



**CITY OF ALBANY  
MINORITY AND WOMEN OWNED  
BUSINESS ENTERPRISE**

**CONTRACT MONITORING ACTIVITIES  
REPORTING PERIOD: OCTOBER 2015 - APRIL 2016**

**City of Albany Minority and Women Owned Business Enterprise  
and Fair Housing  
24 Eagle Street Room 301, Albany, New York 12207  
(518) 445-0620**

## **I. INTRODUCTION**

The MWBE Office is responsible for implementing the Minority and Women-owned Business Enterprise Program and Minority and Women Labor Utilization Plan Ordinance [Adopted 6-18-1984; amended in its entirety 4-1-2002 by Ord. No. 13-22-02] The intent of this Ordinance is to provide minorities and women with the maximum opportunity to participate on city-let construction projects. The goals for participation on these projects are a minimum of 7.5% of the total dollar value of all construction projects should be awarded to City of Albany Certified MWBEs and a minimum of 17.8% of the total work hours on construction projects should be performed by minorities and women.

The MWBE Program and Minority and Women-owned Labor Utilization Plan Ordinance established that the Office is also responsible for implementing the City's Minority and Women-owned Business Enterprise Certification Program. The Ordinance specifies that the Office is responsible for administering the program as follows:

- Identify minority and women-owned businesses capable of engaging successfully in a competitive bid process for the procurement of construction and construction-related projects;
- Maintain a central directory of minority and women-owned firms.
- Disqualify prime contractors and subcontractors when violations of policy and performance agreements occur.

In between reporting periods the MWBE office will continue to make accessible monthly compliance numbers. The office will post activity reports on the city of Albany's MWBE webpage.

# Executive Summary

- Continued efforts to provide a timely report to the council
- M/WBE outreach and certification efforts.
- Improving communication between departments
- Compliance Monitoring on projects from April 2016 to October 2016
- M/WBE review of the last year
- Goals for the MWBE office.
- Hurdles and difficulties.

## II. MINORITY AND WOMEN BUSINESS OUREACH, CERTIFICATION, & COMMUNICATION

The office is currently gearing up to kick off the annual MWBE recertification Drive. This process involves reaching out to all MWBE firms that are already certified with The City of Albany. In just a few short weeks, each of these firms will be contacted and informed of the requirements involved in becoming recertified with the City. This process eliminates confusion and miscommunication that may have arisen from MWBE firms changing name, contact information, location, and /or business type.

In the past, MWBE firms have expressed concerns about not knowing when bids are going to be advertised. In response to these concerns, information about major construction projects is available on the MWBE webpage. This will inform the general public of construction projects that require MWBE involvement. Also, this takes a step to further involve MWBE firms in the procurement process. The idea is that a MWBE firm can simply look on the website and see what projects are advertised. Once the MWBE firm becomes informed of upcoming projects they can then attend preconstruction meetings.

While monitoring compliance, the MWBE office tracks all contractor activity at two levels. The first is the Prime contractor level. The Prime contractor is the firm that won the bid for the project and is responsible for all project activity, such as hiring laborers and subcontractors. When looking to achieve the 17.8 percent labor goal, the prime contractor can use its already existing labor force and/ or hire women and minorities in order to fulfill its goals. To achieve the 7.5 percent total cost, the prime contractor needs to spend that amount with a woman or minority owned business.

Prime contractors have a good working relationship with other contractors that are eligible to become certified MWBE's with the city of Albany. Usually, these firms are certified with one or more New York State agencies, making it easier to become a City Of Albany certified M/WBE. This has allowed the Office to increase the number of firms listed in the directory and expand the scope of work MWBE firms can complete.

The City of Albany Minority and Women Business Enterprise Directory currently lists nearly 60 certified firms. These firms are categorized as follows:

- 46 are certified as Minority Business Enterprises
- 15 are certified as Women Business Enterprises
- 3 are dually certified as a Minority and Women Business Enterprise

Businesses are added to the MWBE directory regularly. As a result of the MWBE offices increased community outreach, many local business have become certified as MWBE firms with the city of Albany.

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### **III. CITY OF ALBANY DEPARTMENTS AND THE ALBANY COMMUNITY DEVELOPMENT AGENCY (ACDA)**

As the MWBE office continues to track the progress of entities and departments that fall within its jurisdiction, it also continually assesses the program to identify areas where modifications can be made to improve the functions of the MWBE program. We are increasing efforts to share information between offices. We have identified key individuals within each department, office, and entity to work closely with on achieving our compliance goals. We are working on strategies to make all individuals involved in the procurement process aware of their roles in ensuring compliance with the City of Albany Minority and Women Business Ordinance.

Albany Community Development Agency's (ACDA) goal is to provide suitable living environments and economic opportunities for persons of low and moderate income, and secures and administers community development funds to increase homeownership and property rehabilitation efforts. It has been agreed that the City Of Albany's MWBE office will assist in providing compliance by reviewing MWBE preconstruction plans and providing a letter of approval or denial to the director of ACDA.

