

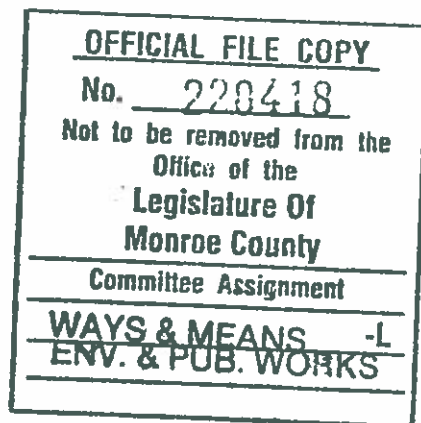


Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

November 10, 2022



To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Authorize Contracts with Steve General Contractors, Inc., Connors-Haas, Inc., Bell Mechanical Contractors, Inc., and Michael A. Ferraiulo Plumbing & Heating Inc. for the CityPlace Space Utilization Project

Honorable Legislators:

I recommend that Your Honorable Body authorize contracts with Steve General Contractors, Inc. in the amount of \$3,071,000 for general construction, Connors-Haas, Inc. in the amount of \$1,661,000 for electrical construction, Bell Mechanical Contractors, Inc. in the amount of \$1,660,000 for mechanical construction, and Michael A. Ferraiulo Plumbing & Heating Inc. in the amount of \$661,000 for plumbing construction for the CityPlace Space Utilization Project.

This project involves the construction of improvements to the CityPlace office building to create a more efficient and encompassing layout for multiple, growing, departments within Monroe County. The project will involve the renovation of existing vacant and underutilized space within the CityPlace building footprint. The renovations will create new work environments for multiple departments; namely, Office of Mental Health, Conflict Defender, Assigned Council, Law-CSU, and Pre-Trial, in addition to creating a lactation room, shared conference room and break room spaces for all County employees to utilize. Enhanced security measures will be implemented as part of this project to the main building entrance on West Main Street.

Project funding was authorized by Your Honorable Body through Resolution 168 of 2022.

The following bids were received:

<u>General Construction</u>	<u>Bid Amount</u>
Steve General Contractor, Inc.	\$3,071,000
Javen Construction Co., Inc.	\$3,113,000
DiPasquale Construction Inc.	\$3,481,500
Holdsworth Klimowski Construction, LLC.	\$3,522,000

<u>Electrical Construction</u>	<u>Bid Amount</u>
Connors-Haas, Inc.	\$1,661,000
O'Connell Electric Company, Inc.	\$1,825,183
Schuler-Haas Electric Corp.	\$1,974,000
Concord Electric Corp.	\$1,982,000
Hewitt Young Electric, LLC	\$2,468,315
<u>Mechanical (HVAC) Construction</u>	<u>Bid Amount</u>
Bell Mechanical Contractor, Inc.	\$1,660,000
Leo J. Roth Corporation	\$1,682,890
Crosby-Brownlie, Inc.	\$1,782,000
<u>Plumbing Construction</u>	<u>Bid Amount</u>
Michael A. Ferrauilo Plumbing & Heating Inc.	\$661,000

The bids have been reviewed and Steve General Contractors, Inc., Connors-Haas, Inc., Bell Mechanical Contractors, Inc., and Michael A. Ferrauilo Plumbing & Heating Inc. have been determined to be the lowest responsible bidders pursuant to General Municipal Law §103. The total value of bids received is \$ 7,053,000

The specific legislative actions required are:

1. Authorize the County Executive, or his designee, to execute a contract with Steve General Contractors, Inc., 3774 Telephone Road, Caledonia, New York 14423, in the amount of \$3,071,000 for general construction for the CityPlace Space Utilization Project, and any amendments necessary to complete the project within the total capital fund(s) appropriation.
2. Authorize the County Executive, or his designee, to execute a contract with Connors-Haas, Inc., 6337 Dean Parkway, Ontario New York 14519, in the amount of \$1,661,000 for electrical construction for the CityPlace Space Utilization Project, and any amendments necessary to complete the project within the total capital fund(s) appropriation.
3. Authorize the County Executive, or his designee, to execute a contract with Bell Mechanical Contractors, Inc., 105 Lincoln Parkway, East Rochester New York 14445, in the amount of \$1,660,000 for mechanical construction for the CityPlace Space Utilization Project, and any amendments necessary to complete the project within the total capital fund(s) appropriation.
4. Authorize the County Executive, or his designee, to execute a contract with Michael A. Ferrauilo Plumbing & Heating Inc., 1600 Jay Street, Rochester New York 14611, in the amount of 661,000 for plumbing construction for the CityPlace Space Utilization Project, and any amendments necessary to complete the project within the total capital fund(s) appropriation.

This action is a Type II Action pursuant to 6 NYCRR § 617.5(c)(2) ("replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 of this Part") and is not subject to further review under the State Environmental Quality Review Act.

Funding for this project, consistent with authorized uses, is included in capital fund 2011 and any capital fund(s) created for the same intended purpose. No additional net county support is required in the current Monroe County budget.

The records in the Office of the Monroe County Treasury have indicated that neither Steve General Contractors, Inc., Connors-Haas, Inc., Bell Mechanical Contractors, Inc., Michael A. Ferrauilo Plumbing & Heating Inc., nor any of their principal officers, owe any delinquent Monroe County property taxes. The principal officers of the firms are:

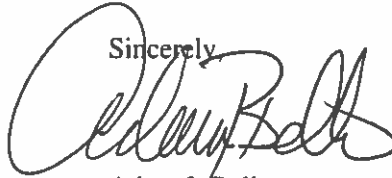
Steve General Contractors, Inc.
David Vasciannie

Connors-Haas, Inc.
David A. Ayer

Bell Mechanical Contractors, Inc.
Lawrence Bell, Jr.

Michael A. Ferrauillo Plumbing & Heating, Inc.
Michael Ferrauilo

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,

Adam J. Bello
Monroe County Executive

AJB:db