



DANIEL P. MCCOY
COUNTY EXECUTIVE

DANIEL C. LYNCH, ESQ.
DEPUTY COUNTY EXECUTIVE

COUNTY OF ALBANY
DEPARTMENT OF GENERAL SERVICES
112 STATE STREET, SUITE 1300
ALBANY, NEW YORK 12207
(518) 447-7210 FAX (518) 447-7747
WWW.ALBANYCOUNTY.COM

DAVID M. LATINA
COMMISSIONER

SCOTT D. ALLARDICE
DEPUTY COMMISSIONER

March 31, 2022

Honorable Andrew Joyce, Chairman
Albany County Legislature
112 State Street, Room 710
Albany, New York 12207

Re: Contract Authorization

Dear Chairman Joyce:

The Department of General Services requests authorization to enter into an agreement with Ritter & Paratore Contracting, Inc. pursuant to RFB 2022-024 Demolition of the Structures at #875 Albany Shaker Road. The base bid of \$1,584.00 plus a 10% contingency allowance of \$158,400.00 and an electric service relocation allowance of \$ 135,000.00 for a not to exceed \$1,877,400.00.

As part of the SEQR a request to review has been submitted to SHPO. Anticipated response time is four weeks. It is our intent to provide a completed SEQR prior to signing of any agreements.

The term of this contract will commence upon signing and continue until the project is completed and signed off by the Department of General Services. Projected term is June 1, 2022 – May 31, 2023

All cost of these services will be covered under bond number HHYZ Res. No. 518 of 2019 adopted November 12, 2019.

If you should have any questions, please do not hesitate to contact me.

Sincerely yours,

David M. Latina
Commissioner

DML:tas
Enclosure(s)

cc: Honorable Dennis Feeney, Majority Leader
Honorable Frank Mauriello, Minority Leader
Arnis Zilgme, Minority Counsel
Rebekah Kennedy, Majority Counsel



County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-3247, Version: 1

REQUEST FOR LEGISLATIVE ACTION

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

Date: March 31, 2022
Submitted By: David M Latina
Department: General Services
Title: Commissioner
Phone: 518-447-7210
Department Rep.
Attending Meeting: Commissioner Latina

Purpose of Request:

- ☐ Adopting of Local Law
- ☐ Amendment of Prior Legislation
- ☐ Approval/Adoption of Plan/Procedure
- ☐ Bond Approval
- ☐ Budget Amendment
- ☒ Contract Authorization
- ☐ Countywide Services
- ☐ Environmental Impact/SEQR
- ☐ Home Rule Request
- ☐ Property Conveyance
- ☐ Other: (state if not listed) Click or tap here to enter text.

CONCERNING BUDGET AMENDMENTS

Increase/decrease category (choose all that apply):

- ☐ Contractual
- ☐ Equipment
- ☐ Fringe
- ☐ Personnel
- ☐ Personnel Non-Individual

☐ Revenue

Increase Account/Line No.: Click or tap here to enter text.

Source of Funds: Click or tap here to enter text.

Title Change: Click or tap here to enter text.

CONCERNING CONTRACT AUTHORIZATIONS

Type of Contract:

☐ Change Order/Contract Amendment

☐ Purchase (Equipment/Supplies)

☐ Lease (Equipment/Supplies)

☐ Requirements

☒ Professional Services

☐ Education/Training

☐ Grant

Choose an item.

Submission Date Deadline Click or tap to enter a date.

☐ Settlement of a Claim

☐ Release of Liability

☐ Other: (state if not listed) Click or tap here to enter text.

Contract Terms/Conditions:

Party (Name/address):

Ritter & Paratore Contracting, Inc.

2435 State Route 5

Utica, NY 13502

Additional Parties (Names/addresses):

Click or tap here to enter text.

