



CITY OF ALBANY

KATHY M. SHEEHAN
MAYOR

ANN MARIE SALMON
COMMISSIONER OF ADMINISTRATIVE SERVICES

Minority and Women Business Enterprise (MWBE) Program

COMPLIANCE REPORT

REPORTING PERIOD: 2023

Published 6.26.24

City of Albany Office of Compliance
24 Eagle Street, Room 307, Albany, New York 12207
(518) 407-0255 • mwbe@albanyny.gov

Introduction

This is the annual report to the Albany Common Council on the activities of the City of Albany Minority and Women's Business Enterprise Program, covering the period of the 2023 calendar year.

The Chief Compliance Officer is responsible for implementing the MWBE 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 the Ordinance is to provide minorities and women the maximum opportunity to participate in City of Albany construction projects.

A note regarding Purchasing law: The City is required, under New York State law, to award contracts to the low bidder. The Compliance Office then works with the awardee in an effort to increase participation and meet the applicable MWBE and M/W Labor goals.

The projects monitored over the course of 2023 are not uniform in terms of the participation goal percentages that are indicated within their contracts.

- Prior to January 1, 2021, the program goals had been the same for many years, since at least 2011: 7.5% MWBE Subcontractor Participation and 17.8% Minority and Women Labor Utilization. Projects which went out to bid prior to 1/1/21 carry these goals. Because of the long timeframe inherent in many MWBE-applicable projects, 8 of the contracts summarized in this report still reflect these goals.
- As of January 1, 2021, at the recommendation of this office, a policy change was put into effect which increased the MWBE Subcontractor Participation Goal to 15%. Additionally, a corresponding amendment to Ordinance 24.101.20 took effect, increasing the Minority and Women Labor Utilization Goal to 25%. Projects which went out to bid between 1/1/21 – 4/30/22 carry these goals.
- An additional amendment increasing the Minority and Women Labor Utilization Goal to 30% was subsequently passed and took effect May 1, 2022. Projects which went out to bid 5/1/22 and beyond carry a 15% MWBE Subcontractor Participation Goal and a 30% Minority and Women Labor Utilization Goal.

The MWBE Program and Minority- and Women-Owned Labor Utilization Plan Ordinance establishes that the Office is also responsible for implementing the City's MWBE Certification Program. The Ordinance specifies the following administrative duties:

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

Commentary

Notes on the Compliance Summary Spreadsheet (Appendix A)

In 2023, 108 contracts were monitored for MWBE compliance. The total value of these contracts is \$98,252,238.38. This represents a small decrease compared with the number of contracts monitored during the previous year (118.)

The contract data is organized in this way:

- A list of the contracts *completed in 2023*, with the ACDA projects listed separately from the rest of the completed contracts.
- A list of the contracts *in-progress in 2023* but not yet completed. These have been organized by MWBE Subcontractor goal.

The spreadsheet includes columns which specify which MWBE Subcontractor goal and which M/W Labor goal is applicable to each contract. The color green on the spreadsheet indicates that a contract has met or exceeded its MWBE Subcontractor or M/W Labor goal.

Contracts Completed in 2023 - The data in this section shows the final compliance numbers, covering the entire life of each finished project. Some projects span multiple years by the time they are completed. Seventy-eight (78) contracts were completed in 2023, with 57 of those being ACDA projects. Of the 78 contracts completed in 2023, 68 met or exceeded their MWBE Subcontractor goal, and 63 met or exceeded their Minority & Women Labor goal.

MWBE Subcontractor Participation

At 26.11% the City has far exceeded its MWBE participation goal of 15% for contracts completed in 2023.

A total of \$4,966,676.28 was paid to MWBEs on 2023's completed contracts.

Prior MWBE Subcontractor Goal – Only one contract which had the prior participation goal of 7.5% was completed in 2023. This contract was awarded to a WBE, Spring Electric, and thereby had 100% MWBE participation. All of the other contracts completed in 2023 had the 15% goal attached. The overall MWBE participation rate for non-ACDA completed contracts was 24.45%

Of the eight non-ACDA contracts which show MWBE participation below 15%:

- Two of these (Nos. 9211 & 9150) came within 1.5% of the goal which may be considered an acceptable degree of deviation, if not habitual, given the unpredictability of many factors which affect the course of construction.
- One contract (No. 9212) includes purchase of a prefabricated metal building which makes up over 41% of the total contract value. When the cost of this building is backed out, the contract shows 13.61% MWBE participation.

The remaining five contracts:

New Castle Paving	Contract 9231	2022 Contract 2 Street Resurfacing & Sidewalk Reconstruction	MWBE 3.07%	Poor MWBE Compliance. However, M/W Labor goal was surpassed.
New Castle Paving	Contract 9213	2022 Contract 1 Street Resurfacing & Sidewalk Reconstruction	MWBE 2.70%	Poor MWBE Compliance. However, M/W Labor goal was surpassed.
New Castle Paving	Contract 9423	Lead Service Replacement Project - ARPA	MWBE 1.91%	Partial waiver granted due to limited scope of work / limited opportunity to subcontract. M/W Labor participation good.
Peter Luizzi & Bros Contracting	Contract 9206	2022 Lead Service Replacement	MWBE 1.86%	Partial waiver granted due to limited scope of work, changes to contract, other challenges
Peter Luizzi & Bros Contracting	Contract 9306	2023 AWB Restoration	MWBE 0.00%	Waiver granted due to limited opportunity to subcontract and unforeseen reduction of contract by more than 50%.

