

ALBANY COUNTY LEGISLATURE  
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ALBANY, NEW YORK 12207  
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[WWW.ALBANYCOUNTY.COM](http://WWW.ALBANYCOUNTY.COM)

SEAN E. WARD  
CHAIRMAN

PAUL T. DEVANE  
CLERK

NECOLE M. CHAMBERS  
FIRST DEPUTY CLERK

## AGENDA

### CIVIC CENTER COMMITTEE

May 22, 2017

**PREVIOUS BUSINESS:**

APPROVING PREVIOUS MEETING MINUTES

**CURRENT BUSINESS:**

1. AMENDING RESOLUTION NO. 10 FOR 2016 REGARDING A CONTRACT WITH SYNTHESIS ARCHITECTS LLP REGARDING RENOVATIONS TO THE WALKWAY AT THE TIMES UNION CENTER
2. REVIEWING INCOME STATEMENTS

Honorable Sean E. Ward and Members of the Albany County Legislature:

LADIES AND GENTLEMEN:

The Civic Center Committee of the Albany County Legislature met on April 24, 2017. Chairperson Chapman, Messrs. Feeney, Fein, Hogan, Mayo, and Tunny were present. Messrs. Clenahan, Joyce, and Smith were excused. The following items were discussed and/or acted upon:

Approving Previous Meeting Minutes: Unanimously approved.

1. Authorizing a lease agreement for the rental of Suite No. 24 at the Times Union Center: It was discussed that Dunkin Brands, Inc.-DBA Dunkin Donuts, expressed interest in leasing Corporate Suite No. 24 at the Times Union Center in accordance with terms and conditions approved by the County at a total cost of \$48,500 annually. The standard contract will be amended to remove the requirement to provide Albany Devils hockey tickets to the lessee. The Committee voted unanimously to move the proposal forward with a favorable recommendation.
2. Authorizing a lease agreement for the rental of Suite No. 20 at the Times Union Center: It was discussed that BlueShield of Northeastern New York, expressed interest in leasing Corporate Suite No. 20 at the Times Union Center in accordance with terms and conditions approved by the County at a total cost of \$48,500 annually. The standard contract will be amended to remove the requirement to provide Albany Devils hockey tickets to the lessee. The Committee voted unanimously to move the proposal forward with a favorable recommendation.
3. Reviewing Income Statements: The General Manager of the Times Union Center, Mr. Belber, appeared before the committee to review the March income statements. There have been a number of successful events and the arena ranked fifth in buildings with 15,000 to 30,000 seats, according to Venues Today magazine. The arena will have a healthy first quarter after a very successful March.

Respectfully Submitted:

THE CIVIC CENTER COMMITTEE

NORMA J. CHAPMAN, Chairperson  
ANDREW C. JOYCE  
CHRISTOPHER H. SMITH  
DENNIS A. FEENEY  
DAVID B. MAYO

SAMUEL I. FEIN  
BRYAN M. CLENAHAN  
PETER B. TUNNY  
BRIAN HOGAN

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DANIEL P. MCCOY  
COUNTY EXECUTIVE

PHILIP F. CALERONE, ESQ.  
DEPUTY COUNTY EXECUTIVE

COUNTY OF ALBANY  
DEPARTMENT OF GENERAL SERVICES  
112 STATE STREET, SUITE 825  
ALBANY, NEW YORK 12207  
(518) 447-7210 FAX (518) 447-7747  
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DAVID M. LATINA  
COMMISSIONER

MARTIN V. MCCLUNE  
DEPUTY COMMISSIONER

May 10, 2017

Honorable Sean Ward, Chairman  
Albany County Legislature  
112 State Street, Room 710  
Albany, New York 12207

Re: Amending Synthesis Contract

Dear Chairman Ward:

DGS is respectfully requesting that a contract amendment be executed between Albany County and Synthesis for \$190,965 to cover the costs for redesign of the exterior stair, due to the unanticipated discovery of the duct bank during construction, as well as some other miscellaneous unforeseen structural conditions.

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

Sincerely yours,

David M. Latina  
Commissioner

DML:pl  
Enclosure(s)

cc: Honorable Frank Commisso, Majority Leader  
Honorable Frank Mauriello, Minority Leader  
F. Patrick Jeffers, Majority Counsel  
Arnis Zilgme, Minority Counsel

**FOR COUNSEL USE  
ONLY**

Date Received: 5-10-17  
Received by: PIX  
Method: Hand: L  
Courier: \_\_\_\_\_  
Mail: \_\_\_\_\_

**REQUEST FOR LEGISLATIVE ACTION**

*RLA #2333: Amending Resolution No. 478 for 2014: Synthesis, LLC Regarding Renovations to the Walkway at the Times Union Center*

