



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

April 16, 2025

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Not to be removed from the Office of the Legislature Of Monroe County
Committee Assignment
ENV. & PUB. WORKS-L WAYS & MEANS

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

Subject: Authorize Contracts with Steve General Contractor, Inc., Bison Elevator Service, Inc., and Bell Mechanical Contractor, Inc. for the Monroe County Elevator Modernization Project

Honorable Legislators:

I recommend that Your Honorable Body authorize contracts with Steve General Contractor, Inc. in the amount of \$315,000 for general construction, Bison Elevator Service, Inc. in the amount of \$3,294,000 for vertical transportation construction, and Bell Mechanical Contractor, Inc. in the amount of \$244,400 for HVAC construction for the Monroe County Elevator Modernization Project.

The project entails replacing elevators at various Monroe County buildings, including the Hall of Justice ("HOJ"), Watts building ("Watts"), Health and Human Services ("HHS") building at 111 Westfall, and the County Office Building ("COB") located at 39 W. Main Street. Your Honorable Body approved funding for this project by Resolution 408 of 2023 (HOJ, Watts, HSS) and Resolution 247 of 2024 (COB).

The following bids were received:

<u>General Construction</u>	<u>Bid Amount</u>
Steve General Contractor, Inc.	\$315,000
<u>Vertical Transportation Construction</u>	<u>Bid Amount</u>
Bison Elevator Service, Inc.	\$3,294,000
Otis Elevator Company	\$4,440,000
<u>Mechanical Construction</u>	<u>Bid Amount</u>
Bell Mechanical Contractor, Inc.	\$244,400
Otis Elevator Company	\$317,250

The bids have been reviewed and Steve General Contractor, Inc., Bison Elevator Service, Inc., and Bell Mechanical Contractor, Inc. have been determined to be the lowest responsible bidders pursuant to General Municipal Law §103. The total value of bids received is \$3,853,400.00.

The specific legislative actions required are:

1. 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 \$315,000 for general construction for the Monroe County Elevator Modernization 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 Bison Elevator Service, Inc., 295 Main Street, Suite 932, Buffalo, New York 14203, in the amount of \$3,294,000 for vertical transportation construction for the Monroe County Elevator Modernization 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 Contractor, Inc., 105 Lincoln Parkway, East Rochester, New York 14445, in the amount of \$244,400 for HVAC construction for the Monroe County Elevator Modernization 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 these contracts, consistent with authorized uses, is included in capital fund 2060 (HOJ, Watts, HSS), capital fund 1850 (COB), 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 Contractor, Inc., Bison Elevator Service, Inc., and Bell Mechanical Contractor, Inc., nor any of their principal officers, owe any delinquent Monroe County property taxes. The principal officers of the firms are:

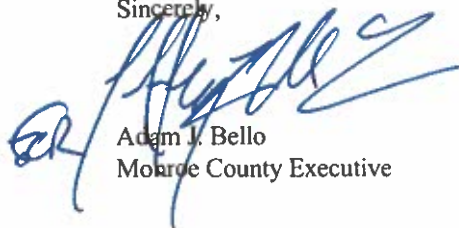
Steve General Contractor, Inc.
Dave Vasciannie, President

Bison Elevator Service, Inc.
Randall Pawlik Sr., President

Bell Mechanical Contractor, Inc.
Lawrence Bell, Jr., President
Dennis Bell, Vice President

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