

By Legislators Hughes-Smith and Maffucci

Intro. No. \_\_\_\_

RESOLUTION NO. \_\_\_\_ OF 2025

**AUTHORIZING CONTRACTS WITH BELL MECHANICAL CONTRACTOR, INC. AND  
CONNORS-HAAS, INC. FOR CITYPLACE ELECTRICAL & MECHANICAL  
IMPROVEMENTS PROJECT**

BE IT RESOLVED BY THE LEGISLATURE OF THE COUNTY OF MONROE, as follows:

Section 1. The County Executive, or his designee, is hereby authorized to execute a contract with Connors-Haas, Inc. in the amount of \$852,971 for electrical construction for the CityPlace Electrical & Mechanical Improvements Project, and any amendments necessary to complete the project within the total capital fund(s) appropriation.

Section 2. The County Executive, or his designee, is hereby authorized to execute a contract with Bell Mechanical Contractor, Inc. in the amount of \$1,560,000 for mechanical construction for the CityPlace Electrical & Mechanical Improvements Project, and any amendments necessary to complete the project within the total capital fund(s) appropriation.

Section 3. Funding for this project, consistent with authorized uses, will be included in capital fund 2030, once the additional financing is authorized and any capital fund(s) created for the same intended purpose.

Section 4. This resolution shall take effect in accordance with Section C2-7 of the Monroe County Charter.

Environment and Public Works Committee; April 21, 2025 – CV: 7-0  
Ways & Means Committee; April 22, 2025 – CV: 10-0  
File No. 25-0139

ADOPTION: Date: \_\_\_\_\_ Vote: \_\_\_\_\_

ACTION BY THE COUNTY EXECUTIVE

APPROVED: \_\_\_\_\_ VETOED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

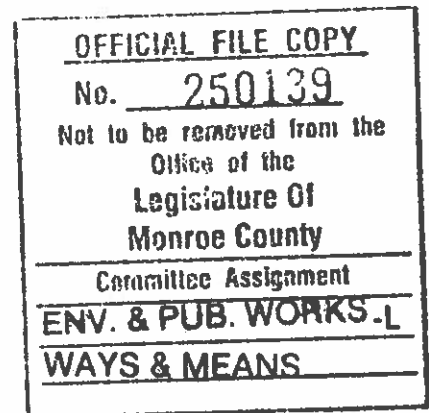
EFFECTIVE DATE OF RESOLUTION: \_\_\_\_\_



*Office of the County Executive*  
Monroe County, New York

**Adam J. Bello**  
*County Executive*

April 16, 2025



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

**Subject:** Amend the 2025 Capital Budget and Bond Resolution 429 of 2022 to Provide an Increase in Funding for the Project Entitled "CityPlace Electrical & Mechanical Improvements;" Amend Bond Resolution 168 of 2022 to Provide a Decrease in Funding for the Project Entitled "Space Utilization & Renovation of City Place;" and Authorize Contracts with Bell Mechanical Contractor, Inc. and Connors-Haas, Inc. for the CityPlace Electrical & Mechanical Improvements Project

Honorable Legislators:

I recommend that Your Honorable Body amend the 2025 Capital Budget and Bond Resolution 429 of 2022 to increase funding for the project entitled "CityPlace Electrical & Mechanical Improvements;" by \$1,100,000, for a total authorization of \$3,100,000; amend Bond Resolution 168 of 2022 to decrease funding for the project entitled "Space Utilization & Renovation of City Place;" by \$1,100,000, for a total authorization of \$15,270,400 and authorize contracts with Connors-Haas, Inc. in the amount of \$852,971 for electrical construction and Bell Mechanical Contractor, Inc. in the amount of \$1,560,000 for mechanical construction for the CityPlace Electrical & Mechanical Improvements project.

Monroe County's CityPlace building is located at 50 W. Main Street in the City of Rochester. The eight (8) story building was constructed in 1907, is approximately 273,000 square feet, and houses various Monroe County Departments. The CityPlace Electrical & Mechanical Improvement Project will focus on improvements to the fifth floor computer server room's cooling system and standby power capabilities for critical areas to County Information Services network and Public Safety communications infrastructure.

Your Honorable Body, through Bond Resolution 429 of 2022, authorized financing for improvements for the project in the amount of \$2,000,000. Bids have been received, and the contemporary bidding atmosphere and construction escalation results in the need to increase the total bonding authorization for the project in the amount of \$1,100,000, from \$2,000,000 to \$3,100,000. Capital fund 2011, originally authorized by Your Honorable Body through Resolution 246 of 2021 and subsequently increased with bond financing through Resolution 168 of 2022, has been used to fund various improvements in CityPlace that have been substantially completed, and has a balance of funding. The Department of Environmental Services requests a portion of the balance of capital fund 2011 be reallocated to capital fund 2030 for the CityPlace Electrical & Mechanical Improvements Project.

The following bids were received:

<u>Electrical Construction</u>	<u>Bid Amount</u>
Connors-Haas, Inc.	\$852,971
Invictus Electric	\$923,351
 <u>Mechanical Construction</u>	 <u>Bid Amount</u>
Bell Mechanical Contractor, Inc.	\$1,560,000
Crosby-Brownlie	\$1,690,800

The bids have been reviewed and Connors-Haas, 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 \$2,412,971.

**The specific legislative actions required are:**

1. Amend the 2025 Capital Budget to increase funding for the project entitled “CityPlace Electrical & Mechanical Improvements” by \$1,100,000, for a total authorization of \$3,100,000.
2. Amend Bond Resolution 429 of 2022 to increase financing for the project entitled “CityPlace Electrical & Mechanical Improvements” by \$1,100,000, from \$2,000,000 to \$3,100,000, for a total authorization of \$3,100,000.
3. Amend Bond Resolution 168 of 2022 to decrease funding for the project entitled “Space Utilization & Renovation of City Place;” by \$1,100,000, from \$16,000,000 to \$14,900,000, for a total authorization of \$15,270,400.
4. 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 \$852,971 for electrical construction for the CityPlace Electrical & Mechanical Improvements 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 \$1,560,000 for mechanical construction for the CityPlace Electrical & Mechanical Improvements 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, will be included in capital fund 2030, once the additional financing is authorized 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 Connors-Haas, Inc., Bell Mechanical Contractor, Inc., nor any of their principal officers, owe any delinquent Monroe County property taxes. The principal officers of the firms are:

Connors-Haas, Inc.

Linda Ayer, President

Chris Hoot, Secretary

David Ayer, Treasurer

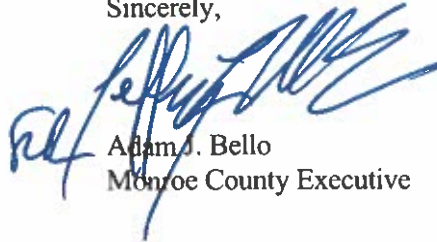
Bell Mechanical Contractor, Inc.

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,

A handwritten signature in blue ink, appearing to read 'Adam J. Bello', is written over the printed name and title.

Adam J. Bello  
Monroe County Executive