

**COUNTY FACILITIES COMMITTEE MEETING
AIRPORT AGENDA
March 24 2026**

Committee Members: BRUNO, Conover, Patchett, Diamond, Strough, Beaty and Niles

- I. Committee Meeting Call to Order by Chair**
- II. Approval of Minutes of Prior Committee Meeting**
- III. Privilege of the floor and public comment**
- IV. Action Agenda/New Business Items:**
 - 1. Request: – New Contract
Rationale: – Awarding Bid and Authorizing Agreement with Kingsley Arms, Inc.
 - 2. Request: – New Contract
Rationale: – Awarding Bid and Authorizing Agreement with Harold R. Clune, Inc.
- V. Discussion Items**
 - 1. Tree Trimming West of Airport
- VI. Referrals/Pending Items**
- VII. Privilege of the floor and public comment**
- VIII. Motion to Adjourn**

Attachments:

- 1. Resolution Request Form No. 3 – New Contract
- 2. Resolution Request Form No. 3 – New Contract

RESOLUTION REQUEST FORM NO. 3

Request for New Contract

DEPARTMENT NAME: County Facilities - Airport

DATE: 3/24/2026

- (a) Is this a Result of a Bid or Request for Proposal? **YES WC 1-26**
- (b) Purpose of Contract: **To demolish and construct T-Hangars (General Construction) at the Floyd Bennett Memorial Airport.**
- (c) Name of Contractor: **Kingsley Arms, Inc.**
- (d) Address of Contractor: **1352 NY 40 #1, Schaghticoke, NY 12154**
- (e) Contractor's Contact Person and Telephone Number: **Thomas Bayly**
- (f) Has or will the Contract be provided, if so, please attach: **Will provide**
- (g) Commencement Date of Contract: **Pending BOS Contract Award**
- (h) Termination Date of Contract: **N/A**
- (i) Payment Provisions:
 - i) lump sum amount
 - ii) hourly rate amount
 - iii) total amount not to exceed **\$1,095,393.00**
 - iv) how will payments be made (i.e. monthly, quarterly, upon completion of the project, etc.
- (j) Where are the Funds for this Contract? List Budget Code, Object Code, Full Title* and Amount: **OR Capital Project OR Capital Reserve Project Number, Title, and Amount: **NYSDOT P.I.N. 1903.98 (90%/10%) Capital Project H431****

**Sample: A.1010 470 Legislative Board – Contract \$xx.xx
Capital Project No. H289.9550 480 – Old Jail Renovations \$xx.xx**

*as listed in budget and LOGOS

RESOLUTION REQUEST FORM NO. 3

Request for New Contract

DEPARTMENT NAME: County Facilities - Airport

DATE: 3/24/2026

- (a) Is this a Result of a Bid or Request for Proposal? **YES WC 1-26**
- (b) Purpose of Contract: **To demolish and construct T-Hangars at the Floyd Bennett Memorial Airport.**
- (c) Name of Contractor: **Harold R. Clune, Inc.**
- (d) Address of Contractor: **30 Prospect Street, Ballston Spa, NY, 12020**
- (e) Contractor's Contact Person and Telephone Number: **Brian W. Clune**
- (f) Has or will the Contract be provided, if so, please attach: **Will provide**
- (g) Commencement Date of Contract: **Pending BOS Contract Award**
- (h) Termination Date of Contract: **N/A**
- (i) Payment Provisions:
 - i) lump sum amount
 - ii) hourly rate amount
 - iii) total amount not to exceed **\$233,400**
 - iv) how will payments be made (i.e. monthly, quarterly, upon completion of the project, etc.
- (j) Where are the Funds for this Contract? List Budget Code, Object Code, Full Title* and Amount: **OR Capital Project OR Capital Reserve Project Number, Title, and Amount: **NYSDOT P.I.N. 1903.98 (90%/10%) Capital Project H431****

**Sample: A.1010 470 Legislative Board – Contract \$xx.xx
Capital Project No. H289.9550 480 – Old Jail Renovations \$xx.xx**