Amount/Raise Schedule/Fee: 1,877,400.00

Scope of Services: Pursuant to RFB 2022-024, Demolition of the Structures at #875 Albany Shaker Road, to include initial abatement and legal disposal of hazardous friable materials and subsequent controlled demolition, removal and legal disposal of all structures, building components, portions of buildings, building equipment, building contents - furniture/equipment & debris, ancillary utilities, attached structures, light poles, site debris, etc. removal of all structures, including foundation walls and footings. Contractor shall backfill excavation left from removal of structures flush with adjacent grades.

Bond Res. No.: 518 of 2019

Date of Adoption: 11/12/2019

CONCERNING ALL REQUESTS

File #: TMP-3247, Version: 1

Mandated Program/Service: Yes ☐ No ☒
If Mandated Cite Authority: Click or tap here to enter text.

Is there a Fiscal Impact: Yes ☒ No ☐
Anticipated in Current Budget: Yes ☒ No ☐

County Budget Accounts:

Revenue Account and Line: Click or tap here to enter text.
Revenue Amount: Click or tap here to enter text.

Appropriation Account and Line: A91610-44046
Appropriation Amount: 1,877,400.00

Source of Funding - (Percentages)

Federal: Click or tap here to enter text.
State: Click or tap here to enter text.
County: 100%
Local: Click or tap here to enter text.

Term

Term: (Start and end date) May 1, 2022
Length of Contract: Until completed in full

Impact on Pending Litigation

Yes ☐ No ☒
If yes, explain: Click or tap here to enter text.

Previous requests for Identical or Similar Action:

Resolution/Law Number: Click or tap here to enter text.
Date of Adoption: Click or tap here to enter text.

Justification: (state briefly why legislative action is requested)

The Department of General Services requests authorization to enter into an agreement with Ritter & Paratore Contracting, Inc. pursuant to RFB 2022-024 Demolition of the Structures at #875 Albany Shaker Road. The base bid of \$1,584.00 plus a 10% contingency allowance of \$158,400.00 and an electric service relocation allowance of \$ 135,000.00 for a not to exceed \$1,877,400.00.

All cost of these services will be covered under bond number HHYZ Res. No. 518 of 2019 adopted November 12, 2019.

The term of this contract will commence upon signing and continue until the project is completed and signed off by the Department of General Services. Projected term is May 1, 2022 - June 30, 2023

Memo

To: David Latina, Commissioner, Department of General Services
From: Michael Martin PE, Director, Facilities Engineering Division
Cc: Karen Storm, Purchasing Agent
Date: March 31, 2022
Re: **RFB #2022-024 – Demolition of Structures at #875 Albany Shaker Road**

Recommendation for Award to Ritter & Paratore Contracting, Inc.

Commissioner Latina,

As you are aware, the Facilities Engineering Division, have developed construction documents, a Request for Bid (RFB) and along with the Purchasing Division solicited bid prices for the **demolition of the structures at 875 Albany Shaker Road**. Bids for the Demolition Contractors have been received and reviewed for conformance with the bid documents.

A complete tabulation of the **Demolition Bids** are attached for your use. After review of the quotes that were submitted, the Facilities Engineering Division recommends you proceed with a request for contract approval of the lowest responsive bidder, **Ritter & Paratore Contracting, Inc.** at a cost of **\$1,877,400.00** which includes a Contingency Allowance and Electrical Service Relocation Allowance as listed on the Bid tabulation.

If you have any questions regarding this project, I can be reached at 447-7032.

Thank you



DANIEL P. McCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
DEPARTMENT OF GENERAL SERVICES
PURCHASING DIVISION
112 STATE STREET, ROOM 1000
ALBANY, NEW YORK 12207-2021
(518) 447-7140 - FAX (518) 447-5588

DAVID M. LATINA
COMMISSIONER OF GENERAL SERVICES

KAREN A. STORM
PURCHASING AGENT

MEMORANDUM

TO: David Latina, Commissioner
General Services *DL*

FROM: Karen Storm *Karen*
Purchasing Agent

DATE: March 31, 2022

RE: RFB#2022-024 Demolition of Structures at 875 Albany Shaker Road

I am in receipt of your recommendation to award the aforementioned Request for Bids to Ritter and Paratore Contracting Inc. in the amount of \$1,877,400.00.

