

CAPITAL DISTRICT YOUTH CENTER, INC.

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October 4, 2024

Nina Aledort, Ph.D., LMSW

Deputy Commissioner

Division of Youth Development and Partnerships for Success

52 Washington Street

Rensselaer, NY 12144

RE: Authorization of Additional Funds for Improvements at the Capital District Juvenile Secure Detention Facility

Deputy Commissioner Aledort:

The work to update and expand the Capital District Juvenile Secure Detention Facility to comply with the RTA law and to accommodate related cohorts of youth began in February 2018. The project was approved by OCFS in February 2022 and the construction phase of the renovation and expansion project began in January 2023. The project is scheduled to be completed in March 2025. As of August, the project is 79% complete with remaining interior renovations to existing dormitory areas and other common areas remaining.

Throughout the project, numerous changes have been required to comply with building codes, address regulatory requirements related to security and safety of youth, comply with various permit requirements, address unforeseen site-specific field conditions, accommodate supply chain issues, and to address the challenges of project phasing within an occupied facility. All of these changes have been coordinated with all regulatory agencies or approved by the same as needed. These conditions have resulted in a depletion of contingency budgets across the prime contractors. I have attached a summary of the major change orders approved which have been the primary drivers depleting contingency budgets. In addition, the construction timeline has been extended requiring an additional allocation to pay the construction manager for an additional three months.

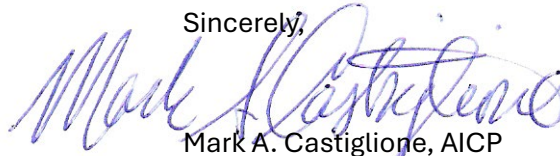
In order to complete this project on time, Albany County has committed, subject to legislative approval, money from its general fund to replenish the contingency budgets of the prime contractors. In coordination with Albany County and the project's construction manager, we have estimated an additional not to exceed amount of 25% of the remaining contract balances be added to the prime contractors' contingency budgets. This estimate accounts for issues/changes identified in earlier phases that will repeat in the remaining phases and any additional unknowns resulting from the remaining interior renovation phases.

We are requesting an additional amount not to exceed \$820,000 be added to the approved project budget and that up to 89% of that total, or \$727,996, be made eligible for reimbursement to Albany County subject to submission and approval of a revised county RTA Plan.

Attached you will find the calculations for the additional funds needed.

As always, thank you and your team for your partnership and guidance throughout this challenging project and we look forward to continuing our positive relationship as we complete this transformational project.

Sincerely,



Mark A. Castiglione, AICP
Chief Administrator

CC via Email: Hon. Daniel McCoy, Albany County Executive
David Reilly, Commission of Management and Budget
David Latina, Commission of the Department of General Services
CDYCI Board

Additional Contingency and FF&E Needed

Project	General Contactor	Base Contract	Initial Contingency	Remaining Contingency Through August '24
General Trades	Bunkoff	\$ 10,492,000.00	\$ 938,000.00	\$ 120,285.85
Plumbing and FP	Digesare	\$ 1,728,100.00	\$ 157,100.00	\$ 75,372.95
HVAC	Campito	\$ 2,791,890.00	\$ 210,300.00	\$ 59,986.97
Electrical	DLC	\$ 4,108,200.00	\$ 343,500.00	\$ 12,016.30
TOTALS		\$ 19,120,190.00	\$ 1,648,900.00	\$ 267,662.07

	Bunkoff GC	Digesare	Campito	DLC	Total
Contract Balance at 79% Completion	\$ 1,279,842	\$ 828,988	\$ 329,733	\$ 232,368	\$ 2,670,931
Contingency 25% of Remaining Contract Balance	25%	25%	25%	25%	
Additional Needed Estimate	\$ 319,961	\$ 207,247	\$ 82,433	\$ 58,092	\$ 667,733

Furniture, Fixtures, Equipment	FF&E
Budgeted	\$ 878,300
Obligated	\$ 870,368
Remaining	\$ 7,932
Additional Needed	\$ 88,000

