



**ALBANY COUNTY AIRPORT AUTHORITY  
CAPITAL IMPROVEMENTS COMMITTEE**

**AGENDA**

**March 8, 2023**

- 1. Approval of Minutes  
Capital Improvements Committee Meeting – January 18, 2023**
- 2. Terminal Expansion Project**
  - **CHA Update**
- 3. Concourse A**
  - **Progress Update**
- 4. TSA Baggage Claim Project**
- 5. ATCT Bipartisan Infrastructure Grant**

**AGENDA ITEM NO. 2**

**Approval of Minutes**

**January 18, 2023**







**Minutes of the Capital Improvements Committee Meeting  
of the Albany County Airport Authority**

**January 18, 2023**

Pursuant to notice duly given and posted, the Capital Improvements Committee meeting of the Albany County Airport Authority was called to order on January 18, 2023 at 12:00 noon in the Third Floor Conference Room located in the Terminal at the Albany International Airport, Albany, New York by the Capital Improvements Committee Co-Chair, Steven Heider, with the following present:

**MEMBERS PRESENT**

Sari O'Connor (Committee Co-Chair)  
Steven Heider (Committee Co-Chair)  
Tom Nardacci (Committee Member)  
John-Raphael Pichardo (Committee Member)  
Kevin Hicks (Committee Member – Telephonic)

**MEMBERS ABSENT**

Samuel A. Fresina (Ex Officio)

**STAFF**

Philip F. Calderone, Esq., Chief Executive Officer  
Christine Quinn, Airport Counsel  
Michael Zonsius, Chief Financial Officer  
Matt Cannon, Government Affairs  
Liz Charland, Administrative Services  
Steve Iachetta, Airport Planner  
John LaClair, Airport Engineer  
Connor Haskin, Airport Planner

**ATTENDEES**

George Penn, Director of Operations Albany County  
Jeremy Martelle, Associate Vice-President CHA Consulting, Inc.  
Kelly Melaragno, CHA Consulting, Inc.  
Rob Wagner, Turner Construction  
Dennis Feeney, Majority Leader  
Dr. Don Levy, Director of the Siena College Research Institute  
Leslie K. Foster, Business Development Manager, Siena College Research Institute



**1. Approval of Minutes**

Mr. Nardacci moved to approve the minutes of the November 20, 2022 meeting. The motion was adopted unanimously.

**2. Siena College Survey Presentation**

Mr. Nardacci introduced Dr. Don Levy, Director of the Siena College Research Institute. Dr. Levy outlined the plan of action in developing a survey for the Airport.

**3. Terminal Expansion**

Kelly Melaragno, CHA Consulting, Inc. presented an update of the Central Terminal Expansion Update

Mr. Calderone and Ms. Quinn provided updates on the NYSDOT Grant and the Project Labor Agreement.

Ms. O'Connor made a motion at the beginning of the meeting to go into executive session to discuss:

**ES-1 Contract Negotiations**

The motion was adopted unanimously.

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





**ALBANY COUNTY AIRPORT AUTHORITY  
CAPITAL IMPROVEMENTS COMMITTEE**

**AGENDA**

**January 18, 2023**

- 1. Approval of Minutes  
Capital Improvements Committee Meeting – November 30, 2022**
- 2. Siena College Survey Presentation**
- 3. Terminal Expansion**
  - CHA**
  - NYSDOT Grant Update**
  - Project Labor Agreement (PLA) Update**



## **CAPITAL IMPROVEMENT COMMITTEE BRIEFING**

**ALBANY COUNTY AIRPORT AUTHORITY (ACAA)  
CENTRAL TERMINAL EXPANSION - DESIGN  
CONTRACT NO. S-21-1082**

**DATE:** January 18, 2023  
**TIME:** 12:00 pm  
**LOCATION:** ACAA Conference Room

### **1. PROJECT UPDATE**

- Completed the Schematic Phase Design
  - *The phase in which the team takes the programming and concept design and translates it into architectural and spatial designs to come up with the best design solutions possible.*
  - 90% Schematic Design Submission made to Turner and Trophy Point for estimating
  - 2/3 Presentation of 100% Schematic with Cost Estimate
- Bid Package 01:
  - Elevators and Escalators
    - 2/6 Submission for Turner to put out to Bid
    - Currently working with Kone for basis of design for the documents to match existing

