

ALBANY CONVENTION CENTER AUTHORITY
Construction Committee Meeting #3 Wednesday, May 14, 2014
ACCA Offices, 386 Broadway, Albany, NY 12207
MEETING MINUTES

ATTENDEES

Chair: Gavin Donohue, Member: Sherri Brooks,
Guest: Sara Reginelli of Capitalize Albany Corporation
Consultants: Peter Conway of CHA
Richard LaRose of CHA
Staff: Duncan Stewart, Al Sorrentino,
Absent: Mike Yevoli, Michael Skrebutenas,

CALL TO ORDER

Construction Committee Meeting was called to order at 4:00 PM

AGENDA

1. Absent a simple majority, the meeting minutes from 4-14-14 meeting were provided to the attendees and no further action was taken.
2. Chair Gavin Donohue reviews the purpose of this meeting as, updating the committee on the progress to date in completing the Schematic Design Phase. Then, with the consensus of the Construction and Marketing Committees, to make a recommendation to the ACCA Board at its next meeting, Monday, 5-19-14, to acknowledge the completion of the Schematic Design Phase as it relates to building program, and permit the Design Phase to commence.

Mr. Donohue introduced members of the A/E team, from CHA, to make a presentation of Scheme 4 Revision 4 updated as of 5-14-14.

3. Mr. Conway and Mr. LaRose presented copies of Scheme 4 Revision 4, Preliminary Schematic Drawings, titled: G-1 (Alternate), G-2, G-3, Level 1, Mezzanine, and Level 2 and commenced an explanation of the progress to date, supported by a PowerPoint display of the plans.

- a. The Building Program (Recipe) developed by HNTB in collaboration with CHA and mirroring the recommendations of the HVS Market Study has been refined to include parking for 100 vehicles in the base design with the capacity to add by Alternate, see plan G-1 (Alternate) another 60 +/- spaces if the budget permits.

The meeting space on Level 1 has been adjusted to align with the Market Study and the total leasable area now stands at 9,564 sq. ft. The meeting rooms are now defined by hard walls and divided by moveable sound rated partitions in 3 locations. A fixed wall for sound control is indicated between, room 2 and rooms 3-5. The concept of the stand-alone Capitol Room has been preserved and the pre-function space has been adjusted to address the previous concern for "pinch points"

The Food Service area of 3,512 sq. ft. has been preserved in this revision but is subject to revision once operator input becomes available.

The Multi-Purpose Room concept, including 25' 0" AFF ceiling heights, has been maintained in Level 2, along with the capacity for 3 full-size, temporary basketball courts, to meet tournament practice needs. The use of air walls has been reduced to that required to establish a 10,000 sq. ft. Junior Ballroom from the remainder of the Multipurpose Room. Presently the Multipurpose area exceeds the total indicated in the market study and may be reduced slightly as the Building Program is finalized

- b. A Mezzanine, above Level 1 ceiling and under Level 2 floor, to provide a secure connection between the Empire State Plaza Walkway, The Albany Capital Center and adjacent hotel was presented. In response to questions it was clarified that there would be a view out to Eagle Street and likely interior glazing to also permit guests to see into the pre-function space located below in Level 1.

- c. Access to the truck dock was explained as from Howard Street and completely beneath the meeting levels.
 - d. In presenting Scheme 4, Revision 4 CHA reminded all that the information being presented was schematic in nature and subject to refinement during design;
 - e. Preliminarily, Scheme 4 Revision 4 exceeds the Concept Cost Model dated 10-31-13 by more than 5% at this time. This is based upon current revisions to the mezzanine program and treating Parking Level G-1 as an alternate.
 - f. The Schematic Design Phase is to end on 5-23-14. CHA discussed the need to refine the elements of Scheme 4 Revision 4, to maintain budget and the focus of the remainder of this phase.
 - g. The connection to the hotel has been discussed and it is understood that Columbia is proceeding with design and will be funding and constructing a conduit that compliments that through the ACC at the mezzanine level.
 - h. The capacity of adjacent parking structures and that planned for the Marriott/Wellington complex were reviewed as meeting the demand when combined with the parking being considered for the ACC site even if Alternate G-1 is necessary.
4. Prepare recommendations to ACCA Board:
 - a. Committee consensus: to recommend first to the Marketing Committee and then with that committee's concurrence, seek support from the board for Scheme 4 Revision 4 at the ACCA meeting on 5-19-14;
 - b. ACCA staff to update all Board members of any interim progress, changes, and inform any members not in attendance, of the progress to date;
 5. Set date for next Construction Committee Meeting. *Open item, to be determined*
 6. Adjourn: The meeting adjourned @ 5:15 PM

**Next Meeting Date & Time & Location:
To Be Determined**