

ALBANY CONVENTION CENTER AUTHORITY
Construction Committee Meeting #5 Tuesday, Sept. 23, 2014
ACCA Offices, 126 State St. Albany, NY 12207
MEETING MINUTES

ATTENDEES

Chair: Gavin Donohue,

Members: Sara Reginelli, Sherri Brooks, Michael Skrebutenas

Consultants: Chris Ross, HNTB, Mark Deaton HNTB, Tandra Thorson HNTB, Wesley Crosby HNTB,
Rich Amadon CHA

Staff: Duncan Stewart, Al Sorrentino

CALL TO ORDER

Construction Committee Meeting was called to order at 3:10 PM

AGENDA

1. Copies of the meeting minutes from 6-26-14 meeting were provided to the attendees. A motion was requested by the Chair, offered by Sherri Brooks, and a Second provided by Sara Reginelli. The minutes were unanimously approved.
2. Chair Gavin Donohue reviewed the purpose of this meeting as, updating the committee on the progress to date. Mr. Donohue noted certain recent accomplishments including the implosion of the Wellington Annex, the progress by Columbia Development in advancing the clean-up, and the end of the Design Development Phase and those anticipated items to be addressed by the ACCA Board, of the PLA and the Business Insurance. Mr. Donohue noted the on-going contribution of SMG to the development of the building program and acknowledged appreciation for the contributions of the design team and the Construction Committee members for their time.
3. HNTB presented an update to the committee, highlighted as follows:
 - a. Comparison to other locations & structures including Saratoga, Grand Wayne, Branson, & K.C. Ballroom
 - b. Importance of scale, location, connection to the City, and use of view-scape opportunities at both the meeting and ballroom levels;
 - c. Key to selecting finishes: Durability, Appearance, & Cost;
 - d. Building Review:
 - i. Level 1: Acoustic Ceiling System/Public Stair/Main entrance/East view/clear passage at pinch points of a minimum: 20' 0"
 - ii. Level 2: Possible changes to ceiling and lighting due to basis conflict between ballroom level finishes and any ball sports;
 1. To mitigate concerns for ball damage and conflict with play zone, consideration is being given to deleting the finish ceiling and instead developing a lighting display to create the plain of the ceiling;

Re-location of air wall to column line 4 and intersect angles portion with Column Line 5 @ F Line
 - iii. Meeting rooms: concern for impact resistance and sound attenuation within and between rooms;
 - e. Questions were raised by members in response:
 - i. What is missing? Response: Overall building area that has been reduced due to site and budget;
 - ii. How is the ratio of space calculated? Response: In an ideal scenario, the total leasable area (Meeting & Convention Space) is divided, with one half assigned to the Pre-Function Area and the other half to support and back-of-the-house services. This results in a ratio of 2-1 leasable to Back of house as a goal. In this facility the ratio will be closer to 3-1. Not preferable, but manageable. And while the Pre-function areas are less than ideal, this is partially mitigated by the availability of pre-function area on both Levels; 1 & 2.

- iii. Will the Level 2 ceiling solution meet NCCAA requirements for basketball practice and/or fan experience? Response: Yes, as will the lighting.
 - iv. Will this facility have simulcast capability such that a major event, i.e. State of the State, could be broadcast elsewhere within the building and the TUC, for example? Response: Yes.
 - v. What are the signage locations? Response: At Eagle in the north wall of the Capital Room, and along the South Elevation, on the upper portion of the structure that is above the TUC parking facility.
 - vi. What is the Capital Room? Response: A board room for special meetings perhaps serving “green room” functions as well, including an ante room for beverage and buffet service separate and apart from the meeting room spaces on Level 1.
 - vii. What are the floor finish options being considered? Response:
 1. Hard surfaces in open areas: terrazzo ;
 2. Restrooms: Ceramic Tile;
 3. Pre-Function Areas: Carpet tile; possible with “theme”
 4. Meeting rooms: Carpet Tile with pattern and “tick” marks to aid in set-up of events;
 5. Multipurpose Room: Carpet tile with pattern and “tick” marks to aid in set-up of events;
 6. Capital Room: Broadloom or patterned carpet tile with theme
4. A date for next Construction Committee Meeting is to be determined.
 5. Adjourn: The meeting adjourned @ 4:35 PM Motion by: Michael Skrebutenas Second by: Sherri Brooks

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