*as listed in budget and LOGOS



McFARLAND JOHNSON

90 East Avenue • Saratoga Springs, NY 12866
 Phone: (518) 580-9380
 www.mjinc.com

February 18, 2026

Mr. Robin Mapp
 Airport Manager
 Floyd Bennett Memorial Airport
 443 Queensbury Avenue
 Queensbury, NY 12804

Re: Construction Award Recommendation
 Floyd Bennett Memorial Airport
 T-Hangar Demolition and Replacement
 NYSDOT P.I.N. 1903.98

Dear Mr. Mapp:

Fifteen (15) bids for the above referenced project were received on February 12, 2026, with the low bids submitted by Kingsley Arms, Inc. and Harold R. Clune, Inc. The bids were as follows:

Bidder	Address	Contract Bid	Base Bid Amount
BASE BID CONTRACT 1 - GENERAL CONSTRUCTION			
Kingsley Arms, Inc.	1352 NY 40 #1, Schaghticoke, NY 12154	GC	\$1,095,393.00 ✓
Rozell Industries Inc.	129 Park Road, Queensbury, NY 12804	GC	\$1,125,000.00
Bast Hatfield	1399 Crescent Vischer Ferry Road, Clifton Park, NY 12065	GC	\$1,233,000.00
BBA Inc, DBA Bonacquisti Brothers Construction	20 Center Street Suite One, Albany, NY 12204	GC	\$1,331,000.00
Jersen Construction Group, LLC	6 Industry Drive, Waterford, NY 12188	GC	\$1,372,000.00
Plank, LLC	2165 Technology Drive, Schenectady, NY 12308	GC	\$1,375,000.00
VMJR Companies, LLC	7 Mohican Street, Glens Falls, NY 12801	GC	\$1,594,789.00
Murnane Building Contractors, Inc.	287 Ushers Road, Clifton Park, NY 12065	GC	\$1,844,000.00
ENGINEER'S ESTIMATE			
McFarland Johnson, Inc	90 East Ave, Saratoga Springs, NY 12866	GC	\$1,542,600.00
BASE BID CONTRACT 2 - ELECTRICAL CONSTRUCTION			
Harold R. Clune, Inc.	30 Prospect Street, Ballston Spa, NY 12020	EC	\$233,400.00 ✓
Flex Electric LLC	2 Industry Drive, Waterford, NY 12188	EC	\$248,400.00
Rozell East, Inc.	129 Park Road, Queensbury, NY 12804	EC	\$250,000.00
LaCorte Companies Inc.	35 Maplewood Avenue, Dalbany, NY 12205	EC	\$253,500.00
Hour Electric Co, Inc.	30 East Street, Fort Edward, NY 12828	EC	\$254,444.98

Spring Electric, Inc.	93 Blue Factory Road, Averill Park, NY 12018	EC	\$268,000.00
Krueger Electrical Contracting LLC	519 Queensbury Ave, Queensbury, NY 12804	EC	Non-Responsive Rejected
ENGINEER'S ESTIMATE			
McFarland Johnson, Inc	90 East Ave, Saratoga Springs, NY 12866	EC	\$310,600.00
TOTAL CONSTRUCTION VALUE			
Low Bidders			\$1,328,793.00
ENGINEER'S ESTIMATE			
McFarland Johnson, Inc	90 East Ave, Saratoga Springs, NY 12866		\$1,853,200.00

A thorough review was completed of all bids received. During the bid review process Krueger Electrical Contracting, LLC, who bid on Contract 2 – Electrical Construction, was determined to be a non-responsive bidder and their bid was rejected. The certified bid tabs are attached and have been reviewed and found to be in order. Based on the contractor's qualifications, and experience on similar projects, we are recommending award of the construction contract to the lowest responsible bidder:

Contract 1 – General Construction
Kingsley Arms, Inc.
1352 NY 40 #1
Schaghticoke, NY 12154
\$1,095,393.00

Contract 2 – Electrical Construction
Harold R. Clune, Inc.
30 Prospect Street
Ballston Spa, NY 12020
\$233,400.00

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

Sincerely,
McFarland-Johnson, Inc.



