

ALBANY COUNTY SHERIFF'S OFFICE

CRAIG D. APPLE, SR.
SHERIFF



MICHAEL S. MONTELEONE
EXECUTIVE UNDERSHERIFF

994 Madison Avenue
Albany, New York 12208 (518) 487-5400
WWW.ALBANYCOUNTYSHERIFF.COM

March 30, 2026

Honorable Joanne Cunningham
Legislative Chairwoman
112 State Street, Room 710
Albany, New York 12207

Dear Chairwoman Cunningham:

The attached correspondence is forwarded for presentation to the Albany County Legislature.

Legislative approval is requested for authorization for a budget adjustment for the approved emergency brickwork and masonry repairs at the Albany County Correctional Facility. The emergency contract with DeBrino was originally estimated for \$199,999.00. A change order is requested for unforeseen work that is necessary to complete the project. The total amount of the change order is \$304,925.91 making this project a total cost of \$504,924.91.

Should there be any questions, do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig D. Apple, Sr.", is written over a printed name and title. The signature is fluid and cursive, extending to the right with a long horizontal stroke.

Craig D. Apple, Sr.
Sheriff

Cc: Hon. Daniel P. McCoy, County Executive
Hon. Wanda F. Willingham, Chairwoman Audit & Finance

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):

..title

Authorization of change order with Debrino Caulking Associates for brickwork and masonry repairs at the Albany County Correctional Facility.

..body

Date:	March 30, 2026	Submitted By:	Craig D. Apple, Sr.
Department:	Sheriff's Office	Title:	Sheriff
Attending Meeting:	Sheriff Craig D. Apple, Sr.	Phone:	518-487-5440

Purpose of Request: Approval of Plan/Procedure 504,924.91

CONTRACT TERMS/CONDITIONS:

Party Names and Addresses: Debrino Caulking Associates
1304 Route 9, Castleton N.Y. 12033

Term: (Start/end date or duration)

Amount/Raise Schedule/Fee: \$504,924.91

BUDGET INFORMATION:

Is there a Fiscal Impact: Yes No

Anticipated in Budget: Yes No

Spreadsheet attached: Yes No

Source of Funding – (Percentages)

Federal: Enter text. County: 100%
State: Enter text. Local: Enter text.

County Budget Accounts:

Revenue Account and Line: Enter text.

Revenue Amount: Enter text.

Appropriation Account and Line: Enter text.

Appropriation Amount: Enter text.

ADDITIONAL INFORMATION:

Mandated Program/Service: Yes No

If Mandated, Cite Authority: Enter text.

Request for Bids / Proposals:

Competitive Bidding Exempt: Yes No

of Response(s): Enter text.

of MWBE: Enter text.

of Veteran Business: Enter text.

Bond Resolution No.: Enter text.

Apprenticeship Program Yes No

Previous requests for Identical or Similar Action:

Resolution/Law Number and Date: Enter text.

DESCRIPTION OF REQUEST: (state briefly why legislative action is requested)

Authorization for a budget adjustment to meet unforeseen costs necessary to complete emergency repairs.



November 26, 2025

Mr. Zachary Porto
Superintendent of Buildings and Grounds
Albany County Correctional Facility
840 Albany Shaker Road
Albany, NY 12211

RE: Emergency Masonry Make Safe and Repair

Dear Zachary:

DeBrino Caulking Associates, Inc. (DCA) is pleased to submit the following change order for completed labor, supervision, materials and equipment necessary to complete the scope of work listed below at the above-named project.

Original Visual Budget Estimate: \$199,999.00

Per unforeseen conditions the following change order is required.

Change Order: \$304,925.91

Unforeseen work: Once the failed area was made safe and all the debris was cleaned up from the ground, mud mats had to be installed to safely maneuver equipment in and out of the site. The area is a swamp. Scaffolding was set up to inspect the wall, and an outside engineering firm was brought in to examine and identify more failed masonry and come up with a structural design for tying in the back up wythes of brick and the structural steel of the building. Stainless steel structural strengthening was added to every brick course to be installed and custom stainless-steel column ties grouted at every column. All exposed steel was to be cleaned and coated with a rust inhibitor per engineer's report. Additional scaffolding had to be installed at the engineer's request. More walls had to be demolished from corner to corner upon the additional scaffolding. Additional helical anchors had to be added between window bays below scaffold platform. Scaffold planking had to be lowered and hoisted back upon completion of additional helical anchors. Interior wythe waterproofing had to be applied to backup brick as requested by the engineer's report. Temporary roof waterproofing was installed. Once the brick masonry was completed, Titan Roofing tied the torn roof with new to cover the parapet. Once the roofing was tied in soldered copper through wall flashing was installed for the entire parapet and scuppers. A continued warranty of the roof was forwarded to the facility. McBain Electric was required to remove and install new conduit, remove and reinstall cameras. The grounds from the original mud mess were brought back to finish grade seeded and strawed.

DCA Job cost less Subs (Labor, house equip, Fuel, PPE)	$\$212,895.32 \times 1.1 \text{ (OH)} \times 1.1 \text{ (Profit)} =$	$\$257,603.34$
Subcontractors (Scaffold, electric, roof, flashings, equipment and custom anchors)	$\$224,837.79 \times 1.1 \text{ (OH /Profit)} =$	<u>$\\$247,321.57$</u>
Total		$\$504,924.91$
Original Visual Budget		<u>$<\\$199,999.00>$</u>
Unforeseen Scope changes		$\$304,925.91$

Original Visual Budget:	$\$199,999.00$
Unforeseen Changes in Scope:	<u>$\\$304,925.91$</u>
Grand Total	$\$504,924.91$

Sincerely,
DeBrino Caulking Associates, Inc.

Richard P. Farnan Jr
Project Manager/ Estimator

1304 Route 9 Castleton, New York 12033 Telephone: 518.732.7234 www.debrino.com