Construction Management	Gilbane
Month 1	\$ 18,333
Month 2	\$ 18,333
Month 3	\$ 18,333
Additional Needed	\$ 55,000

Grand Total	\$ 810,733
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	78%	22%	89.00%	11%
Total Request	Capital project debt service payment RTA portion	Capital project debt service payment non-RTA portion	Reimbursement amount of total claim is 89% state share.	Local Share
820,000	639,600	88,396	727,996	92,004

Capital District Juvenile Secure Detention Facility Summary of Major Change Orders Impacting Contingency Budgets, Sept 2024

Description	Finalized Value	Comments	Reason
General Work Contractor - Bunkoff			
SI-003 - Chain Link Fence Revisions Revision2	\$24,572.00	Code / Security	The original final 'secure' chain link fence around the rec area had the bottom rail and fabric above finish grade. Due to codes and security rules, SMRT adjusted the detail with the chain link fabric being buried 15" and encased in concrete.
SI-006 - Geo Fabric Revision & Shower Pan Dimensions	\$22,999.00	Field Condition/ Stormwater Permit	Added poly liner for porous pavement parking lot. SI-006 takes precedence as it changes the poly liner from 10 mil to 30 mil.
SI-007 Relocation of Electrical Room Revision2	\$22,364.00	Design Issue/Field Condition	SMRT relocated the added Electrical Room in SI-001 to reduce the work within the secure perimeter during Phase 1 Addition work.
SI-008 & SI-008R1 - Flooring and Finishes changes/Gym Cleaning	\$47,080.00	Design Issue	Flooring vendor called out in bid documents went out of business. Revisions made to the flooring products to be used. SMRT also added interior finish changes beyond the flooring alone. SMRT changed painting the gym in SI-008 to cleaning the gym in SI-008R1 as the owner confirmed the gym walls did not need to be painted.
SI-005 - Site Layout Updates (sallyport detail, added retaining wall)	\$66,992.00	Design Issue/Permit Issue	SMRT revised the site plan to reduce wetland area impact and add temp sallyport fencing detail that they did not have in the original bid docs.
SI-011 & SI-025 - Keying system eliminated, revised door hardware and added electronic strikes for security access	\$109,591.00	Design Issue/ Safety/ Security	SMRT revised the door hardware to remove doublesided locks, removed cylinders & keying spec. Since the General Contractor was not a locksmith, they could not be authorized to receive the keyway device to make keys therefore the keying work was removed from thier scope of work and a new contract for furnish/install to an authorized locksmith was issued. In addition, OCF5 required certain hardware changes
SI-012 - Added temporary emergency egress fencing at Pod C	\$33,259.00	Code Issue/ Safety	The code enforcer directed the A/E that an emergency egress area would need to be in place per code and be able to direct the occupants away from the building a specified amount of feet and sf of refuge area. This egress area is now added into the project documents.
SI-029 - Sitework Revisions (concertina scope, handball court, basketball court, demo and install new fencing)	\$33,448.00	Design Issue/Code/Security	Demolition and added new Concertina scope was not depicted in the plans. Handball court and basketball hoops were changed per owner request. Some miscellaneous Rec Yard Fencing was added per the Owners Request for security and control purposes. Required by Albany County Sheriff and SCOC