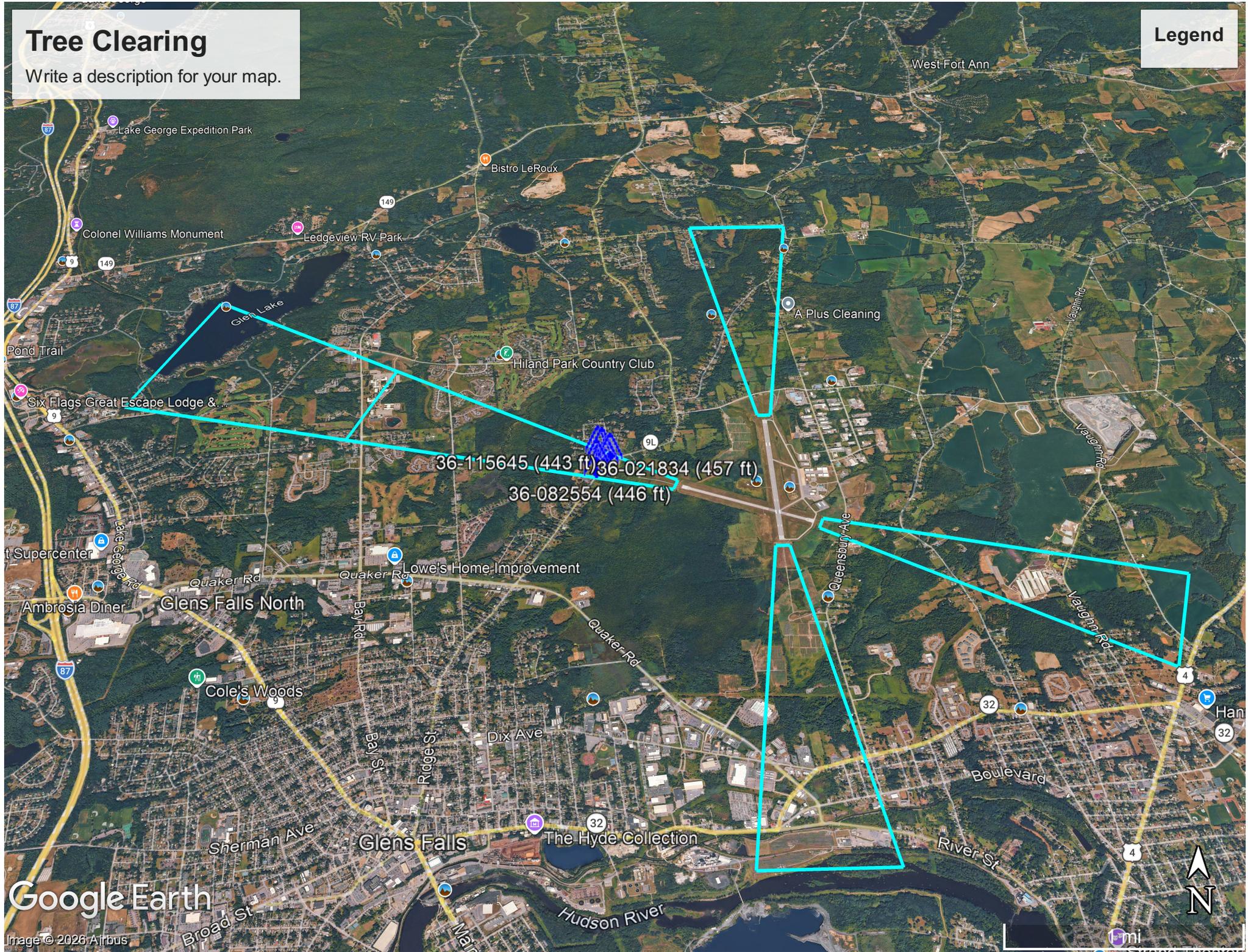
Ashley Erdmann, P.E.
Civil Engineer

cc: Jason Shpur, Warren County Purchasing

Tree Clearing

Write a description for your map.

