

OGDENSBURG BRIDGE AND PORT AUTHORITY
SPECIAL BOARD MEETING
THURSDAY, FEBRUARY 29, 2024 ~ 5:00PM

I. Meeting Called to Order by Chairperson Vernon D. Burns at 5:00 PM.

II. Unfinished Business. None.

III. Business Items.

A. Ogdensburg International Airport

1. Approval of Contract – Gateway Improvements Terminal Renovations

IV. Concluding Comments from Citizens, Board Members, and/or Authority Staff.

V. Next Meeting Dates:

March 14, 2024	Thursday	5:00 PM	_____	(Proposed)
April 11, 2024	Thursday	5:00 PM	_____	(Proposed)
May 9, 2024	Thursday	5:00 PM	_____	(Proposed)
June 13, 2024	Thursday	5:00 PM	_____	(Proposed)
July 11, 2024	Thursday	5:00 PM	_____	(Proposed)
August 8, 2024	Thursday	5:00 PM	_____	(Proposed)
September 12, 2024	Thursday	5:00 PM	_____	(Proposed)
October 10, 2024	Thursday	5:00 PM	_____	(Proposed)
November 14, 2024	Thursday	5:00 PM	_____	(Proposed)
December 12, 2024	Thursday	5:00 PM	_____	(Proposed)

VI. Adjournment

Dated: February 28, 2024



Steven J. Lawrence
Executive Director

Board of Directors:

Mr. Vernon D. "Sam" Burns, Chairperson
Ms. Megan J. M. Whitton, Vice Chair
Mr. Christopher B. T. Coffin, Treasurer
Mr. David King, Secretary
Ms. Jennifer Quirk-Pickman, Member
Ms. Nicole Terminelli, Member
Ms. Toni Kennedy, Member

Staff:

Mr. Steven J. Lawrence, Executive Director
Ms. Patricia A. Nisco, CFO
Mr. Anthony Adamczyk, Director of Economic Development
Mr. James D. Chase, Director of Operations

Press:

Mr. Andy Gardner, WDT
Ms. Monica Sandreczki, North. Country Public Radio
Ms. Dawn Merz, Radio Station YES FM
WWNY TV-7
Mr. Jimmy Lawton, North Country Now
Mr. Jim Leven, Community Broadcasters

**OGDENSBURG BRIDGE & PORT AUTHORITY
FEBRUARY 29, 2024, BOARD MEETING**

Agenda Item A. Ogdensburg International Airport

1) Approval of Contract – Gateway Improvements Terminal Renovations

REPORT:

Bids were solicited and opened for the construction of the Gateway Improvements Terminal Renovations at the Ogdensburg International Airport on February 8, 2024. One bid for the above referenced project was received. The single bid by default is the low bid and was submitted by Murnane Building Contractors, Plattsburgh, NY. A bid summary is below.

Terminal renovations:

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternates</u>
1. Murnane Building Contractors	\$19,224,292.00	Add Alt 1 \$350,000.00

The Project staff met on February 14, 2024, and reviewed and discussed the bid results.

McFarland Johnson has performed an extensive evaluation and due-diligence of the bid and has confirmed the low, qualified bidder as Murnane Building Contractors and recommends that this project be awarded to Murnane Building Contractors for a cost not to exceed \$19,574,292.00. (Base Bid + Alternate 1)

Staff concurs with engineer's recommendation to award the contracts to the lowest qualified bidder Murnane Building Contractors as shown above.

RESOLUTION:

RESOLVED, that the Executive Director is hereby authorized and directed to execute contract documents with Murnane Building Contractors for the construction of the Gateway Improvements Terminal Renovations at the Ogdensburg International Airport for a cost not to exceed \$19,574,292.00.

INITIATOR/PREPARER: Steve Lawrence APPROVED BY: 

MOTION PASSED BY: _____ Unanimous: Yes No

SECONDED BY: _____ Abstained By: _____



February 21st, 2024

Mr. Steven Lawrence
 Executive Director
 Ogdensburg Bridge and Port Authority
 1 Bridge Plaza, Suite 102
 Ogdensburg, New York 13669

**Re: Construction Award Recommendation
 Ogdensburg International Airport
 Gateway Improvements Terminal Renovations
 NYSDOT PIN No. 7A03.01**

Dear Mr. Lawrence,

One bid for the above referenced project was received on February 8th, 2024. The single bid by default is the low bid and was submitted by Murnane Building Contractors, 104 Sharron Ave, Plattsburgh, NY 12901. Attached are the certified BID TABS and comparison to the engineer’s opinion of probable cost. A summary is below.