As Ritter and Paratore Contracting Inc. is the low responsive and responsible bidder, I concur with your recommendation.

Please obtain the necessary contract approval of the County Legislature, so that we may issue a Notice of Award to the successful bidder.

**ALBANY COUNTY DEPARTMENT OF GENERAL SERVICES
DEMOLITION OF THE STRUCTURES AT #875 ALBANY SHAKER ROAD
RFB # 2022-024**

1. GENERAL SUMMARY/SCOPE OF WORK

- 1.1. The scope of work shall encompass the complete demolition and removal of all structures, including foundation walls and footings, as noted on Site Plan Drawing C-1. The Demolition Contractor shall be solely responsible for satisfaction of all requirements described herein, including all attachments, drawings, and addendums. See attached Drawings and Specifications for additional detailed information.
- 1.2. The scope of work shall include initial abatement and legal disposal of hazardous friable materials and subsequent controlled demolition, removal and legal disposal of all structures, building components, portions of buildings, building equipment, building contents – furniture/equipment & debris, ancillary utilities, attached structures, light poles, site debris, etc. from the property as indicated on attached Drawings and Specifications. See attachments; Site Plan Drawing C-1, Abatement Plan Drawings H101 – H104, Abatement Specification Sections 03126, 01831, 02820 and supporting Hazardous Materials Surveys.
- 1.3. Demolition Contractor shall perform all work and dispose of all materials and building components in accordance with all applicable Codes, Regulations, and Standards including but not limited to;

Federal Regulations:

- 29 CFR 1910.1001, "Asbestos" (OSHA)
- 29 CFR 1910.1200, "Hazard Communication" (OSHA)
- 29 FR 1910.134, "Respiratory Protection" (OSHA)
- 29 CFR 1910.145, "Specification for Accident Prevention Signs and Tags" (OSHA)
- 29 FR 1926, "Construction Industry" (OSHA)
- 29 CFR 1926.1101, "Asbestos, Tremolite, Anthophyllite, and Actinolite" (OSHA)
- 29 FR 1926.500 "Guardrails, Handrails and Covers" (OSHA)
- 40 FR 61, Subpart A, "General Provisions" (EPA)
- 40 FR 61, Subpart M, "National Emission Standard for Asbestos" (EPA)
- 49 CFR 171-172, Transportation Standards (DOT)

New York State Regulations:

- 12 NYCRR, Part 56, "Asbestos", Industrial Code Rule 56 (DOL) (amended January 11, 2006).
- 6 NYCRR, Parts 360, 364, Disposal and Transportation (DEC)
- 10 NYCRR, Part 73, "Asbestos Safety Program Requirements" (DOH)

membrane, vinyl floor tile & mastic, exterior window caulk, ebony board window sills, built-up roofing, exterior sealants as noted on Abatement Plan Drawings H101 – H104, Abatement Specification Sections 03126, 01831, 02820 and supporting Hazardous Materials Surveys.