The following actions are taken by the Compliance Office to enforce the MWBE ordinance in cases of low compliance levels:

- Contractors are required to submit waiver documents which may include a waiver request form, a waiver request letter providing a detailed explanation for the shortfall including steps taken by the contractor to try to correct the shortfall, a log of solicitations for quotes requested from MWBE firms, subcontractor correspondence and quotes.
- In-person meetings held with the contractor to review the goals, expectations, and procedures of the MWBE Program.
- Consultation with Corporation Counsel; letter sent to contractor by Corporation Counsel where appropriate.
- New Subcontractor Letter of Intent form (Appendix B) requirement established and implemented as part of the standard MWBE Compliance procedure.

M/W Labor Hours

Minority and Women Labor hours are at 29.14% of the total workforce hours for contracts completed in 2023. The City M/W Labor goal is 30%.

A total of 18,702.25 labor hours were worked by women and minorities on contracts completed in 2023.

Contracts in-progress but not completed in 2023 – The data in this section reflects work hours and payments to MWBEs only through the year 2023, and therefore provides a snapshot of these

contracts, but not a complete picture of compliance levels. Final totals for many of these projects will be available for the next annual report. Thirty (30) projects were underway but not yet completed at the close of 2023. This number has increased slightly from the number of in-progress projects reported in 2022, which was 27.

MWBE Subcontractor Participation

By the close of 2023, a total of \$8,845,344.49 has been paid to MWBEs on contracts that are still in-progress.

Prior MWBE Subcontractor Goal – There are a number of long-term in-progress contracts which have the prior participation goal of 7.5%. These are all fairly near completion and show an overall MWBE participation rate of 14.02%.

New MWBE Subcontractor Goal – Contracts which have the 15% participation goal show an overall MWBE participation rate of 13.78%.

There are many newer in-progress contracts where the goal is not currently being met. However, for the majority of these contracts it is too early to effectively evaluate their compliance. In some cases, work performed by MWBE subcontractors, and therefore payments for this work, will occur later in the course of a project - sometimes at the very end. Additionally, labor reporting from the many subcontractors on these projects is often slow to be collected and submitted. However, at the close of the contract any delinquent reporting must be submitted before the final payment is issued.

All prime contractors have submitted approved MWBE Utilization Plans which, barring unforeseen circumstances, are expected to be fulfilled.

M/W Labor Hours

A total of 29,235.25 labor hours were worked by women and minorities on contracts that were still in-progress at the close of 2023.

Prior Minority & Women Labor Goal – Ongoing contracts with the prior labor goal of 17.8% show an overall M/W Labor rate of 12.75% at this point in their reporting.

New Minority & Women Labor Goal – Ongoing contracts with labor goals of 25% or 30% show an overall M/W Labor rate of 19.50% at this point in their reporting.

This office continually monitors and notifies contractors as to where they stand in relation to the Labor goal, to encourage course correction where possible.

ACDA Contracts – 2023 ACDA contracts show an overall MWBE participation rate of 51.31% and an M/W Labor rate of 71.01%. ACDA contracts are where we typically see the best compliance. ACDA projects are the rehabilitation of smaller properties, and there are many local MWBEs that can take on jobs of this size. These MWBEs tend to employ M/W labor at higher levels. ACDA projects are where we are most likely to achieve as much as 100% M/W labor.

Most-Awarded Contractors

The table below shows a breakdown of the contractors who hold the most contracts in the 2023 analysis. For the purposes of this table, the small ACDA contractors have been removed from consideration; we are looking only at larger-scale public works projects. Below are the contractors who were awarded (having submitted the lowest bid) three (3) or more of the contracts included in the 2023 analysis.

Contractor	Number of contracts	Overall MWBE participation	Overall Minority/Women Labor Participation
New Castle Paving	8	3.47%	27.43%
Wm. J. Keller & Sons	4	7.87%	11.79%
Eckert Mechanical	3	25.84%	24.60%
Gallo Construction Corp	3	11.54%	23.79%
Peter Luizzi & Bros. Contracting	3	2.81%	15.37%
Spring Electric	3	100%	8.68%
Stilsing Electric	3	100%	36.07%

Since this table combines both completed projects and on-going projects with new or prior goals, the utility of the data is somewhat limited and does not represent final numbers for any of the contractors except for Spring Electric, whose contracts are completed. This data does offer a snapshot comparison of some of the City's most frequent bidders, and their current MWBE compliance rates in relation to one another. Please note that Spring Electric is a City of Albany MWBE, and Stilsing Electric holds both City of Albany and NYS MWBE certifications; this is why their participation is at 100%.