The MWBE office will continue to build off of the success of developing relationships with department representatives and engaging them in conversations regarding compliance monitoring.

#### **IV. Continued efforts & goals**

1. We have encouraged several prime contractors to attend upcoming job fairs to recruit individuals for the MWBE workforce.
2. The office is planning an RFP focused MWBE training workshop which will be held in the fall of 2016.
3. In July we hosted the City Of Albany's second MWBE event in the City Hall rotunda.
4. It is the suggestion of this office that the city council look to establishing an ordinance that would encourage prime contractors to hire a percentage of its employees from the neighborhoods where the work is being done. We can look to HUDS section 3 hiring requirements for some guidance on this matter

#### **V. Hurdles/Struggles**

- It is our continued idea that change will happen by sitting down and talking to the unions. We need union support in backing apprenticeship programs that involve the participation of traditionally disadvantaged individuals.

<b>Project Name:</b>	<b>Albany Waterfront</b>	
<b>Month of Operation</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
January		
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
<b>Contractor:</b>	<b>Kubricky</b>	
<b>Total Project Amount</b>		
<b>Actual Totals</b>	\$0.00	0.00
<b>Compliance Percentages</b>	#DIV/0!	#DIV/0!
<b>Status:</b>	<b>DOT/ Exempt</b>	

<b>Project Name:</b>	<b>Street Resurfacing &amp; Sidewalk Reconstruction #1</b>	
<b>Contractor:</b>	<b>Peter Luizzi &amp; Bros</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Cost</b>	<b>\$2,364,513.75</b>	<b>7,826</b>
<b>Amount Spent on MWBE</b>	<b>\$335,656.55</b>	<b>1300.25</b>
<b>Compliance Percentages</b>	<b>14.20%</b>	<b>16.61%</b>
<b>Status:</b>	<b>Pending/Incomplete</b>	

<b>Project Name:</b>	<b>Traffic Signal</b>	
<b>Contractor:</b>	<b>Stilsing Electric</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>	<b>\$ 6,231,644.00</b>	<b>118</b>
<b>Amount Spent on MWBE</b>	<b>\$ 3,158,044.56</b>	<b>118.00</b>
<b>Compliance Percentages</b>	<b>50.68%</b>	<b>100%</b>
<b>Status:</b>	<b>Pending/Incomplete</b>	

<b>Project Name:</b>	<b>Traffic Signal</b>	<b>Washington Park Bridge</b>	
<b>Contractor:</b>	<b>Stilsing</b>	<b>Amstar</b>	
<b>Month of Operation</b>	<b>Dollars Spent</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>		<b>\$ -</b>	<b>0</b>
<b>Amount Spent on MWBE</b>		<b>\$0.00</b>	<b>0.00</b>
<b>Compliance Percentages</b>		<b>#DIV/0!</b>	<b>#DIV/0!</b>
<b>Status:</b>	<b>Pending/Incomplete</b>	<b>WBE</b>	

<b>Project Name:</b>	<b>Bleecker Stadium</b>	
<b>Contractor:</b>	<b>Kasselmann Electric</b>	
<b>Month of Operation</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>	<b>\$636,535.48</b>	<b>882</b>
<b>Amount Spent on MWBE</b>	<b>\$40,811.80</b>	<b>125.00</b>
<b>Compliance Percentages</b>	<b>6.41%</b>	<b>14.17%</b>
<b>Status:</b>	<b>Pending/ Incomplete</b>	



<b>Project Name:</b>	<b>Feura Bush Filtration</b>	
<b>Contractor:</b>	<b>Ganem Contracting Corporation</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>	<b>\$972,000.00</b>	<b>5451.5</b>
<b>Amount Spent on MWBE</b>	\$296,428.62	1411.50
<b>Compliance Percentages</b>	30.50%	25.89%
<b>Status:</b>	<b>Pending/ Incomplete</b>	

<b>Project Name:</b>	<b>Albany Landfill Project</b>	
<b>Contractor:</b>	<b>Bubonia Holding Corp.</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>		
<b>Amount Spent on MWBE</b>	\$269,078.00	9727.55
<b>Compliance Percentages</b>	N/A in Total	N/A in Total
<b>Status:</b>	<b>Exempt/ although this is not a construction project the contractor still strives to achieve MWBE goals</b>	

<b>Project Name:</b>	<b>Albany Maintenance</b>	
<b>Contractor:</b>	<b>Mid-State Industries</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>		
<b>Amount Spent on MWBE</b>	\$0.00	0.00
<b>Compliance Percentages</b>	#DIV/0!	#DIV/0!
<b>Status:</b>	<b>Complete/Flagged for noncompliance</b>	