- 1.7. Albany County shall engage the services of a Project Monitor who shall serve as the Owner's Representative in regard to the performance of the asbestos abatement Project and provide direction as required throughout the entire abatement Project period. Project Monitor shall perform and oversee air monitoring and visual site clearances/approvals.
- 1.8. Existing building power will be terminated prior to beginning any demolition activities. Existing National Grid pad mounted electrical power transformer shall be relocated outside of limits of work area prior to the start of demolition scope. Contractor shall be responsible to provide all their power required and/or coordinate power connection at newly located pad mounted transformer. Coordinate the start of work with the County to permit relocation of new transformer.
- 1.9. The Gas service has been terminated and the gas meter removed by National Grid at the main building, but the underground gas line still traverses towards and feeds garage structure to be demolished and legally disposed. Contractor shall coordinate termination and removals of remaining gas line/meter with National Grid.
- 1.10. Scope of work includes the complete demolition and removal of all structures, including foundation walls and footings. Contractor shall backfill excavation left from removal of structures flush with adjacent grades. Backfill materials shall conform to ASTM D 2487 Soil groups GW, GP, GM, SW, SP and SM or a combination of these materials free of rock or gravel larger than 3" in any dimension, debris, frozen materials, vegetation and other deleterious matter. Compact all backfill in maximum 12" lifts to 90% of standard Proctor Density per ASTM D-698.
- 1.11. Provide material, labor, equipment, and installation to complete all necessary work as specified herein.
- 1.12. Coordinate all work with the Albany County Department of General Services Facility Engineering Division (ACFE).
- 1.13. Field verify all Project conditions and dimensions prior to the start of any construction. Any discrepancies, substitutions or changes shall be brought to the attention of ACFE prior to the start of any construction.
- 1.14. Start work immediately upon receiving a Notice to Proceed from the County.

- 1.25. Obtain necessary permits from the **Albany County Office of Code Enforcement** prior to beginning work. Contractor shall be solely responsible for scheduling Code inspections.

COUNTY OF ALBANY

BID FORM

BID IDENTIFICATION:

Title: Demolition of Structures at #875 Albany Shaker Road
Bid Number: 2022-024

THIS BID IS SUBMITTED TO:

Karen A. Storm, Purchasing Agent
Albany County Department of General Services
Purchasing Division
112 State Street, Room 1000
Albany, NY 12207

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into a Contract with the owner in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.
2. BIDDER accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the Disposition of Bid Security. This Bid may remain open for ninety (90) days after the day of Bid opening. BIDDER will sign the Contract and submit the Contract Security and other documents required by the Contract Documents within fifteen days after the date of OWNER'S Notice of Award.
3. In submitting this Bid, BIDDER represents, as more fully set forth in this Contract, that:

- (a) BIDDER has examined copies of all the Contract Documents and of the following addenda: (If none, so state)

Date	Number
03/10/2022	1
03/15/2022	2
03/17/2022	3
03/23/2022	4
03/28/2022	5

(receipt of all of which is hereby acknowledged) and also copies of the Notice to Bidders and the Instructions to Bidders;

- (b) BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary;

COUNTY OF ALBANY

BID FORM

BID IDENTIFICATION:

Title: Demolition of Structures at #875 Albany Shaker Road
Bid Number: 2022-024

Conditions:

1. All bid prices must include all materials, labor, equipment, incidentals, and other associated costs.
2. Base Bid work shall carry a 10% Base Bid Contingency Allowance for additional work discovered during construction beyond scope of work indicated on drawings and specifications. Contractor shall receive advance approval from the County Engineer prior to performing any additional work.
3. Electric Service Relocation Allowance Contractor shall carry an Electric Service Relocation Allowance of \$135,000.00 to relocate existing National Grid power transformer prior to demolition of main building. Electric Service Relocation Allowance shall be used to allow National Grid and County of Albany's Electrical Contractor to perform all coordination, permits, decommission and installation involved with relocation of existing transformer and subsequent reconnection of existing feeds to surrounding adjacent buildings. There will be no retainage for this line item. County Engineer shall coordinate work of National Grid, EC and Demolition Contractor.

