

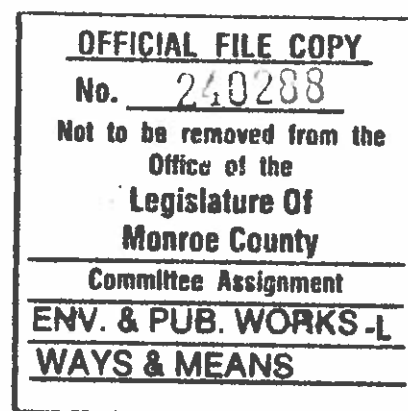


Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

September 6, 2024



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

Subject: Amend the 2024-2029 Capital Improvement Program, the 2024 Capital Budget, and Bond Resolution 488 of 2021 to Expand the Scope and Increase Funding for the Project Entitled "County Office Building Reconstruction;" and Authorize Contracts with Steve General Contractor, Inc., Bell Mechanical Contractor, Inc., and Concord Electric Corporation for Construction Services for the "County Office Building Reconstruction" Project

Honorable Legislators:

I recommend that Your Honorable Body amend the 2024-2029 Capital Improvement Program, the 2024 Capital Budget, and Bond Resolution 488 of 2021 to expand the scope and increase funding for the project entitled "County Office Building Reconstruction;" and authorize contracts with Steve General Contractor, Inc. in the amount of \$2,092,000 for general construction, Bell Mechanical Contractor, Inc. in the amount of \$6,594,400 for mechanical construction, and Concord Electric Corporation in the amount of \$2,530,000 for electrical construction for the County Office Building Reconstruction 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 ("DES") 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, enhance security infrastructure, make improvement required by the NYS Uniform Code, and improve reliability of the elevators at the COB.

Your Honorable Body, through Bond Resolution 488 of 2021, authorized financing for improvements at the COB in the amount of \$10,000,000. The increased need for security, conformance with building codes, upgrades to elevators, and contemporary construction escalation results in the need to increase the total bonding authorization for the project in the amount of \$9,900,000, from \$10,000,000 to \$19,900,000.

The following bids were received on July 24, 2024:

<u>General Construction</u>	
Steve General Contractor, Inc.	\$2,092,000
DGA Builders, LLC	\$3,120,000
DiPasquale Construction, Inc.	\$3,600,000

Mechanical Construction

Landry Mechanical Contractors, Inc.	\$ 4,937,060
Bell Mechanical Contractor, Inc.	\$ 6,594,400
Crosby-Brownlie, Inc.	\$11,457,000

Electrical Construction

Concord Electric Corporation	\$2,530,000
Hewitt Young Electric, LLC	\$2,757,000

The bids have been reviewed by M/E Engineering, P.C., the design consultant, and were found to be acceptable in terms of scope. The Department of Diversity, Equity and Inclusion ("DEI") reviewed the Utilization Plans submitted by the low bidders and found all to be acceptable except that submitted by Landry Mechanical Contractors, Inc. ("Landry"). Several documented communications occurred between DEI and Landry which resulted in Landry failing to meet the criteria of Gantt's Law (Local Law No. 6-2021 adopted by Your Honorable Body) for meeting the Minority Business Enterprise ("MBE") utilization goals. DES, DEI, the Division of Purchasing and Central Services, and the Law Department met to review Landry's MBE Utilization Plan and determined Landry Mechanical Contractors, Inc. to be non-responsive to the public bid requirements. DEI reviewed the MBE Utilization Plan of the next low mechanical bid, submitted by Bell Mechanical Contractor, Inc., and found it to be acceptable. I recommend the award of construction contract to the lowest responsible bidders: Steve General Contractor, Inc. in the amount of \$2,092,000 for General Construction; Bell Mechanical Contractor, Inc., in the amount of \$6,594,400 for Mechanical Construction; and Concord Electric Corporation in the amount of \$2,530,000 for Electrical Construction.

This project is scheduled to be considered by the Monroe County Planning Board on September 26, 2024.

The specific legislative actions required are:

1. Amend the 2024-2029 Capital Improvement Program to expand the scope of the project entitled "County Office Building Reconstruction."
2. Amend the 2024 Capital Budget to increase funding for the County Office Building Reconstruction project in the amount of \$9,900,000.
3. Amend Bond Resolution 488 of 2021 to increase financing for the "County Office Building Reconstruction" project, capital fund 1850, in the amount of \$9,900,000, from \$10,000,000 to \$19,900,000, for a total project authorization of \$19,900,000.
4. Authorize the County Executive, or his designee, to execute a contract with Steve General Contractor, Inc., 3774 Telephone Road, Caledonia, New York 14423 in the amount of \$2,092,000 for general construction services for the "County Office Building Reconstruction" project, and any amendments necessary to complete the project within the total capital fund(s) appropriation.
5. Authorize the County Executive, or his designee, to execute a contract with Bell Mechanical Contractor, Inc., 105 Lincoln Parkway, East Rochester, New York 14445 in the amount of \$6,594,400 for mechanical construction services for the "County Office Building Reconstruction" project, and any amendments necessary to complete the project within the total capital fund(s) appropriation.
6. Authorize the County Executive, or his designee, to execute a contract with Concord Electric Corporation, 305 Pinewild Drive, Suite 4, Rochester, New York 14606 in the amount of \$2,530,000 for electrical construction services for the "County Office Building Reconstruction" 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, 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 project, consistent with authorized uses, will be available in capital fund 1850 once the additional financing authorization requested herein is approved, and in 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 Contractor, Inc., Bell Mechanical Contractor, Inc., Concord Electric Corporation, nor any of their principal officers, owe any delinquent Monroe County property taxes. The principal officers of the firms are:

Steve General Contractor, Inc.
David Vasciannie - President

Bell Mechanical Contractor, Inc.
Larry Bell, Jr. - President
Dennis Bell - Vice President

Concord Electric Corporation
John Loiacono - President
Patrice Rosone - Secretary
Alex Kehm - Treasurer

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

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