### **2. CURRENT STATUS**

- Currently at approximately 95% of Schematic Design
- The team is continuing to coordinate amongst disciplines (architectural with structural, incorporations of mechanical, electrical, plumbing, fire protection requirements, etc.) while progressing through the Schematic Design Phase.
- The team is concurrently preparing the drawing and specification set for Bid Package 01

### **3. NEXT STEPS**

- Progress to Schematic Completion
- Review updated estimates
- Reconcile budget
- Begin Design Development Phase
  - Per the AIA Design Development is defined as:
    - *Design Development services use the initial design documents from the schematic phase and take them one step further. This phase lays out mechanical, electrical, plumbing, structural and architectural details. This phase results in drawings that often specify design elements such as material types and location of windows and doors. The level of detail provided in the DD phase is determined by the owner's request and the project requirements. The DD phase produces floor plans, sections, and elevations with full*

*dimensions. These drawings typically include door and window details and outline material specifications.*

- Bid Package 01: Elevators and Escalators Bid Date 2/6/2023
- Bid Package 02: Demo, canopy, sitework, steel, foundations, logistics & utilities
- Bid Package 03: Equipment
- Bid Package 04: Building Envelope
- Bid Package 05: Interiors Fit-out

#### 4. SCHEDULE

<b>Schematic Design</b>	<b>70 days</b>	<b>Thu 11/3/22</b>	<b>Wed 2/8/23</b>
<b>Schematic Design</b>	<b>14 wks</b>	<b>Thu 11/3/22</b>	<b>Wed 2/8/23</b>
SD Meeting #1	1 day	Thu 12/1/22	Thu 12/1/22
SD Meeting #2	1 day	Tue 12/20/22	Tue 12/20/22
(50%) - Includes			
SD Submission	1 day	Fri 2/3/23	Fri 2/3/23
(100%) - Includes			
Owner Approval to Proceed	1 day	Fri 2/3/23	Fri 2/3/23
<b>Design Development</b>	<b>57.5 days</b>	<b>Thu 2/9/23</b>	<b>Mon 5/1/23</b>
Design Development	11.5 wks	Thu 2/9/23	Mon 5/1/23
<b>Construction Documents</b>	<b>62.5 days</b>	<b>Mon 5/1/23</b>	<b>Wed 7/26/23</b>
Construction Documents	12.5 wks	Mon 5/1/23	Wed 7/26/23
<b>Bid Package 01</b>	<b>66 days</b>	<b>Mon 12/19/22</b>	<b>Mon 3/20/23</b>
Bid	31 days	Mon 2/6/23	Mon 3/20/23
<b>Bid Package 02</b>	<b>108 days</b>	<b>Fri 1/13/23</b>	<b>Tue 6/13/23</b>
Bid	32 days	Mon 5/1/23	Tue 6/13/23
<b>Bid Package 03</b>	<b>111 days</b>	<b>Tue 1/24/23</b>	<b>Tue 6/27/23</b>
Bid	32 days	Mon 5/15/23	Tue 6/27/23
<b>Bid Package 04</b>	<b>136 days</b>	<b>Wed 2/1/23</b>	<b>Wed 8/9/23</b>
Bid	32 days	Tue 6/27/23	Wed 8/9/23
<b>Bid Package 05</b>	<b>189 days</b>	<b>Mon 12/19/22</b>	<b>Thu 9/7/23</b>
Bid	32 days	Wed 7/26/23	Thu 9/7/23
<b>Construction</b>	<b>404 days</b>	<b>Thu 6/1/23</b>	<b>Tue 12/17/24</b>
Construction	404 days	Thu 6/1/23	Tue 12/17/24