Additional Considerations Regarding the Compliance Data

- EFC-funding or financing is involved in many Water Board projects, and these tend to be larger, long-term projects (often spanning multiple years.) Because the MWBE goals on EFC projects are generally fairly high, varying from 23% to 30%, contractors more often than not apply to EFC for waivers, which are not granted lightly. The EFC waiver process is stringent, and requires extensive documentation.
- Prime Contractors who are themselves Certified MWBEs/DBEs can be considered as fulfilling the goal and are not required to subcontract with other MWBEs, although some do.
- While there are many Minority Owned Businesses participating across the roster of City projects in the role of subcontractor, and there are many Minority Owned Businesses represented on the list of prime contractors for ACDA contracts, when it comes to the non-ACDA contracts, the MWBEs that we see listed in the role of prime contractor are Women Owned Businesses. In our community, we have a growing number of local Women Owned Businesses that are in a position to win significant municipal contracts in a competitive bidding process. However, taking 2023 as a representative sample, we see that our community is in need of larger Minority Owned

Businesses that are in a position to take on higher-value, specialized municipal work, and to submit the lowest bid in a competitive market. This disparity is one that many communities and MWBE Programs face, and it demonstrates the historical inequities that continue to confront Minority Business Owners. Minority Business Owners are less likely to have generational wealth or other financial resources to draw on for investment in growing their business, among the many other factors effecting this disparity. MWBE Programs exist to help to counteract these factors, however there is a great deal of work yet to do.

Compliance Process

The Chief Compliance Officer is involved with projects from the pre-bid stage to the final payment:

- Discussing MWBE requirements with the department which manages the project;
- Attending pre-bid and pre-construction conferences to review contract MWBE requirements and answer questions from contractors;
- Attending Contract & Supply meetings where bid advertisements, bid openings, and contract awards and changes are announced.
- Reviewing the bids, approving or rejecting MWBE and Labor plans submitted with the bids;
- Communicating with bidders whose MWBE or Labor Utilization plans are inadequate, advising them of the goals and options, and not approving the contract until the plans are acceptable;
- Monitoring the progress of compliance as the payment vouchers are submitted, maintaining logs detailing the reporting collected, and informing contractors they must improve when deficiencies are found;
- Conducting a waiver process when necessary;
- Recommending against re-hiring a delinquent contractor.

Other MWBE Program Functions

- The Chief Compliance Officer acts as a liaison with State and Federal agencies that provide funding and/or financing on City of Albany projects. This involves reviewing the MWBE/DBE/SDVOB requirements on each applicable contract and helping City departments and our contractors to document their compliance and submit all required paperwork as well as ongoing reporting. The Chief Compliance Officer participates in bi-weekly meetings with Water Department and EFC (Environmental Facilities Corp) personnel to review and track compliance issues regarding ongoing projects.
- The Chief Compliance Officer acts as a personal resource to City of Albany MWBEs and prospective MWBEs, holding frequent one-on-one meetings with Minority and Women Business Owners to discuss aspects of their business, such as how to apply for City or State MWBE Certification and how these programs work, or issues MWBEs face involving prime contractors, among many other topics. MWBEs are directed to outside resources they may utilize for training, financing, business planning advice, and free legal advice.

- Attending MWBE advocacy and outreach events at both the State and local level.
- Researching the MWBE and related programs of other municipalities. Responding to proposed changes to the City's MWBE Ordinance with input based on years of acquired knowledge and experience.
- Participating in the Office of Audit and Control's Equity Audit by providing all requested program information and data, reviewing the completed report and responding to findings.
- The Chief Compliance Officer administers the list of City of Albany-certified MWBEs. This includes managing certifications, denials, and recertifications, updating the MWBE directory and publishing the revised directory regularly, as well as engaging in community outreach.

The current list of City Certified MWBEs has 118 total firms, and is comprised of 50% Women-owned businesses, 35% Black-owned businesses, 9% Hispanic-owned businesses, and 6% Asian-owned businesses.

Certifications

In 2023, there were ten new MWBEs certified.

2023 New Certifications

• A & S Reliable Express	• JAFJR Construction Services
• Amijoh Productions Inc.	• JW & Daughters Trucking
• Andromeda Environmental	• KR Construction
• Coverall Contracting, Inc.	• T & J Hauling
• Giacorp Contracting Inc.	• Trained 2 Go Services

Recertifications

In 2023, two MWBEs were recertified.

Denials

Businesses which are denied City of Albany Certification have 30 days to appeal the decision. There were no denials of certification in the year 2023.

The City of Albany Certified MWBE Directory

The Chief Compliance Officer maintains the City's directory of Certified MWBEs, which is organized by service-type. The directory is updated on a regular basis and is available to the public via the City website. Please visit the site at: <https://www.albanyny.gov/332/Minority-Women-Owned-Business-Enterprise> to view what the public sees with regard to information about the program, forms, and to search the Certified MWBE Directory.