COMPANY: Ritter & Paratore Contracting, Inc
ADDRESS: 2435 State Route 5
CITY, STATE, ZIP: Utica, NY 13502
TEL. NO.: (315)738-0136
FAX NO.: (315)738-0181
FEDERAL TAX ID NO.: 16-1388886
REPRESENTATIVE: Michael J Ritter
E-MAIL: Michael@rpci.biz
SIGNATURE AND TITLE *Michael J. Ritter* president
DATE 3/30/22

BF5

RFB#2022-024 Demolition of Structures at 875 Albany Shaker Road					
Thursday March 31, 2022					
Vendor	Ritter and Paratore	Gorick Construction	Jackson Demolition	Dan's Hauling	Cristo Demolition
Bond	Bond	Bond	Bond	Bond	Bond
General Construction	\$ 1,584,000.00	\$ 1,685,000.00	\$ 2,290,000.00	\$ 2,567,600.00	\$ 3,273,000.00
10% Contingency Allowance	\$ 158,400.00	\$ 168,500.00	\$ 229,000.00	\$ 256,760.00	\$ 327,300.00
Electrical Service Relocation	\$ 135,000.00	\$ 135,000.00	\$ 135,000.00	\$ 135,000.00	\$ 135,000.00
Total Bid	\$ 1,877,400.00	\$ 1,988,500.00	\$ 2,654,000.00	\$ 2,959,360.00	\$ 3,735,300.00

RESOLUTION NO. 518

BOND RESOLUTION OF THE COUNTY OF ALBANY, NEW YORK, AUTHORIZING VARIOUS CAPITAL IMPROVEMENTS FOR THE DEPARTMENT OF GENERAL SERVICES, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,875,000, APPROPRIATING SAID AMOUNT THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$5,875,000 OF SERIAL BONDS OF SAID COUNTY TO FINANCE SAID APPROPRIATION

Introduction: 11/12/19

By Audit and Finance Committee:

THE COUNTY LEGISLATURE OF THE COUNTY OF ALBANY, NEW YORK, HEREBY RESOLVES AS FOLLOWS:

Section 1. The County of Albany, New York (the "County") is hereby authorized to undertake various County facility improvement projects located in Albany County, New York. The improvement projects consist of various upgrades and improvements in various buildings, which shall include HVAC modifications, construction fit-up costs (retrofit/office buildout), moving expenses and the installations of energy management systems at various facilities, including any necessary site work and the acquisition and installation of furnishings, equipment, machinery and apparatus for the foregoing purposes, together with the preparation of planning, engineering and feasibility studies and review, as further described in the 2020 Capital Plan in the County's 2020-2024 Capital Program, as amended and supplemented (hereinafter referred to as the "Capital Program"). The estimated maximum cost of said class of objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof (including the costs relating to the issuance of the obligations authorized by this resolution), is an amount not to exceed \$1,000,000 and said amount is hereby appropriated therefor. The plan of financing includes the issuance of an amount not to exceed \$1,000,000 of serial bonds (and bond anticipation notes in anticipation of the issuance of such serial bonds) in such series and amounts as may be necessary to pay the cost thereof, but in no event in excess of \$1,000,000 to pay the costs of the capital projects.

The period of probable usefulness of the classes of objects or purposes herein authorized and for which \$1,000,000 of said serial bonds are herein authorized to be issued, within the limitations of Section 11.00(a)(35) of the New York Local Finance Law (the "Law") is at least five (5) years.

Section 2. The County is hereby authorized to undertake a capital project consisting of energy systems upgrades to various County facilities, including any necessary site work and the acquisition and installation of furnishings, equipment, machinery and apparatus for the foregoing purposes, together with the preparation of planning, engineering and feasibility studies and review, as further described in the 2020 Capital Plan in the Capital Program. The estimated maximum cost of said class of objects or purposes, including preliminary costs and costs incidental thereto

to exceed \$3,000,000 of serial bonds (and bond anticipation notes in anticipation of the issuance of such serial bonds) in such series and amounts as may be necessary to pay the cost thereof, but in no event in excess of \$3,000,000 to pay the cost of the capital project.

The period of probable usefulness of the class of objects or purposes herein authorized and for which \$3,000,000 of said serial bonds are herein authorized to be issued, within the limitations of Section 11.00(a)(12)(a) of the Law, is at least fifteen (15) years.