**DATE:** Tuesday, May 02, 2017  
**DEPARTMENT:** General Services  
Contact Person: David Latina, Commissioner  
Telephone: 518-447-7207  
Dept. Representative Attending  
Committee Meeting: David Latina, Commissioner

**PURPOSE OF REQUEST:**

Adopting of Local Law \_\_\_\_\_  
Amendment of Prior Legislation \_\_\_\_\_  
Approval/Adoption of Plan/Procedure \_\_\_\_\_  
Bond Approval \_\_\_\_\_  
Budget Amendment (see below) \_\_\_\_\_  
Contract Authorization (see below) X  
Environmental Impact \_\_\_\_\_  
Home Rule Request \_\_\_\_\_  
Property Conveyance \_\_\_\_\_  
Other: (State briefly if not listed above) \_\_\_\_\_

**CONCERNING BUDGET AMENDMENTS  
STATE THE FOLLOWING:**

Increase Account/Line No. \_\_\_\_\_  
Source of Funds: \_\_\_\_\_  
Title Change: \_\_\_\_\_

**CONCERNING CONTRACT AUTHORIZATION  
STATE THE FOLLOWING:**

**TYPE OF CONTRACT:**

Change Order/Contract Amendment X  
Purchase (Equipment/Supplies) \_\_\_\_\_  
Lease (Equipment/Supplies) \_\_\_\_\_  
Requirements Professional Services \_\_\_\_\_  
Education/Training \_\_\_\_\_  
Grant: \_\_\_\_\_  
    New \_\_\_\_\_  
    Renewal \_\_\_\_\_  
    Submission Deadline Date \_\_\_\_\_  
Settlement of a Claim \_\_\_\_\_  
Release of Liability \_\_\_\_\_  
Other: (State briefly) \_\_\_\_\_

**CONCERNING CONTRACT AUTHORIZATION (Cont'd)**  
**STATE THE FOLLOWING:**

Contract Terms/Conditions:

Party (Name/Address)	Synthesis, LLC 162 Jay St Schenectedy, NY 12305
Amount/Raise Schedule/Fee	\$190,965.00
Scope of Services	Revision redesign of the exterior stair other miscellaneous structural condititions

Contract Funding:

Bond Res. No.:	Resolution 499 of 2014
Date of Adoption:	1/12/2015 12:00:00 AM

**CONCERNING ALL REQUESTS:**

Mandated Program/Service:	No
If Mandated Cite: Authority	
Anticipated in Current Adopted Budget	Yes

County Budget Accounts:	Account Code	Line	Amount
Revenue	N/A		
Appropriation	HK	UA	\$190,965.00

Fiscal Impact - Funding: (Dollars or Percentages)

	Bond: HK UA
Federal	0%
State	0%
County	100%
Local	0%

Term/Length of Funding:	12 Months (5/1/2017 - 4/30/2018)
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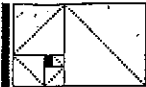
<u>Impact on Pending Litigation</u>	No
If yes, please explain:	

Previous Requests for Identical or Similar Action

Resolution/Law Number	Resolution 478 of 2014; Resolution 10 for 2016;
Date of Adoption	12/8/2014; 02/09/2016;

Justification: (State briefly why legislative action is requested)

DGS is respectfully requesting that a contract amendment be executed between Albany County and Synthesis for \$190,965 to cover the costs for redesign of the exterior stair, due to the unanticipated discovery of the duct bank during construction, as well as some other miscellaneous unforeseen structural conditions.



REVISED April 12, 2017

George Penn  
Director of Operations  
Albany County Office Building  
112 State Street  
Albany, New York 12207

Re: Additional Services for the Atrium Renovations at the Times Union Center

Dear George:

I am submitting the following revised additional services, which have or will be performed for the Times Union Center by Synthesis and our Consultants. The prior fees have been revised downward, based upon a meeting last month between Keith Leal, Jack Healy of Ryan Biggs and myself. The main changes have come from structural engineering services that were to be provided for the project and are not currently in Gilbane's scope. Also, there is a corresponding reduction in additional RBA site visits.

**Additionally, this revision includes the work for the redesign of the exterior stair, due to the unforeseen discovery of the duct bank during construction, as well as some other miscellaneous unforeseen structural conditions.**

During our meeting, Jack Healy addressed the question of why structural analysis of the existing atrium was not included in Ryan Biggs original scope of work and is resulting in a fee increase of \$23,300. As we did not have original construction documents at the time of the proposal (and contract), it was not known that some prior roofing enclosure work had been done in the atrium after it was originally built. That work, coupled with the work of this project, required a full structure analysis of the building. Again, this could not be ascertained from the RFP or from a walkthrough of the site.

In speaking with Keith, he recommended I note that there are some legitimate services that Synthesis IS NOT charging for. The County's original RFP and our contract with the County includes only six construction site visits. We are currently attending bi-weekly project meetings/site visits which will be far in excess of the six contracted for. We are not asking for additional services for these bi-weekly meetings, which would be a significant extra service.