Additional Notes

Role of the Chief Compliance Officer

The Chief Compliance Officer position includes tracking and reporting on additional areas of compliance beyond the MWBE program. Other areas of responsibility for this position include other types of contract monitoring, such as monitoring and enforcing the City's Living Wage and Apprenticeship requirements. The Chief Compliance Officer also works with the Innovation and Human Resources Offices to plan and administer State and City mandated employee annual trainings in the areas of Workplace Violence Prevention, Sexual Harassment Prevention, and Diversity and Inclusion, and to ensure the City complies with other NYS Workplace Violence Prevention Program requirements.

2023 Improvements to MWBE Program Administration

- In 2023 a new compliance form was implemented for larger contracts (valued at \$250,000 or above.) Following a model used by some State agencies, the Subcontractors' Letter of Intent Form provides the City with signed confirmation from both the Prime Contractor and the MWBE Subcontractor, attesting to the type and value of the work that will be performed by the MWBE on the City contract. This declaration provides added clarity, security and stability for MWBEs by helping to reduce the instances where MWBEs that are part of the prime contractor's plan at the time of the bid are subsequently dropped from the project prior to completion.
- In 2023 a part-time Compliance Coordinator was hired to augment the Compliance Office staff, which had been a one-person workforce for several years. This addition has been a great benefit to the smooth functioning and increased bandwidth of the MWBE Program.

Conclusion

The City of Albany MWBE Program is growing and improving every year. We maintain a very high level of accountability. Data collection is thorough and organized, providing a body of data which allows for clear analysis. The Program is responsive to the needs of the City and its Minority and Women Business Owners. The Program is constantly evolving to improve internal procedures, which in turn improve compliance among our contractors.

I look forward to continuing my efforts to grow and improve this important program.

Respectfully submitted,

Aindrea Richard

Chief Compliance Officer

Appendix A

Compliance Summary: January - December 2023

Contracts Completed in 2023

Total Project Payments				Total Project Labor Hours					
------------------------	--	--	--	---------------------------	--	--	--	--	--

Contract No. and Project Name:	Contractor:	Total	MWBE	%MWBE	MWBE goal	M/W	Total	M/W%	Labor goal	Department	Notes
9131 - Beaver Creek Phase II - Electrical	Spring Electric	\$144,160.00	\$144,160.00	100.00%	7.50%	87.00	881.00	9.88%	17.80%	Water	EFC goal 24% - partial waiver granted
9177 - HVAC Improvements 200 Henry Johnson Blvd	Eckert Mechanical	\$767,580.00	\$245,090.70	31.93%	15.00%	491.00	1941.25	25.29%	25.00%	DGS - Engineering	
9231 - 2022 Contract 2 Street Resurfacing & Sidewalk Reconstruction New Castle Paving		\$3,500,035.48	\$107,315.81	3.07%	15.00%	2403.25	6206.25	38.72%	25.00%	DGS - Engineering	
9162 - 2021 Renovation & Improvements to Various City Owned Mid-State Industries		\$562,265.45	\$148,106.80	26.34%	15.00%	202.00	1136.50	17.77%	25.00%	DGS - Engineering	
9147 - 1A Alcove Reservoir Sodium Permanganate System	AMZ Construction Services	\$491,473.47	\$491,473.47	100.00%	15.00%	702.00	1880.50	37.33%	25.00%	Water	EFC goal 26% - partial waiver granted
9227 - Alcove Facilities Upgrades & Site Improvements	AMZ Construction Services	\$1,671,821.50	\$1,671,821.50	100.00%	15.00%	1342.00	4313.00	31.12%	25.00%	Water	
9226 - 2022 Cured-In-Place Pipe Lining	Green Mountain Pipeline Serv	\$485,673.00	\$106,061.46	21.84%	15.00%	90.00	1692.25	5.32%	25.00%	Water	City granted partial waiver re labor
9211 - 35 Erie Blvd Buildings 1,2 & 3 - Electrical	O'Connell Electric	\$164,735.00	\$22,455.23	13.63%	15.00%	256.00	908.00	28.19%	25.00%	Water	
9221 - 35 Erie Blvd Buildings 1,2 & 3 - Plumbing	RMB Heating and Cooling	\$33,420.00	\$33,420.00	100.00%	15.00%	23.00	75.00	30.67%	25.00%	Water	
9210 - 35 Erie Blvd Buildings 1,2 & 3 - HVAC	RMB Heating and Cooling	\$79,660.00	\$79,660.00	100.00%	15.00%	25.00	166.00	15.06%	25.00%	Water	City granted partial waiver re labor
9212 - 35 Erie Blvd Buildings 1,2 & 3	Murnane Building Contractors	\$1,457,635.00	\$116,880.71	8.02%	15.00%	1138.50	7824.50	14.55%	25.00%	Water	City granted partial waiver re mwbe & labor
9149 - 18 Fura Bush Filtration Plant Electrical Upgrade	Spring Electric	\$581,792.62	\$581,792.62	100.00%	15.00%	117.00	1719.50	6.80%	25.00%	Water	EFC goal 26% - partial waiver granted
9148 - 1B Alcove Reservoir Sodium Permanganate System	Spring Electric	\$226,673.00	\$226,673.00	100.00%	15.00%	54.75	381.75	14.34%	25.00%	Water	EFC goal 26% - partial waiver granted
9219 - Marlborough and Northern Blvd. Pump Station Improve	Wm. J. Keller & Sons	\$591,879.83	\$94,535.00	15.97%	15.00%	112.00	1255.50	8.92%	25.00%	Water	City granted partial waiver re labor
9213 - 2022 Contract 1 Street Resurfacing & Sidewalk Reconstr New Castle Paving		\$3,485,394.74	\$93,980.38	2.70%	15.00%	3629.00	13171.00	27.55%	25.00%	DGS - Engineering	
9150 - 1A Fura Bush Filtration Plant Electrical Upgrade	VMJR Companies	\$191,435.00	\$27,257.00	14.24%	15.00%	43.25	880.00	4.91%	25.00%	Water	EFC goal 26% - partial waiver granted
9206 - 2022 Lead Service Replacement	Peter Luizzi & Bros Contracting	\$1,665,159.43	\$31,052.71	1.86%	15.00%	865.50	7222.25	11.98%	25.00%	Water	City granted partial waiver re mwbe & labor
9268 - AHU Replacement Fourth Floor City Hall	James D. Warren	\$55,900.00	\$11,500.00	20.57%	15.00%	10.00	148.00	6.76%	30.00%	DGS - Engineering	City granted partial waiver re mwbe & labor
9307 - Upper Madison Avenue Sidewalk Improvements - Phase II	Trinity Construction	\$580,612.30	\$119,194.36	20.53%	15.00%	197.50	1129.00	17.49%	30.00%	DGS - Engineering	City granted partial waiver re labor
9306 - 2023 AWB Restoration Contract	Peter Luizzi & Bros Contracting	\$535,512.50	\$0.00	0.00%	15.00%	230.00	969.25	23.73%	30.00%	Water	City granted waiver re mwbe
9423 - Lead Service Replacement Project - ARPA	New Castle Paving	\$573,786.76	\$10,961.22	1.91%	15.00%	436.50	1487.00	29.35%	30.00%	Water	City granted partial waiver re mwbe
totals 15% MWBE goal		\$17,846,605.08	\$4,363,391.97	24.45%		12455.25	55387.50	22.49%			