Section 5. The County is hereby authorized to undertake a capital project consisting of the renovation and reconstruction of 112 State Street, including any necessary site work and the acquisition and installation of furnishings, equipment, machinery and apparatus for the foregoing purposes, together with the preparation of planning, engineering and feasibility studies and review, as further described in the 2020 Capital Plan in the Capital Program. The estimated maximum cost of said class of objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof (including the costs relating to the issuance of the obligations authorized by this resolution), is an amount not to exceed \$750,000 and said amount is hereby appropriated therefor. The plan of financing includes the issuance of an amount not to exceed \$750,000 of serial bonds (and bond anticipation notes in anticipation of the issuance of such serial bonds) in such series and amounts as may be necessary to pay the cost thereof, but in no event in excess of \$750,000 to pay the cost of the capital project.

The period of probable usefulness of the class of objects or purposes herein authorized and for which \$750,000 of said serial bonds are herein authorized to be issued, within the limitations of Section 11.00(a)(12)(a)(1) of the Law, is twenty-five (25) years.

Section 6. The County is hereby authorized to acquire fleet motor pool vehicles and various other equipment, as further described in the 2020 Capital Plan in the Capital Program. The estimated maximum cost of said specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof (including the costs relating to the issuance of the obligations authorized by this resolution), is an amount not to exceed \$250,000 and said amount is hereby appropriated therefor. The plan of financing includes the issuance of an amount not to exceed \$250,000 of serial bonds (and bond anticipation notes in anticipation of the issuance of such serial bonds) in such series and amounts as may be necessary to pay the cost thereof, but in no event in excess of \$250,000 to pay the costs of the capital project.

The period of probable usefulness of the specific object or purpose herein authorized and for which \$250,000 of said serial bonds are herein authorized to be issued, within the limitations of Section 11.00(a)(77) of the Law, is three (3) years.

Section 7. Serial bonds (and bond anticipation notes in anticipation of the issuance of such serial bonds) in the aggregate principal amount not to exceed

in anticipation thereof, if applicable, as "qualified tax-exempt bonds" in accordance with Section 265(b)(3)(B)(i) of the Code.

Section 12. The County Comptroller is further authorized to enter into a continuing disclosure undertaking with the initial purchaser of the bonds or notes authorized by this resolution, containing provisions which are satisfactory to such purchaser in compliance with the provisions of Rule 15c2-12, promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

Section 13. Pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA"), the County must satisfy the requirements contained in SEQRA prior to making a final determination whether to proceed with the above referenced projects.

(a) Based upon an examination of the projects and memoranda from the Albany County Department of Economic Development, Conservation and Planning, the County hereby makes the following determination: The projects authorized by this resolution described in Sections 1, 2, 4, 5, and 6 constitute a "Type II action" pursuant to 6 NYCRR 617.5(c)(1), (2), and (31), and therefore, pursuant to 6 NYCRR 617.6(a)(1)(i), the County has no further responsibilities under SEQRA with respect to the projects.

(b) Based upon an examination of the project and a memorandum from the Albany County Department of Economic Development, Conservation and Planning, the County hereby makes the following determination: The project authorized by this resolution described in Section 3 constitutes a "Type II action" pursuant to 6 NYCRR 617.5(c)(24) and (27), and therefore, pursuant to 6 NYCRR 617.6(a)(1)(i), the County has no further responsibilities under SEQRA with respect to the project.

Section 14. The County may initially use funds from the General Fund or such other funds that may be available to pay the cost of the specific objects or purposes authorized by this resolution, pursuant to Section 165.10 of the Law. The County then reasonably expects to reimburse such expenditure with the proceeds of the bonds or bond anticipation notes authorized by Section 7 of this resolution. This resolution shall constitute the declaration of the County's "official intent" to reimburse the expenditures authorized by Sections 1, 2, 3, 4, 5, and 6 hereof with the proceeds of the bonds and notes authorized herein, as required by United States Treasury Regulation Section 1.150-2.

Section 15. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

(a) (1) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or