Terminal renovations:

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternates</u>
1. Murnane Building Contractors	\$19,224,292.00	Add Alt 1 \$350,000.00

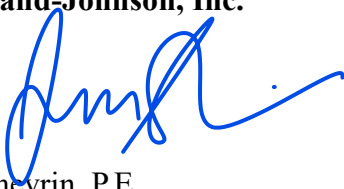
The bid summary is as noted in the section above and comparison to the opinion of probable cost is attached. The apparent low bid is within 2% of the engineers opinion of probable cost. Based on the contractor’s correct understanding of the scope, qualifications, and experience on similar projects, we are recommending award of the construction for Terminal Renovations and selected alternates contract to the lowest responsible bidder:

Terminal Renovations:

Murnane Building Contractors
 Principals: Patrick Murnane II
 Phone: (518)578-3326
 E-mail: pmurnane2@murnanebuilding.com

If you have any questions or require any additional information, please do not hesitate to contact this office.

Sincerely,
McFarland-Johnson, Inc.




Jason Shevrin, P.E.
Director of Technology

cc: NYSDOT via WSP

LOW BID COMPARISON TO ENGINEER'S ESTIMATE

Ogdensburg International Airport Gateway Improvements Terminal Renovations Thursday, February 8, 2024 MJ Project No. 18372.13				McFarland-Johnson, Inc. 49 Court Street, Metrocenter Binghamton, NY 13902-1980 607-723-9421		Murnane Building Contractors 104 Sharron Ave Plattsburg, NY 12901		Analysis	
BASE BID									
Item No.	Description	Unit of Measure	Estimate of Quantity	Engineer's Opinion of Probable Cost		Contractor 1		% Diff	
				Unit Price	Total Value	Unit Price	Total Value		
B-001-1	TERMINAL RENOVATIONS	LS	1	\$17,114,608.00	\$ 17,114,608.00	\$ 17,500,000.00	\$ 17,500,000.00	\$ 385,392.00	2%
B-001-2	TERMINAL SECURITY AND TECHNOLOGY. RELATED ELECTRICAL	LS	1	\$417,000.00	\$ 417,000.00	\$ 210,000.00	\$ 210,000.00	\$ (207,000.00)	-50%
121001	FIELD CHANGE PAYMENT ALLOWANCE	AL	1	\$800,000.00	\$ 800,000.00	\$ 800,000.00	\$ 800,000.00	\$ -	0%
121002	NATIONAL GRID UTILITY ALLOWANCE	AL	1	\$75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ -	0%
121003	RELOCATE TSA EQUIPMENT ALLOWANCE	AL	1	\$30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ -	0%
121004	SUPERIOR PLUS PROPANE ALLOWANCE	AL	1	\$20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	0%
P-100-1	GEOTEXTILE STABILIZATION FABRIC	SY	1,500	\$2.00	\$ 3,000.00	\$ 3.50	\$ 5,250.00	\$ 2,250.00	75%
P-101-4	MISCELLANEOUS COLD MILLING	SY	40	\$30.00	\$ 1,200.00	\$ 165.00	\$ 6,600.00	\$ 5,400.00	450%
P-152-1	UNCLASSIFIED EXCAVATION AND DISPOSAL	CY	2,300	\$25.00	\$ 57,500.00	\$ 33.00	\$ 75,900.00	\$ 18,400.00	32%
P-152-4	UNDERCUT EXCAVATION AND BACKFILL	CY	500	\$60.00	\$ 30,000.00	\$ 82.00	\$ 41,000.00	\$ 11,000.00	37%
P-209-1	CRUSHED AGGREGATE BASE COURSE	CY	900	\$75.00	\$ 67,500.00	\$ 104.00	\$ 93,600.00	\$ 26,100.00	39%