2023 ACDA Projects

37 Slingerland St.	Wells Construction	\$14,600.00	\$2,354.00	16.12%	15.00%	46.00	106.00	43.40%	30.00%	ACDA
9 McDonald Rd.	Wells Construction	\$13,450.00	\$2,035.00	15.13%	15.00%	31.00	114.00	27.19%	30.00%	ACDA
12 Sloan St.	Wells Construction	\$16,300.00	\$2,475.00	15.18%	15.00%	96.00	230.00	41.74%	30.00%	ACDA
59 Elizabeth St.	Next Level Contractors	\$39,555.04	\$0.00	0.00%	15.00%	46.00	82.00	56.10%	30.00%	ACDA
8 Little Lane	Phillips Perfections	\$14,170.00	\$14,170.00	100.00%	15.00%	75.00	75.00	100.00%	30.00%	ACDA
514 Yates St.	Wells Construction	\$10,250.00	\$1,606.00	15.67%	15.00%	40.00	126.00	31.75%	30.00%	ACDA
404 Orange St.	Montesano GC	\$10,150.00	\$10,150.00	100.00%	15.00%	16.00	36.00	44.44%	30.00%	ACDA
376 Second St.	Wells Construction	\$6,390.00	\$1,045.00	16.35%	15.00%	36.00	98.00	36.73%	30.00%	ACDA
349 Second St.	KR Construction	\$20,900.00	\$20,900.00	100.00%	15.00%	291.00	291.00	100.00%	30.00%	ACDA
10 Summit Ave.	BKJ Construction	\$29,850.00	\$29,850.00	100.00%	15.00%	210.00	210.00	100.00%	30.00%	ACDA
39 Cleveland St.	BKJ Construction	\$23,450.00	\$23,450.00	100.00%	15.00%	293.00	293.00	100.00%	30.00%	ACDA
175 S. Swan St.	Phillips Perfections	\$8,576.00	\$8,576.00	100.00%	15.00%	81.00	81.00	100.00%	30.00%	ACDA
190 Hollywood Ave.	Sherwin Property Services	\$6,500.00	\$1,000.00	15.38%	15.00%	16.00	50.00	32.00%	30.00%	ACDA
7 Pennsylvania Ave.	Wells Construction	\$13,650.00	\$4,037.00	29.58%	15.00%	87.00	254.00	34.25%	30.00%	ACDA
472 Elk St.	Wells Construction	\$15,200.00	\$4,763.00	31.34%	15.00%	49.00	132.00	37.12%	30.00%	ACDA
31 Wilkins Ave.	BKJ Construction	\$13,750.00	\$13,750.00	100.00%	15.00%	270.00	270.00	100.00%	30.00%	ACDA
149 Third St.	BKJ Construction	\$7,350.00	\$7,350.00	100.00%	15.00%	73.00	73.00	100.00%	30.00%	ACDA
32 Buchanan St.	Wells Construction	\$24,100.00	\$3,620.00	15.02%	15.00%	63.00	161.00	39.13%	30.00%	ACDA
11 Frost Pl.	BKJ Construction	\$6,500.00	\$6,500.00	100.00%	15.00%	114.00	114.00	100.00%	30.00%	ACDA
218 Spruce St.	Wells Construction	\$6,800.00	\$1,072.50	15.77%	15.00%	14.00	40.00	35.00%	30.00%	ACDA
12 Raymo St.	Phillips Perfections	\$7,170.00	\$7,170.00	100.00%	15.00%	45.00	45.00	100.00%	30.00%	ACDA
42 Marwill St. contract 2	Wells Construction	\$15,600.00	\$2,464.00	15.79%	15.00%	60.00	160.00	37.50%	30.00%	ACDA
51 McCarty Ave.	Next Level Contractors	\$9,337.37	\$1,400.00	14.99%	15.00%	64.00	144.00	44.44%	30.00%	ACDA
509 First St.	KR Construction	\$8,400.00	\$8,400.00	100.00%	15.00%	171.00	171.00	100.00%	30.00%	ACDA
11 Frost Pl. contract 2	TAUB Heating & Plumbing	\$16,750.00	\$2,512.50	15.00%	15.00%	97.00	137.00	70.80%	30.00%	ACDA
154 Ontario St.	Phillips Perfections	\$16,930.00	\$16,930.00	100.00%	15.00%	116.00	116.00	100.00%	30.00%	ACDA
42 Marwill St. contract 1	SHADES Contracting	\$5,825.00	\$5,825.00	100.00%	15.00%	40.00	40.00	100.00%	30.00%	ACDA

