

Serving The Community Since 1944

Administrative Offices

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**AGENDA FOR THE SPECIAL MEETING OF THE
MEMBERS OF THE TROY HOUSING AUTHORITY
TO BE HELD ON
Friday, October 16, 2020 beginning at 1:00 P.M.**

Section 5 (Voting) of the By Laws of the Troy Housing Authority state “On an as needed basis, for situations that require action between meetings, the Executive Director or designee may circulate required action items by hard copy or electronically and post them on the Troy Housing Authority website and Facebook page for public review and comment for not less than 24 hours then canvas the board by telephone or email to obtain a vote on the item needing action.”

The meeting will be held in the manner noted above so that needed work can commence on bringing apartments to compliance with Uniform Federal Accessibility Standards (UFAS).

This Agenda, the Draft Resolution and Attachments will be available to the public on the Troy Housing Authority website and Facebook Page for at least 24 hours prior to canvassing the board so that the public can provide comment on this action. All comments received will be presented to the Board prior to obtaining their vote on this action item.

Public Comment about this action item can be made by telephone to 518-273-3600 ext. 421, by fax to 518-274-6633 or by email to info@troyhousing.org up until 1:00PM on Friday, October 16, 2020.

RES. # 20-30: A RESOLUTION APPROVING THE SELECTION OF CONTRACTORS TO MODIFY APARTMENTS AT GRISWOLD HEIGHTS TO COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS).

No other action of the Troy Housing Authority will take place during this Special Meeting

A RESOLUTION APPROVING THE SELECTION OF CONTRACTORS TO MODIFY APARTMENTS AT GRISWOLD HEIGHTS TO COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS).

SUBMITTED BY: Deborah Witkowski, Executive Director

INTRODUCED BY: Susan J.W. Steele, Chair

WHEREAS, on August 19, 2020 the Troy Housing Authority released an Invitation For Bids (IFB) developed in collaboration with Sandra Dardinelli an Architect with Bernier, Carr & Associates, PC (BCA) for Uniform Federal Accessibility Standards improvements to apartments; and

WHEREAS, the IFB called for submissions from three trades: General Construction Work, Mechanical (HVAC) Work and Electrical Work and requested a Base Bid for 4 apartments at Griswold Heights and potential alterations (adding UFAS improvements to an apartment at Corliss Park, adding work on Building 1 at Corliss Park, deducting an apartment at Griswold Heights) as well as unit costs for Constructing Exterior Ramps and removal of Vinyl Asbestos Tile (VAT); and

WHEREAS, submissions were received on September 22, 2020 and reviewed by Troy Housing Authority (THA) staff in collaboration with staff from BCA; and

WHEREAS, based upon staff and architectural review the best course of action is to proceed with the Base Bid, without alternates, and award contracts as follows: General Construction Work to Gallo Construction Corp. in the amount of \$384,600.00 with ramp costs at \$31,900.00 per 15 foot run and VAT removal at \$80.00 per square foot, Mechanical (HVAC) Work to T. McElligott, Inc. in the amount of \$137,000.00 and Electrical Work to Harold R. Clune, Inc. in the amount of \$74,000.00; and

WHEREAS, the Facilities Committee has reviewed the staff and architect recommendations and recommends that the full Board of Commissioners approves this course of action.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to engage Gallo Construction Corp. T. McElligott, Inc. and Harold R. Clune, Inc. to complete UFAS modifications to 4 apartments at Griswold Heights at the prices noted above and in accordance with the IFB.

INTRODUCED BY: _____, Chair

FIRST MOTION: _____, Commissioner

SECOND MOTION: _____, Commissioner

AYES:

NAYS:

Dated: _____



SARATOGA
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415 BROADWAY
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NEW YORK 12859
TEL 518 347 4574

October 6, 2020

Ms. Deborah A. Witkowski, Executive Secretary
Troy Housing Authority
One Eddy's Lane
Troy, N.Y. 12180

**RE: TROY HOUSING AUTHORITY (BCA 2019-527)
UFAS Improvements at Corliss Park Apartments and
at Griswold Heights Apartments
Recommendation Letter for Award**

Attached is the tabulation of bids received on September 29, 2020 for the above referenced project.

The apparent low bidders have confirmed their bid proposals, and we have found no facts which would indicate that the low bidders for the project cannot perform the work. All the prime contractors have successfully completed projects for Troy Housing Authority.

We therefore make the following recommendations:

GENERAL CONSTRUCTION WORK CONTRACT

Award to low bidder **GALLO CONSTRUCTION CORP.**
50 Lincoln Avenue
Watervliet, NY 12189

BASE BID \$ 384,600.00
TOTAL AWARD AMOUNT \$ 384,600.00

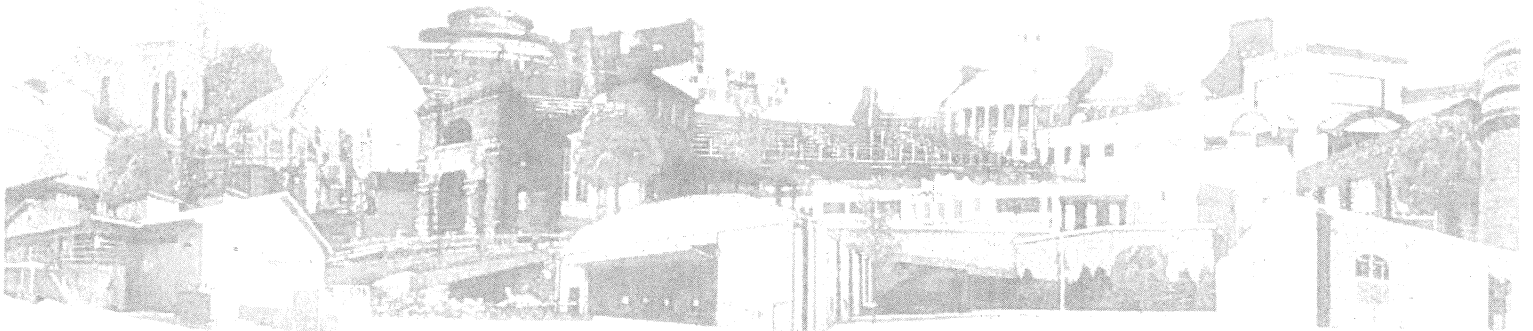
Unit Costs:

