

Progress to 12-15-2025

The project is in the first of the two phases of execution. Planning for the abatement phase by the Advance Albany County Alliance's (AACA) design-build contractor (Gramercy-LiRo JV) is complete and abatement is about to get underway. The demolition phase will begin in the late Spring of 2026.

Planning for abatement included collection of supplemental potential asbestos containing material (ACM) samples from the building interior. The Gramercy-LiRo JV submitted a variance petition request to the New York State Department of Labor (NYS DOL). This agency regulates and monitors abatement projects. The variance petition discusses alternative measures that will be taken to comply with the provisions of the Industrial Code Rule 56 and to protect the health and safety of workers and the public. Following meetings and correspondence between the NYSDOL and the project team, the variance petition was approved on November 13, 2025. The USEPA and NYSDOL notifications were submitted on November 17, 2025.

In addition, the Gramercy-LiRo JV submitted a building permit application to the Albany County Department of Public Works along with the abatement design drawings and specifications. The Building Permit for the abatement phase was issued on December 4 2025. A separate building permit will be required for the demolition phase. A sidewalk barricade permit was issued by the City of Albany Department of Buildings and Regulatory Compliance.

The field team has identified utilities at the site and met with National Grid and the City of Albany Department of Water to set-up for temporary supply and to determine locations where the utilities to the site will be terminated following demolition. The team is also discussing protection of the nearby railroad line with Amtrak and is negotiating a "Force Account" agreement with them to provide flagmen during key periods of the demolition.

The team has mobilized for abatement:

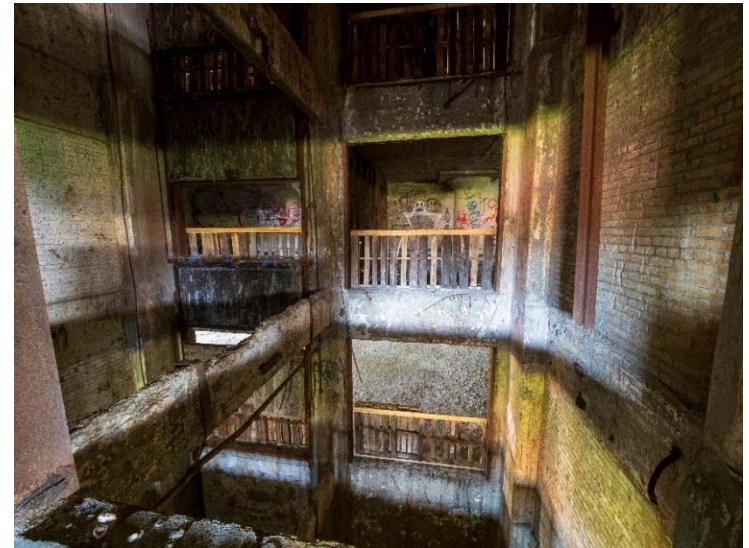
- Site fencing and cameras were installed at the site.
- The construction office trailer was set-up
- Equipment and supplies have been delivered.
- The team is setting up for abatement, starting on the 1st floor of the building.

As required by Industrial Code Rule 56, the AACA has hired a third-party monitor (Alpine Environmental Services) to observe the ACM abatement and to collect samples. The monitor will be onsite full time during the abatement phase of work and is present onsite at this time.

Work Upcoming in the Next 2-4 Weeks

Work at the site for the remainder of the month will be punctuated by the holiday season. Work will continue on set up for abatement on the first floor of the building. A larger crew will be assembled in January and the pace of work will accelerate.

Behind the scenes, the Gramercy-LiRo JV has engaged Chronicle-Heritage to provide historical documentation for the Albany Central Warehouse in accordance with a Letter of Resolution signed between Albany County, the New York State Office of Parks, Recreation, and Historic Preservation, and the New York State Urban Development Corporation. Ultimately, an interpretive historical panel for the Albany Central Warehouse will be prepared for public display.



Interior of the Albany Central Warehouse