41 First St.	Maya's Home Improvement	\$12,350.00	\$12,350.00	100.00%	15.00%	210.00	210.00	100.00%	30.00% ACDA
37 Regent St.	Wells Construction	\$17,100.00	\$2,770.90	16.20%	15.00%	32.00	94.00	34.04%	30.00% ACDA
301 Second St.	BKJ Construction	\$46,350.00	\$46,350.00	100.00%	15.00%	325.00	325.00	100.00%	30.00% ACDA
136 Fourth Ave.	KR Construction	\$5,150.00	\$5,150.00	100.00%	15.00%	85.00	85.00	100.00%	30.00% ACDA
24 Clare Ave.	Phillips Perfections	\$17,200.00	\$17,200.00	100.00%	15.00%	130.00	130.00	100.00%	30.00% ACDA
97 Third Ave.	Phillips Perfections	\$4,600.00	\$4,600.00	100.00%	15.00%	44.00	44.00	100.00%	30.00% ACDA
26 Sparkill Ave.	Maya's Home Improvement	\$20,450.00	\$20,450.00	100.00%	15.00%	340.00	340.00	100.00%	30.00% ACDA
623 Third St.	Maya's Home Improvement	\$22,250.00	\$22,250.00	100.00%	15.00%	325.00	345.00	94.20%	30.00% ACDA
146-158 S. Pearl St.	Capital Land Companies	\$209,804.36	\$36,630.51	17.46%	15.00%	290.00	695.00	41.73%	30.00% ACDA
701 Third St.	Wells Construction	\$20,340.00	\$3,107.50	15.28%	15.00%	46.00	148.00	31.08%	30.00% ACDA
146 S. Pearl St.	Phillips Perfections	\$22,830.00	\$22,830.00	100.00%	15.00%	138.00	138.00	100.00%	30.00% ACDA
509 First St.	Wells Construction	\$12,980.00	\$2,090.00	16.10%	15.00%	14.00	33.00	42.42%	30.00% ACDA
13 Slingerland	Wells Construction	\$7,100.00	\$1,122.00	15.80%	15.00%	12.00	34.00	35.29%	30.00% ACDA
37 Ontario St.	Montesano GC	\$22,025.00	\$22,025.00	100.00%	15.00%	62.00	182.00	34.07%	30.00% ACDA
321 Second St.	Wells Construction	\$17,980.00	\$2,744.50	15.26%	15.00%	82.00	214.00	38.32%	30.00% ACDA
330 Third St.	Wells Construction	\$8,200.00	\$1,353.00	16.50%	15.00%	7.00	21.00	33.33%	30.00% ACDA
72 Bradford St.	Wells Construction	\$14,510.00	\$2,484.90	17.13%	15.00%	26.00	61.00	42.62%	30.00% ACDA
338 Leedale St.	Wells Construction	\$28,500.00	\$4,335.10	15.21%	15.00%	84.00	239.00	35.15%	30.00% ACDA
11 Seneca Pl.	Maya's Home Improvement	\$23,550.00	\$23,550.00	100.00%	15.00%	600.00	600.00	100.00%	30.00% ACDA
32 McArdle Ave.	Wells Construction	\$23,263.00	\$3,578.30	15.38%	15.00%	12.00	33.00	36.36%	30.00% ACDA
330 Third St.	Phillips Perfections	\$23,150.00	\$23,150.00	100.00%	15.00%	80.00	80.00	100.00%	30.00% ACDA
218 Spruce St.	Wells Construction	\$23,847.22	\$3,686.98	15.46%	15.00%	20.00	45.00	44.44%	30.00% ACDA
505 First St.	KR Construction	\$7,850.00	\$7,850.00	100.00%	15.00%	126.00	126.00	100.00%	30.00% ACDA
216 Clinton Ave.	Wells Construction	\$22,860.00	\$3,452.02	15.10%	15.00%	24.00	63.00	38.10%	30.00% ACDA
59 Garden St.	Phillips Perfections	\$34,115.00	\$34,115.00	100.00%	15.00%	75.00	75.00	100.00%	30.00% ACDA
423 Second Ave.	Wells Construction	\$38,620.00	\$5,805.80	15.03%	15.00%	84.00	266.00	31.58%	30.00% ACDA
175 S. Swan St. apt 3A	Phillips Perfections	\$23,255.00	\$23,255.00	100.00%	15.00%	101.00	101.00	100.00%	30.00% ACDA
611 Second St.	KR Construction	\$20,900.00	\$20,900.00	100.00%	15.00%	141.00	141.00	100.00%	30.00% ACDA
27 McCarty Ave.	Wells Construction	\$27,280.00	\$4,892.80	17.94%	15.00%	52.00	140.00	37.14%	30.00% ACDA
57 Kent St.	Maya's Home Improvement	\$15,800.00	\$15,800.00	100.00%	15.00%	140.00	140.00	100.00%	30.00% ACDA
totals ACDA contracts		\$1,175,712.99	\$603,284.31	51.31%		6247.00	8797.00	71.01%	