- 1. Exterior Access Ramp Assembly \$ 31,900.00 per 15 ft run
- 2. V.A.T. removal and floor prep \$ 80.00 per SF

MECHANICAL (HVAC) WORK CONTRACT

Award to low bidder **T. McELLIGOTT, INC.**
589 River Street
Troy, New York 12180

BASE BID \$ 137,000.00
TOTAL CONTRACT AMOUNT \$ 137,000.00





SARATOGA
SPRINGS

315 BROADWAY
SARATOGA SPRINGS, NY 12866

TEL: 518.584.1100

ELECTRICAL WORK CONTRACT

Award to low bidder

HAROLD R. CLUNE, INC.
30 Prospect Street
Ballston Spa, New York 12020

BASE BID \$ 74,000.00

TOTAL CONTRACT AMOUNT \$ 74,000.00

The total amounts of the awarded contracts are \$ 595,000.00

If you have any questions, please contact our office.

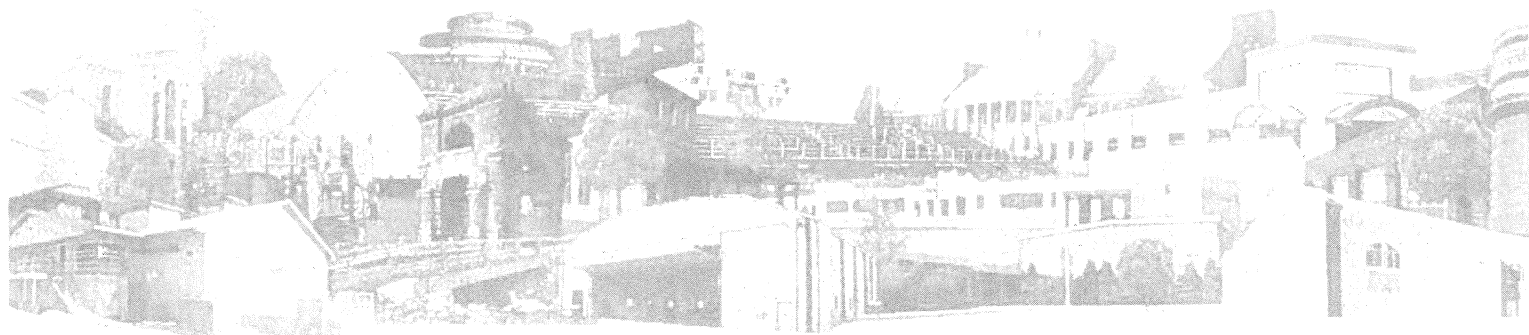
Very truly yours,

BERNIER, CARR & ASSOCIATES, ENGINEERS, ARCHITECTS and LAND SURVEYORS, P.C.

Sandra J. Dardanelli, AIA, LEED AP
Principal

Enc. - Bid Tabulation

- Email C: D. Witkowski, T. Hulihan, M. McGrath (Troy Housing Authority)
- S. Palmatier (HA2f, Consultants in Engineering)
- M. Gallo (Gallo Construction Corp.)
- T. McElligott (T. McElligott, Inc.)
- B. Clune (Harold R. Clune, Inc.)



BCA ARCHITECTS ENGINEERS
516 Broadway Saratoga Springs, NY 12866

TROY HOUSING AUTHORITY
Corliss Park & Griswold Heights Apartments
September 29, 2020

GENERAL CONSTRUCTION WORK	Base Bid	Add Alt #1 CP 4-Bedroom Apt.	Add Alt #2 CP Building No. 1	Deduct Alt #3 GH Apartment	-	Unit Cost Exterior Ramp	Unit Cost VAT work
Bunkoff General Contracting	No Bid						
Gallo Construction	\$384,600	\$24,500	\$49,700	\$82,000		\$31,900	\$80
Hoosick Valley Contractors	\$438,000	\$42,000	\$81,000	\$100,000		\$51,000	\$22.50
Mid-State Industries	\$543,797	\$48,307	\$96,613	\$88,663		\$68,765	\$6
New Castle Paving	No Bid						
Wainschaf Associates	No Bid						

MECHANICAL/PLUMBING WORK	Base Bid	Add Alt #1 CP 4-Bedroom Apt.	Add Alt #2 CP Building No. 1	Deduct Alt #3 GH Apartment	-
T. McElligott, Inc.	\$137,000	\$28,500	\$57,000	\$34,250	

ELECTRICAL WORK	Base Bid	Add Alt #1 CP 4-Bedroom Apt.	Add Alt #2 CP Building No. 1	Deduct Alt #3 GH Apartment	ADD Alt #4 CP Bldg 1 H/V
Harold R. Clune Electric	\$74,000	\$8,900	\$17,500	\$5,100	\$11,000
J. McBain Inc.	No Bid				