Finally, Synthesis has also discounted our services by a few thousand dollars, as a courtesy to the County.

Current Additional Services currently relate to the following tasks:

- Redesign of the exterior stair, due to the unforeseen discovery of the duct bank during construction, as well as some other miscellaneous unforeseen structural conditions.
- Structural Evaluation and Engineering to the existing atrium spaces to meet current building codes and seismic (see attached from Ryan Biggs Clark Davis)
- Structural Evaluation of under slab conditions in the atrium for utilities locations and under slab settlement voids
- Geotechnical evaluation of subsurface conditions

Times Union Center  
Additional Services  
Revised April 12, 2017

- Additional Plumbing design and construction documents for northeast bathrooms to replace fixtures, sinks and carriers
- Redesign of the fountain at the request of the county
- Engineering and architectural work related to Tenant exhaust hoods not in contract
- Engineering and coordination related to street lighting and national grid coordination
- Construction documents for roofing areas of the atrium, not part of the scope of-work
- Detailing for replacements of the existing stairs due to deterioration

**Costs are identified as follows:**

Redesign of the Exterior Stair and Misc Revisions per Synthesis letter dated April 12, 2017	
Synthesis and All Consultants- Lump Sum	\$ 34,985
Existing Structure Evaluation and Lateral Bracing	
Engineering Services – Ryan Biggs Clark Davis	\$ 23,300
Synthesis Architects, LLP	\$ 5,800
Repairs of Deteriorated Structural Items	
Engineering Services – Ryan Biggs Clark Davis	\$ 15,100
Synthesis Architects, LLP	\$ 6,900
Scope Adjustments- Knuckle Roof, Mechanical Platforms and Supports and Tenant Improvements	
Engineering Services – Ryan Biggs Clark Davis	\$ 11,200
Greenman Peterson, Inc.	\$ 10,400
Synthesis Architects, LLP	\$ 6,600
Additional Construction Site Observations	
Engineering Services – Ryan Biggs Clark Davis	\$ 4,000
Synthesis Architects, LLP	\$ 2,200
Atrium Radar Screening and Report	
Engineering Services – Ryan Biggs Clark Davis	\$ 9,620
Synthesis Architects, LLP	\$ 2,400
Geotechnical Engineering Report	
Engineering Services – Dente Engineering	\$ 1,800
Synthesis Architects, LLP	\$ 600
Replacement of toilet fixtures in northeast bathrooms	
Engineering Services- GPI	\$ 12,600
Synthesis Architects, LLP	\$ 2,900
Cooking Exhaust Hood	
Engineering Services- GPI	\$ 10,400
Synthesis Architects, LLP	\$ 2,400




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Street Lighting and National Grid Coordination	
Engineering Services- GPI	\$ 6,370
Synthesis Architects, LLP	\$ 3,150
Fountain Redesign	
Synthesis Architects, LLP	\$ 3,400
Roof Replacement at Atrium	
Synthesis Architects, LLP	\$ 9,000
Stair and Structural Repairs Due to Deteriorations	
Synthesis Architects, LLP	\$ 5,400
Pigeon Guano Inspection and Specifications	
<u>Engineering Services – Entek Environmental</u>	<u>\$ 440</u>
<b>Total Additional Services (extra work)</b>	<b>\$190,965</b>

This letter and any attachments for additional services amends the original agreement signed April 28, 2014.

Accepted By

  
Michael Szemansco, AIA, LEED GA  
Principal

Dated: 04-12-17

Dated: \_\_\_\_\_

\_\_\_\_\_  
Daniel P. McCoy, County Executive

or

Philip Calderone, Deputy County Executive

RESOLUTION NO. 10

AMENDING RESOLUTION NO. 478 FOR 2014 REGARDING  
RENOVATIONS TO THE WALKWAY AT THE TIMES UNION CENTER

Introduced: 2/9/16  
By Civic Center Committee:

WHEREAS, By Resolution No. 478 for 2014, this Honorable Body authorized an agreement with Synthesis Architects LLP to provide design and construction administration services for the Atrium Renovations at the Times Union Center beginning January 13, 2016 and ending April 1, 2017, and

WHEREAS, The Commissioner of the Department of General Services has requested an amendment to the agreement with Synthesis Architects LLP to provide the design, engineering and architectural services associated with the renovation of the Times Union Center walkway in the amount not to exceed \$60,000, now, therefore be it

RESOLVED, By the Albany County Legislature that Resolution 478 for 2014 is amended to reflect that the agreement with Synthesis Architects LLP to provide design and construction administration services for the Atrium Renovations at the Times Union Center beginning January 13, 2016 and ending April 1, 2017 in an amount not to exceed \$60,000, and, be it further .

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.

*Adopted by unanimous vote. 2/9/16*