grand totals all completed contracts \$19,022,318.07 \$4,966,676.28 **26.11%** 18702.25 64184.50 **29.14%**

Contracts in-progress but not completed in 2023

Contract No. and Project Name:	Contractor:	Payments to Date				Labor Hours to Date					
		Total	MWBE	%MWBE	goal	M/W	Total	M/W%	Labor goal	Department	Notes
9051 - 2019 Traffic Signal Improvements	Stilsing Electric	\$1,179,668.01	\$1,179,668.01	100.00%	7.50%	1488.50	3819.50	38.97%	17.80%	APD/Traffic Engineering	
9044 - Local Pedestrian Safety Action Plan	Stilsing Electric	\$204,002.69	\$204,002.69	100.00%	7.50%	140.00	481.50	29.08%	17.80%	APD/Traffic Engineering	
9140 - Beaver Creek Phases III & V	Wm. J. Keller & Sons	\$32,628,512.19	\$2,567,892.89	7.87%	7.50%	12711.50	101338.25	12.54%	17.80%	Water	EFC goal 23% - partial waiver granted
9130 - Beaver Creek Phase II	Jett Industries	\$1,927,037.60	\$53,138.08	2.76%	7.50%	193.00	2805.25	6.88%	17.80%	Water	EFC goal 24% - partial waiver granted
9145 - Beaver Creek Phase V - Plumbing	DiGesare Mechanical, Inc.	\$255,924.06	\$0.00	0.00%	7.50%	61.00	1887.50	3.23%	17.80%	Water	EFC goal 24% - EFC granted full waiver
9146 - Beaver Creek Phase V - HVAC	DiGesare Mechanical, Inc.	\$939,822.37	\$72,000.00	7.66%	7.50%	400.50	1351.50	29.63%	17.80%	Water	EFC goal 24% - partial waiver granted
9141 - Beaver Creek Phase V - Electric	Kasselman Electric	\$1,314,902.36	\$1,314,902.36	100.00%	7.50%	88.00	6657.00	1.32%	17.80%	Water	EFC goal 24%
totals 7.5% MWBE goal		\$38,449,869.28	\$5,391,604.03	14.02%		15082.50	118340.50	12.75%			
9214 - Albany Pedestrian Safety Action Plan	Stilsing Electric	\$714,625.71	\$714,625.71	100.00%	15.00%	1438.50	4202.50	34.23%	25.00%	APD/Traffic Engineering	
9193 - Beaver Creek Phase II A	Wm. J. Keller & Sons	\$764,354.00	\$74,832.21	9.79%	15.00%	341.00	2973.00	11.47%	25.00%	Water	EFC goal 24% - partial waiver granted
9239 - New Scotland Avenue and State Street Paving	Peter Luizzi & Bros Contracting	\$2,983,815.61	\$114,652.00	3.84%	15.00%	1548.00	9003.50	17.19%	25.00%	DGS - Engineering	
9228 - 2022 AWB Water & Sewer Improvements	Wm. J. Keller & Sons	\$2,679,776.15	\$149,684.43	5.59%	15.00%	999.50	14582.50	6.85%	25.00%	Water	City granted partial waiver re mwbe goal
9431 - Feura Bush Water Filtration Plant Upgrades - GC	CFL Contracting	\$709,811.97	\$709,811.97	100.00%	15.00%	65.00	452.50	14.36%	30.00%	Water	
9271-2023 Cured-In-Place Pipe Lining	Kenyon Pipeline Inspection	\$594,634.90	\$0.00	0.00%	15.00%	206.00	2189.50	9.41%	30.00%	Water	