Hard Metal (HM) Frame After CMU (Concrete Block Wall) Install	\$47,620.00	Field Condition/ Security/ Phasing	Procuring an authorized locksmith to receive and install keying equipment took time, and the subcontractor providing the HM frames would not release them until all changes were approved. In addition, specified lockset where not reverse compatible with existing doors so a alternative lock set was identified. Associated drawings needed to be updated, submittals updated and approved and then change proposal approved. In order to keep the moving this required walls to be built and HM frames installed at a later time requiring additional work.
SI-045 - Temp Fence for Pod D Turnover	\$15,520.00	Code Issue/Field Coordination	Due to emergency egress requirements we need to maintain secure egress for Pod C until Pod D and rec yard is turned over.
SI-052 Canopy Downspouts	\$15,891.00	Design Issue/ Permit	Canopy downspouts reconfigured to tie into site drainage.
SI-049 Pick Proof Sealant Visitation_Pod D	\$14,735.00	Design Issue/ Safety	Sealant around all wall/ceiling devices should have been included in the base documents, but was not.
SI-053 HM Frames & Glass	\$43,482.00	Design Issue	Limitations of glass fabrication do not allow for the scheduled glass size spec'd for interior corridor windows. Framing design required modification.
SI-057R1 - Concertina Install/Removal	\$20,727.15	Design Issue/ Security	It was determined by SCOC and the Sheriff that the specified anticlimb fence installed did not meet security requirements. As a temporary measure so as not to cause a delay in the project, concertina wire was installed to ensure adequate security of the new rec yard.
SI-057 Anti-Climb Fabric	\$43,425.00	Design Issue/ Security	This change is to install appropriate anti-climb fence and the removal of temporary concertina

Electrical Work Contractor - DLC

SI-007 - Electrical Room Relocation (Plus Smoke Exhaust System)	\$139,355.74	Design Issue/Field Condition/Security	SMRT relocated the added Electrical Room in SI-001 to reduce the work within the secure perimeter during Phase 1 Addition work.
RFI 69 - Carlisle Walkway Pads used under PV Ballasts	\$34,471.68	Design Issue/Warranty	SMRT requested Carlisle Walkway Pads be used under PV Ballasts in order to maintain roof warranty of the Carlisle Roof. Carlisle Walkway Pads cost significantly more than slip sheets. The plans or specs did not call for Carlisle Walkway Pads to be used under PV Ballasts.
SI-037 Rated Ceiling Assembly Revisions	\$24,231.15	Code Issue/ Safety	There are existing penetrations above ceilings that are not up to code nor sealed/firecaulked. Rather than have each individual MEP address their existing utilities and bring up to code SMRT figured a rated ceiling assembly through corridors would be more efficient/cost beneficial. With this rated ceiling assembly installed the penetrations above do not need to be addressed and some dampers can be eliminated.
Fire Alarm System - Phase 2 _ Admin, Pod C, Dining	\$20,239.27	Design Issue/Code Issue/ Safety	Fire alarm systems are required to be brought up to current code during significant renovations. That work was not included in the base documents.
SI-054 Fire Alarm adds for classroom, gym, library, Pod A, B and C.The only area remaining to be captured in \$ is basement	\$50,211.56	Design Issue/Code Issue/ Safety	Fire alarm systems are required to be brought up to current code during significant renovations. That work was not included in the base documents.

Plumbing Work Contractor - DiGesare

SI-018R1 - Fire Protection scope/revisions	\$41,241.86	Permit Issue	SMRT revised scope and details of the utility drawings per meetings and coordination with the Town of Colonie Sewer and Latham Water Departments. Local AHJ/Utility providers were never sought approval from prior to the initial set of contract documents being established.
Mechanical Work Contractor - Campito			
SI-001 - Smoke Exhaust System; clarifies and adds scope to Addendum 7 which calls for 'Alternate 3 - Smoke Exhaust System'	\$30,421.00	Code Issue/ Safety	A Smoke Purge was added per code requirements. Alt # 3 carried costs for a smoke purge system. There were added items and equipment in SI-001 not included in the addendum 7 carrying the Alt #3 Smoke Purge System.
SI-037 Rated Ceiling Assembly Revisions	\$55,578.29	Existing Condition/Safety	There are existing penetrations above ceilings that are not up to code nor sealed/firecaulked. Rather than have each individual MEP address their existing utilities and bring up to code SMRT figured a rated ceiling assembly through corridors would be more efficient/cost beneficial. With this rated ceiling assembly installed the penetrations above do not need to be addressed and some dampers can be eliminated.
Access Doors for Pod C and Classroom Areas	\$28,018.75	Existing Condition	Access doors provided in the new ceiling to access valves, existing mechanical units, etc. For example DiGesare provided the access doors in the SallyPort area.