

# **COUNCIL MEMORANDUM**

**Memorial City Hall  
24 South Street  
Auburn, New York 13021**

**TO: Honorable Mayor and Members of City Council**

**FROM: Christina J. Selvek, Dir. of Capital Projects**

**DATE: August 20, 2020**

**RE: Award Resolution #84 of 2020 Awarding Bids for Construction of the  
Auburn Public Safety Building Project**

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## **Background:**

In September 2018, the City of Auburn, in partnership with New York State Department of State (DOS) under the Downtown Revitalization Initiative (DRI) started work toward the planning of a new Shared Services Fire Headquarters and Emergency Operations Center building, known as the Public Safety Building project.

The Auburn City Council did, by Bond Ordinance #1 of 2020, authorize funding in the amount of \$10 million for design, construction management/ inspection and construction phases which include general construction, plumbing, electrical and mechanical contracts as well as additional furniture, fixture and equipment (FFE) and project contingency necessary to complete the Public Safety Building project.

In June 2020 the project design and construction management/ inspection team of Hueber-Breuer Construction Co. and Bivens + Associates Architects presented to the Auburn City Council and held an extended public comment period for the project that ended June 30, 2020.

Following the review and approval of the design plans from NYS Department of Environmental Conservation (DEC) and NYS DOS, the City released bids for construction services on July 20, 2020 with the following bids released:

- General Construction
- Mechanical
- Plumbing
- Electrical

Construction bids for the Auburn Public Safety Building project were opened on August 11, 2020 and the following bids were received:

<b>GENERAL CONSTRUCTION (Contract #1)</b>	<b>BASE BID</b>	<b>ALTERNATE #1</b>	<b>ALTERNATE # 2</b>	<b>ALTERNATE #3</b>	<b>BASE BID + ALTERNATES</b>
Bouley Associates Inc. Auburn, NY 13021	\$ 4,777,000	\$ 15,000	\$ 25,000	\$ -	\$ 4,817,000
Massa Construction East Syracuse, NY 13057	\$ 4,162,000	\$ 24,000	\$ 27,000	\$ 3,000	\$ 4,216,000
Murnane Building Contractors E. Syracuse, NY 13057	\$ 4,605,000	\$ 14,700	\$ 26,500	\$ (10,600)	\$ 4,635,600
Upstate Companies, LLC Mount Upton, NY 13809	\$ 4,482,000	\$ 20,000	\$ 25,000	\$ (7,000)	\$ 4,520,000
<b>Peak Construction Group, LLC Buffalo, NY 14210</b>	<b>\$ 3,925,000</b>	<b>\$ 21,054</b>	<b>\$ 22,011</b>	<b>\$ (1,900)</b>	<b>\$ 3,966,165</b>
FAHS Construction Group Binghamton, NY 13903	\$ 4,444,000	\$ 32,000	\$ 23,000	\$ (2,000)	\$ 4,497,000
MCK Building Associates Inc. Syracuse, NY 13204	\$ 4,340,000	\$ 39,000	\$ 25,000	\$ -	\$ 4,404,000
C&S Companies Syracuse, NY 13212	\$ 3,990,000	\$ 24,000	\$ 21,800	\$ (2,100)	\$ 4,033,700
J.Priore Construction Co. Inc. Utica, NY 13501	\$ 4,338,000	\$ 30,000	\$ 28,000	\$ (1,040)	\$ 4,394,960
Bette Cring Construction Group Watertown, NY 13601	\$ 4,476,000	\$ 16,000	\$ 14,000	\$ (8,000)	\$ 4,498,000
Holdsworth Klimowski Construction Victor, NY 14564	\$ 4,473,000	\$ 15,000	\$ 21,500	\$ -	\$ 4,509,500
D'Agostino General Contractors, Inc. Rochester, NY 14625	\$ 4,147,000	\$ 15,600	\$ 13,500	\$ (3,200)	\$ 4,172,900
VIP Structures Syracuse, NY 13202	\$ 5,007,415	\$ 16,577	\$ 13,472	\$ 10,650	\$ 5,048,114
Building Innovation Group Inc. E. Rochester, NY 14445	\$ 3,973,361	\$ 22,230	\$ 17,126	\$ (1,615)	\$ 4,011,102
Dipasquale Construction Corporation Spencerport, NY 14559	\$ 4,339,000	\$ 43,000	\$ 26,000	\$ -	\$ 4,408,000
CBD Companies Syracuse, NY 13202	\$ 3,980,000	\$ 22,606	\$ 26,565	\$ (15,000)	\$ 4,014,171