<b>Project Name:</b>	<b>Installation of Emergency Generators</b>	
<b>Contractor:</b>	<b>Ambrose Electric</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>	<b>\$124,500.00</b>	
<b>Amount Spent on MWBE</b>	\$0.00	0.00
<b>Compliance Percentages</b>	0.00%	#DIV/0!
<b>Status:</b>	<b>Pending/ Incomplete</b>	

<b>Project Name:</b>	<b>Quail Street Green Infrastructure Project</b>	
<b>Contractor:</b>	<b>August Bohl Contracting Company/ Clough Harbour &amp; Associates</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>	<b>\$2,595,000.00</b>	<b>5749</b>
<b>Amount Spent on MWBE</b>	\$146,486.00	1592.00
<b>Compliance Percentages</b>	5.64%	27.69%
<b>Status:</b>	<b>Pending/ Incomplete</b>	

<b>Project Name:</b>	<b>Street Resurfacing &amp; Sidewalk Reconstruction #2</b>	
<b>Contractor:</b>	<b>Callanan Industries, Inc</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>	<b>\$1,946,897.00</b>	<b>15809</b>
<b>Amount Spent on MWBE</b>	\$117,273.11	2208.5
<b>Compliance Percentages</b>	6.02%	13.97%
<b>Status:</b>	<b>Complete/ Flagged Although this company provided good faith efforts they will be flagged for noncompliance</b>	

<b>Project Name:</b>	<b>Pine Bush Pump Station</b>	
<b>Contractor:</b>	<b>Trinity Construction Inc.</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>	<b>\$389,912.00</b>	<b>174.5</b>
<b>Amount Spent on MWBE</b>	\$ 33,600.00	24
<b>Compliance Percentages</b>	8.62%	13.75%
<b>Status:</b>	<b>Complete</b>	

<b>Project Name:</b>	<b>2015 Street Milling</b>	
<b>Contractor:</b>	<b>Kubricky Construction Corp.</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>	<b>\$48,700.00</b>	<b>218</b>
<b>Amount Spent on MWBE</b>	6600	0
<b>Compliance Percentages</b>	13.55%	0.00%
<b>Status:</b>	<b>Comlete/ Waivered labor could not be achieved due to union limitations. A deal was made with this office to attempt to double the subcontracting to MWBE firms.</b>	

<b>Project Name:</b>	<b>Normanskill Farm Sewer</b>	
<b>Contractor:</b>	<b>Marando Construction</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>	<b>\$67,870.00</b>	<b>117.5</b>
<b>Amount Spent on MWBE</b>	11801.49	26
<b>Compliance Percentages</b>	17.39%	22.13%
<b>Status:</b>	<b>Complete</b>	

<b>Project Name:</b>	<b>Masonry Restoration</b>	
<b>Contractor:</b>	<b>Debrino Caulking</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>	<b>\$488,742.00</b>	<b>2649.5</b>
<b>Amount Spent on MWBE</b>	4000	241
<b>Compliance Percentages</b>	0.82%	9.10%
<b>Status:</b>	<b>Complete/ Flagged for non-compliance</b>	

<b>Project Name:</b>	<b>Water &amp; Sewer Maintenance (Albany Shaker Road)</b>	
<b>Contractor:</b>	<b>Wm. J. Keller</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>	<b>1506679.32</b>	
<b>Amount Spent on MWBE</b>	0	0
<b>Compliance Percentages</b>	0.00%	#DIV/0!
<b>Status:</b>	<b>Complete/Exempt Emergency Work currently working with company to use MWBE subcontractors for 2016</b>	

<b>Project Name:</b>	<b>Madison Ave Road Diet</b>	<b>Engine #1 Building Improvements (2016)</b>	
<b>Contractor:</b>	<b>Creighton Manning</b>	<b>PCC Contracting Inc.</b>	
<b>Type</b>	<b>Hours Worked</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>		<b>\$71,775.00</b>	<b>209</b>
<b>Amount Spent on MWBE</b>		11000	24
<b>Compliance Percentages</b>		15.33%	11.48%
<b>Status:</b>	<b>Pending/ Incomplete</b>		

<b>Project Name:</b>	<b>Capitol Hill Golf Course</b>	
<b>Contractor:</b>	<b>Condor Fire Sprinkler LLC</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>	<b>\$822,800.00</b>	
<b>Amount Spent on MWBE</b>	0	0
<b>Compliance Percentages</b>	0.00%	#DIV/0!
<b>Status:</b>	<b>Pending/ Incomplete/ has not started</b>	

<b>Project Name:</b>	<b>Improvements &amp; Restoration Criminal Justice Building (2016)</b>	
<b>Contractor:</b>	<b>T. McElligott Inc.</b>	
<b>Type</b>	<b>Dollars Spent</b>	<b>Hours Worked</b>
<b>Total Project Amount</b>	<b>\$116,300.00</b>	
<b>Amount Spent on MWBE</b>	0	0
<b>Compliance Percentages</b>	0.00%	#DIV/0!
<b>Status:</b>	<b>Pending/ Incomplete/ has not started</b>	