



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

January 7, 2022

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Not to be removed from the Office of the Legislature Of Monroe County
Committee Assignment
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To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Authorize a Contract with LeChase Construction Services, LLC for Construction Management Services for the County Office Building HVAC Upgrades Project

Honorable Legislators:

I recommend that Your Honorable Body authorize a contract with LeChase Construction Services, LLC in the amount of \$92,000 for construction management services for the County Office Building HVAC Upgrades Project.

The Monroe County Office Building ("COB") is a 168,000 square foot, 4-story building located at 39 West Main Street originally completed in 1896. Building systems and equipment are decades old and reaching the end of their useful service life due to age and obsolescence. Monroe County Department of Environmental Services completed a Master Plan report in 2009 that identified deficient building infrastructure including recommendations for phased mechanical, electrical, plumbing, HVAC, envelope, energy, and code improvements to maintain the operational integrity of the building and continuity of services to users of the COB. Electrical upgrades were completed in 2012. Several bathrooms were upgraded in 2014. The exterior windows were renovated/replaced in 2021. This project will upgrade HVAC systems throughout the COB. Design of the new HVAC systems at the COB has been completed. Bidding, construction, and commissioning will commence in 2022.

A Request for Proposals was issued, with LeChase Construction Services, LLC selected as the most qualified to perform these services.

The specific legislative action required is to authorize the County Executive, or his designee, to execute a contract with LeChase Construction Services, LLC, 205 Indigo Creek Drive, Rochester, New York 14626, in the amount of \$92,000 for construction management services for the County Office Building HVAC Upgrades 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)(1) ("maintenance or repair involving no substantial changes in an existing structure or facility") and (2) ("replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, 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 contract, consistent with authorized uses, is included in capital fund 1850 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 LeChase Construction Services, LLC, nor any of its principal officers, owe any delinquent Monroe County property taxes. The principal officers of the firm are:

R. Wayne LeChase, Chairman
William H. Goodrich, CEO & Managing Partner
William L. Mack, President
Kyle L. Syers, Executive Vice President & COO

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