<b>MECHANICAL (Contract #2)</b>	<b>BASE BID</b>
<b>Siracusa Mechanical Inc. Auburn, NY 13021</b>	<b>\$ 674,400</b>
Michael Ferrauilo Plumbing & Heating, Inc. Rochester, NY 14611	\$ 763,000
Crosby Brownlie Inc. Rochester, NY 14605	\$ 782,100
Pipitone Enterprises LLC Churchville, NY 14428	\$ 703,000
Postler & Jaeckle Corp. Rochester, NY 14620	\$ 757,000
Nairy Mechanical LLC Webster, NY 14580	\$ 682,700
Airside Technology Corporation E. Syracuse, NY 13057	\$ 884,000
King & King Mechanical Auburn, NY 13021	\$ 858,719

<b>PLUMBING (Contract #3)</b>	<b>BASE BID</b>
Donofrio Mechanicals Auburn, NY 13021	\$ 943,300
<b>Siracusa Mechanical Inc. Auburn, NY 13021</b>	<b>\$ 582,300</b>
Comfort Systems USA INC DBA Woodcock & Armani Mechanical Contractors; E. Syracuse, NY 13057	\$ 694,500

<b>ELECTRICAL (Contract #4)</b>	<b>BASE BID</b>
<b>J&amp;E Electric Inc. Auburn, NY 13021</b>	<b>\$ 532,800</b>
O'Connell Electric Company N. Syracuse, NY 13212	\$ 689,000

Knapp Electric Inc. Auburn, NY 13021	\$ 629,400
Ridley Electric Co. Inc. Syracuse, NY 13206	\$ 810,000

The project design and management consultants, Bivens + Associates Architects and Hueber-Breuer Construction Co reviewed the bids, checked references provided, and have recommended the following as the lowest qualified bidders for this project:

**Contract #1- General Construction**

Peak Construction Group LLC Buffalo, NY	\$ 3,966,165.00 (Base Bid + Alternates #1, #2 & #3)
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**Contract #2- Mechanical**

Siracusa Mechanical, Inc. Auburn, NY	\$ 674,400.00
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**Contract #3- Plumbing**

Siracusa Mechanical, Inc. Auburn, NY	\$ 582,300.00
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**Contract #4 - Electrical**

J & E Electric Inc. Auburn, NY	\$ 532,800.00
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<b>Construction Subtotal:</b>	<b>\$ 5,755,665.00</b>
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City staff concurs with the bid analysis provided by Bivens + Associates Architects and Hueber-Breuer Construction Co. and recommends that the Auburn City Council approve the aforementioned construction bid awards for the Public Safety Building project in the total aggregate amount of \$5,755,665.00.

A project construction contingency of 10% or \$575,000 also needs to be authorized to address unforeseen project costs after construction begins. These funds are only authorized for use after the construction inspection firm, Hueber-Breuer and the City Manager review the request for construction contingency. This lump sum construction contingency funding differs from past City bidding practices. Previously the City would include the field change order (contingency) amount in each construction contract. By removing the field change order amount from the construction contract it allows the City to have more control over field change expense requests and thereby saving the City on construction costs.

The total requested project cost is: \$5,755,665 + \$575,000 = \$6,330,665.00

Lastly, the Mayor needs to be authorized to sign any and all documents necessary for the above-referenced awards on behalf of the City of Auburn.

**Fiscal Implications:**

The cost of the construction bids in the total aggregate amount of \$6,330,665.00 is to be charged to the Public Safety Building capital account #HA 1620 440 PSB. This construction phase of the Public Safety Building project is partially funded through a Climate Smart Communities Grant administered by the NYS Department of Environmental Conservation (DEC) and the Downtown Revitalization Initiative Program (DRI) administered by the NYS Department of State. Since this project also meets criteria under the Governor's County-Wide Shared Services Initiative Program, the City is applying for additional funding assistance related to the property acquisition and the relocation of the County Emergency Operations Center to this facility.