9281 - 2023 AWB Water & Sewer Improvements	Tech Industries	\$476,320.50	\$35,840.00	7.52%	15.00%	583.00	1013.00	57.55%	30.00% Water
9299 - Window Replacement Project Arbor Hill Fire House	Gallo Construction Corporatio	\$139,460.00	\$0.00	0.00%	15.00%	56.50	216.00	26.16%	30.00% DGS - Engineering
9291 - 165 & 170 Henry Johnson Blvd - Contract 2 Electrical	Harold R. Clune, Inc.	\$247,833.61	\$61,404.00	24.78%	15.00%	409.00	1053.00	38.84%	30.00% APD/Traffic Engineering
9290 - 165 & 170 Henry Johnson Blvd - Contract 1 GC	Duncan & Cahill Inc.	\$586,019.36	\$586,019.36	100.00%	15.00%	500.00	3302.50	15.14%	30.00% APD/Traffic Engineering
9288 - 165 & 170 Henry Johnson Blvd - Contract 4 HVAC	Eckert Mechanical	\$162,933.55	\$7,592.40	4.66%	15.00%	0.00	17.00	0.00%	30.00% APD/Traffic Engineering
9289 - 165 & 170 Henry Johnson Blvd - Contract 3 Plumbing	Eckert Mechanical	\$47,397.40	\$0.00	0.00%	15.00%	0.00	38.00	0.00%	30.00% APD/Traffic Engineering
9298 - Renovation and Restoration Engine 11 Kitchen	Gallo Construction Corporatio	\$337,154.62	\$57,757.00	17.13%	15.00%	48.50	448.50	10.81%	30.00% DGS - Engineering
9297 - Renovation & Restoration Engine 9 Galley	Gallo Construction Corporatio	\$23,750.00	\$0.00	0.00%	15.00%	115.50	262.50	44.00%	30.00% DGS - Engineering
9264 - 2023 Contract 1 Street Resurfacing & Sidewalk Reconstructio	New Castle Paving	\$3,639,894.93	\$202,162.77	5.55%	15.00%	3074.00	9689.75	31.72%	30.00% DGS - Engineering
9304 - 2023 Contract 2 Street Resurfacing & Sidewalk Reconstructio	New Castle Paving	\$2,324,004.83	\$100,420.15	4.32%	15.00%	1295.00	6957.75	18.61%	30.00% DGS - Engineering
9344 - 2023 Roadway Safety Improvements Speed Hump Proj	New Castle Paving	\$480,983.10	\$5,985.00	1.24%	15.00%	99.75	377.50	26.42%	30.00% DGS - Engineering
9303 - Albany Pedestrian Experience Improvements	New Castle Paving	\$4,315,774.88	\$114,594.99	2.66%	15.00%	1099.75	5687.75	19.34%	30.00% DGS - Engineering
9305 - Lark Street Corridor Improvements: Madison to Washington	Callanan Industries	\$2,245,955.08	\$21,103.55	0.94%	15.00%	1921.00	7488.00	25.65%	30.00% DGS - Engineering
9300 South End Connector Phase II	New Castle Paving	\$922,311.30	\$32,704.92	3.55%	15.00%	191.50	1002.25	19.11%	30.00% Planning
9285 - Smoke Hatch Replacement	Titan Roofing	\$464,550.00	\$464,550.00	100.00%	15.00%	83.25	1182.50	7.04%	30.00% DGS - Engineering
9294 - UV Equipment Installation at Loudonville Reservoir	Flach Industries	\$101,792.50	\$0.00	0.00%	15.00%	0.00	97.00	0.00%	30.00% Water
9302 - On-Call Roadway Striping Project 2023	Straight Line Industries	\$97,332.11	\$0.00	0.00%	15.00%	78.00	329.50	23.67%	30.00% APD/Traffic Engineering
totals 15% MWBE goal		\$25,060,486.11	\$3,453,740.46	13.78%		14152.75	72566.00	19.50%	



CITY OF ALBANY
MWBE PROGRAM COMPLIANCE
CITY HALL, ROOM 307
ALBANY, NEW YORK 12207
TELEPHONE (518) 407-0255

MWBE SUBCONTRACTORS AND SUPPLIERS
LETTER OF INTENT TO PARTICIPATE

MWBE Subcontractor/Supplier:

Name of Firm: _____ Federal ID#: _____

Address: _____

City of Albany Contract: _____

Prime Contractor: _____

With regard to the above mentioned contract I, _____, intend to perform the specified work for _____.

(Describe work to be performed and/or materials provided)	Value

Projected commencement date for subcontractor work: _____

A formal contract for the above work will be signed conditioned upon the approval of the City's executed contract with the Prime Contractor.

MWBE Subcontractor/Supplier Representative:

Name: _____ Title: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

Prime Contractor Representative:

Name: _____ Title: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

Office use only: City of Albany MWBE Program Coordinator

Signature: _____ Date: _____