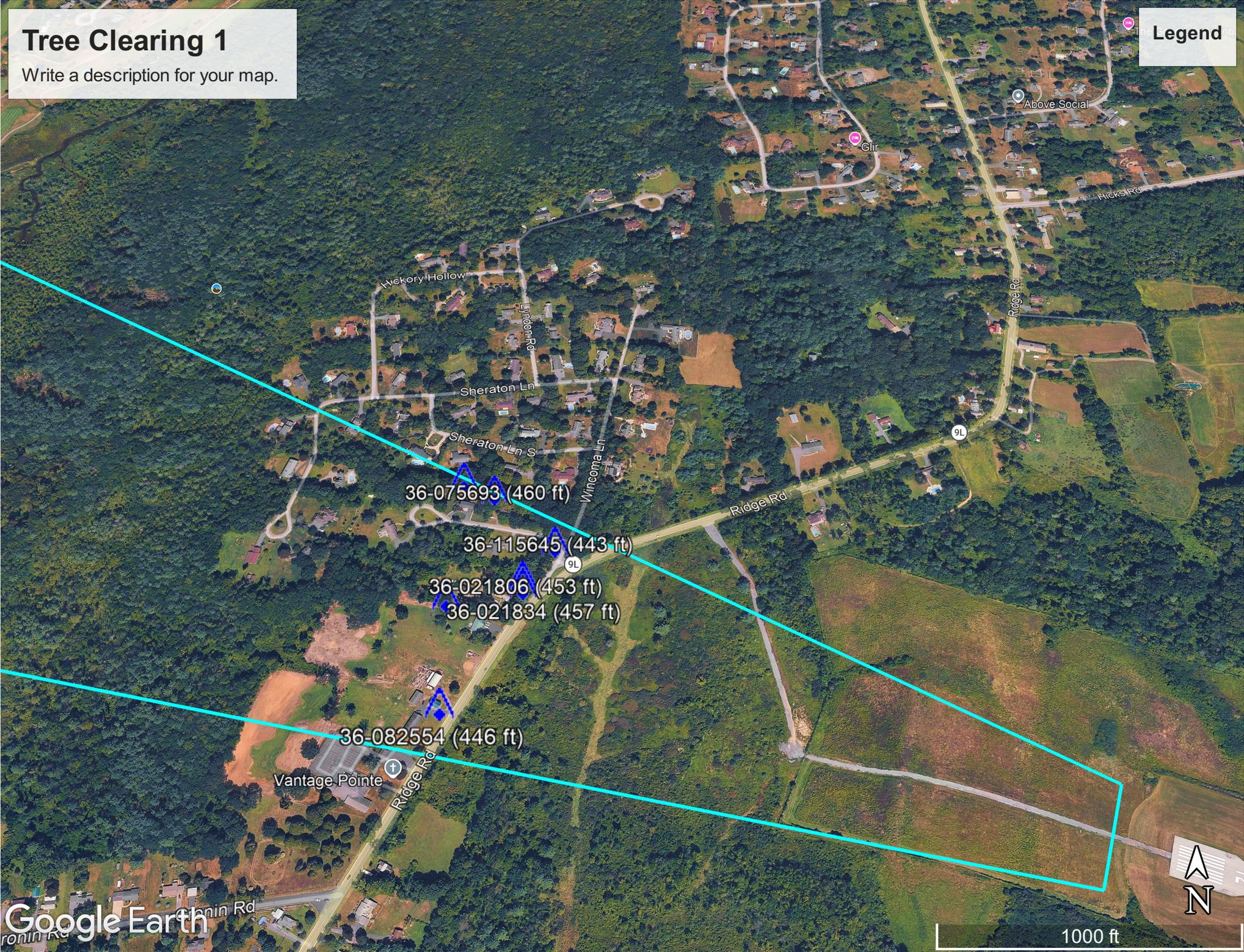
Legend



Tree Clearing 1

Write a description for your map.

Legend



36-075693 (460 ft)

36-115645 (443 ft)

36-021806 (453 ft)

36-021834 (457 ft)

36-082554 (446 ft)

