehouse. She called for a motion to authorize the Chief Executive Officer to execute the necessary documents to award the contract to Family Danz Mechanical, LLC at a cost not to exceed \$174,000. A motion was made by Commissioner Tagliento, seconded by Commissioner Coffey and passed unanimously.

ELECTRICAL CONTRACT

Chairperson Steffens presented Resolution 14-2020 regarding the awarding of the electrical work contract portion of the Maritime Warehouse. She called for a motion to authorize the Chief Executive Officer to execute the necessary documents to award the contract to J. McBain, Inc. at a cost not to exceed \$385,600. A motion was made by Commissioner Coffey, seconded by Commissioner Tagliento and passed unanimously.

EXECUTIVE SESSION

There was no Executive Session.

NEXT MEETING

Chairperson Steffens informed all those in attendance that the **next meeting of the APDC Board of Commissioners will be held on Wednesday, May 27, 2020 at 12:00 noon.**

Chairperson Steffens called for a motion to adjourn the meeting. A motion was made by Commissioner Coffey, seconded by Commissioner Cinquanti and passed unanimously. The meeting was adjourned.