P-401-1	ASPHALT SURFACE COURSE	TON	440	\$200.00	\$ 88,000.00	\$ 286.00	\$ 125,840.00	\$ 37,840.00	43%
P-401-2	ASPHALT BINDER COURSE	TON	540	\$190.00	\$ 102,600.00	\$ 258.00	\$ 139,320.00	\$ 36,720.00	36%
P-603-1	BITUMINOUS TACK COAT	GAL	220	\$10.00	\$ 2,200.00	\$ 11.00	\$ 2,420.00	\$ 220.00	10%
P-605-1	JOINT SEALING FILLER	LF	460	\$10.00	\$ 4,600.00	\$ 11.00	\$ 5,060.00	\$ 460.00	10%
D-705-2	6" PERFORATED UNDERDRAIN COMPLETE, INCLUDING POROUS BACKFILL AND FILTER FABRIC	LF	360	\$35.00	\$ 12,600.00	\$ 38.00	\$ 13,680.00	\$ 1,080.00	9%
D-705-4	UNDERDRAIN CLEANOUT	EA	2	\$1,000.00	\$ 2,000.00	\$ 1,100.00	\$ 2,200.00	\$ 200.00	10%
F-162-1	8FT CHAIN LINK SECURITY FENCE WITH BARBED WIRE	LF	100	\$150.00	\$ 15,000.00	\$ 230.00	\$ 23,000.00	\$ 8,000.00	53%
F-162-7	REMOVE AND DISPOSE OF EXISTING FENCE	LF	266	\$30.00	\$ 7,980.00	\$ 22.00	\$ 5,852.00	\$ (2,128.00)	-27%
L-108-105	NO.8 AWG, 5KV, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT	LF	330	\$3.50	\$ 1,155.00	\$ 7.00	\$ 2,310.00	\$ 1,155.00	100%
L-108-201	NO. 6 AWG, SOLID BARE COUNTERPOISE WIRE INSTALLED IN TRENCH	LF	170	\$6.00	\$ 1,020.00	\$ 9.00	\$ 1,530.00	\$ 510.00	50%
L-110-104	NON-ENCASED ELECTRICAL CONDUIT, 2" SCH. 40 PVC	LF	170	\$15.00	\$ 2,550.00	\$ 38.00	\$ 6,460.00	\$ 3,910.00	153%
L-125-64	REMOVE EXISTING BASE MOUNTED LIGHT	EA	2	\$600.00	\$ 1,200.00	\$ 165.00	\$ 330.00	\$ (870.00)	-73%
L-125-66	REMOVE AND RESET EXISTING BASE MOUNTED EDGE LIGHT	EA	3	\$1,500.00	\$ 4,500.00	\$ 330.00	\$ 990.00	\$ (3,510.00)	-78%
T-901-1	HYDROSEEDING	ACRE	1	\$4,000.00	\$ 4,000.00	\$ 10,450.00	\$ 10,450.00	\$ 6,450.00	161%
T-905-1	TOPSOILING (OBTAINED ON SITE)	CY	300	\$40.00	\$ 12,000.00	\$ 55.00	\$ 16,500.00	\$ 4,500.00	38%
T-908-1	MULCHING	ACRE	1	\$3,000.00	\$ 3,000.00	\$ 11,000.00	\$ 11,000.00	\$ 8,000.00	267%
Add Alternates, Not Included in Base Bid Totals Below					\$ -	\$ -	\$ -	\$ -	
Add Alt 1	Extended Plaza Canopy	LS	1	\$400,000.00	\$ 400,000.00	\$ 350,000.00	\$ 350,000.00	\$ (50,000.00)	-13%
Add Alt 2	Plaza Concrete Extension and Additional Pedestrian Safety Enhancements	LS	1	\$40,000.00	\$ 40,000.00	\$ 50,000.00	\$ 50,000.00	\$ 10,000.00	25%
Add Alt 3	Building Stone Cladding	LS	1	\$200,000.00	\$ 200,000.00	\$ 670,000.00	\$ 670,000.00	\$ 470,000.00	235%
Add Alt 4	OGS Vinyl Supergraphics	LS	1	\$12,000.00	\$ 12,000.00	\$ -	\$ -	\$ (12,000.00)	-100%
Add Alt 5	Terrazzo Flooring	LS	1	\$85,000.00	\$ 85,000.00	\$ 102,000.00	\$ 102,000.00	\$ 17,000.00	20%
Add Alt 6	Ticketing Rollup Door Access Controls	LS	1	\$10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 5,000.00	50%
Add Alt 7	All-in-One Electronic Message Display	LS	1	\$65,000.00	\$ 65,000.00	\$ 95,000.00	\$ 95,000.00	\$ 30,000.00	46%
					\$ -	\$ -	\$ -	\$ -	
				TOTAL Base Bid	\$ 18,880,213.00	TOTAL Base Bid	\$ 19,224,292.00	\$ 344,079.00	2%

Certified



J. Shevrin, PE - McFarnd Johnson, Inc.