

COUNTY OF ROCKLAND  
Department of General Services  
**Purchasing Division**

# Contract Award Notification

Title: **Plumbing Services**

Contract Period: January 22, 2025 through January 21, 2026 with 3 one-year options

Original Date of Issue: January 16, 2025

Date of Revision:

**BID No:** **RFB-RC-2025-001**

**Catalog:** **Facilities**

**PRC:** **2024014983**

Authorized Users: County Agencies, United States Agencies, Other States & Political Subdivisions Therein, Local Governments, School Districts & Non-Profit Agencies

Address Inquiries To:

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**Description**

**This contract is to provide plumbing services.**

Contract #	Vendor Number	Contractor & Address	Telephone No.
BID 25-001	0000005905	Joe Lombardo Plumbing and Heating of Rockland 321 Spook Rock Road Suffern, NY 10901 Contact: Ronald J. Lombardo <a href="mailto:michele@josephlombardo.com">michele@josephlombardo.com</a>	845-357-6537  Emergency Number: 845-494-0009  <b>FAX:</b> 845-357-8529

COUNTY OF ROCKLAND  
DGS – PURCHASING DEPARTMENT  
BLDG. A, 6TH FLOOR, 50 SANATORIUM ROAD  
POMONA, NY 10970  
TELEPHONE NO.: 845-364-3820  
FAX NO.: 845-364-3809

LINE NO.	DESCRIPTION	ITEM #	EST. HOURS	UNIT	PRICE	EXTENDED PRICE
<b>LABOR COSTS FOR JOURNEYMAN PLUMBER/SERVICE PERSON – LABOR RATES FOR TIME</b>						
					<b>Joe Lombardo</b>	
1	<b>Labor Rates for Monday to Friday</b> 7:00 AM to 4:00 PM	91060000001	220	HOUR	<b>\$100.00</b>	<b>\$22,000.00</b>
2	<b>Labor Rates for Monday to Friday</b> 4:00 PM to 7:00 AM	91060000002	10	HOUR	<b>\$150.00</b>	<b>\$1,500.00</b>
3	<b>Labor Rates for Saturday</b> 7:00 AM to 12:00 Midnight	91060000003	4	HOUR	<b>\$150.00</b>	<b>\$600.00</b>
4	<b>Labor Rates for Sunday and Holidays</b> 12:00 Midnight to 7:00 AM	91060000005	4	HOUR	<b>\$200.00</b>	<b>\$800.00</b>
<b>LABOR COSTS FOR REGISTERED APPRENTICE PLUMBER/SERVICE PERSON – LABOR RATES FOR TIME</b>						
5	<b>Labor Rates for Monday to Friday</b> 7:00 AM to 4:00 PM	91060000010	24	HOUR	<b>\$100.00</b>	<b>\$2,400.00</b>
6	<b>Labor Rates for Monday to Friday</b> 4:00 PM to 7:00 AM	91060000011	4	HOUR	<b>\$150.00</b>	<b>\$600.00</b>
7	<b>Labor Rates for Saturday</b> 7:00 AM to 12:00 Midnight	91060000012	4	HOUR	<b>\$150.00</b>	<b>\$600.00</b>



**COUNTY OF ROCKLAND - DGS-PURCHASING**  
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**TITLE: Plumbing Services**

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## PURCHASES BY OTHER

### LOCAL GOVERNMENTS, SCHOOL DISTRICTS, AND NON PROFIT AGENCIES

As per the New York State General Municipal Law, all political subdivisions of New York State are allowed to make purchases through the resulting contract(s). As per Rockland County Procurement Policy, Non Profit Agencies approved to participate in New York State's Contract Extension Program are authorized to make purchases through the resulting contract(s).

1. The County of Rockland shall make all contract award information available to other political subdivisions and non profit agencies through our website: [www.rcpurchasing.com](http://www.rcpurchasing.com)
2. Any other political subdivision or Rockland County non profit agency will issue purchase orders directly to vendors within the specified contract period referencing the County's contract and shall be liable for any payments due on such purchase orders; and shall accept sole responsibility for any payment due.
3. All purchases shall be subject to audit and inspection by the other political subdivisions and Rockland County non-profit agencies for which the purchase was made.
4. No officer, board or agency of a county, town, village, or school district shall make any purchase through the County when bids have been received for such purchase by such officer, board or agency, unless such purchase may be made upon the same terms, conditions and specifications at a lower price through the County.
5. All Bidders shall be on notice that as a condition of the award of a County contract, the successful bidder shall accept the award of a similar contract with any other political subdivision in New York State and Rockland County non-profit agencies authorized to use New York State's contracts, if called upon to do so. A listing of approved Rockland County non-profit agencies is available on the Purchasing Division's website at [www.rcpurchasing.com](http://www.rcpurchasing.com). The County, however, will not be responsible for any debts incurred by the participants pursuant to this or any other agreement.
6. Necessary deviations from the County's specifications in the award of a participant contract, whether such deviations relate to quantities, or delivery points shall be resolved between the successful bidder and the other political subdivisions and Rockland County non profit agencies.

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**TITLE: Plumbing Services**

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## **SPECIFICATIONS**

### **1. SCOPE**

- 1.1. The scope of this bid is to provide periodic plumbing service (as needed basis) at various locations in the County of Rockland, Rockland Community College and County of Rockland run satellites.

### **2. GENERAL REQUIREMENTS**

- 2.1. The Contractor shall provide all labor, material, equipment, parts and supervision to perform required plumbing service as required by the authorized County of Rockland representative.
- 2.2. Rockland County employees generally perform County of Rockland repairs. This bid shall cover off-site and satellite service as well as any on site requirements as directed by the Authorized County of Rockland Representative.
- 2.3. Normal work hours will be 8:00 AM through 4:00 PM, Monday through Friday with the exception of the Rockland County Sewer District #1 with normal work hours of 7:00 AM through 3:00 PM. Some locations may require that some of the work be done after hours. Contractor shall also bid their rates (excluding materials) outside the normal hours as indicated on the proposal pages.
- 2.4. Service calls shall be provided during and after normal work hours, twenty-four (24) hours a day, 7 days a week, including holidays.
- 2.5. Response time for plumbing service shall not exceed four hours, unless predetermined with the authorized County of Rockland representative.
- 2.6. Telephone Service – Contractor shall maintain a continuous manned telephone service where he/she can be reached twenty-four (24) hours per day, seven day / week, Sundays and Holidays. Answering machines are not acceptable. Answering service is acceptable.

### **3. QUALIFICATIONS OF CONTRACTORS**

- 3.1. The bidder shall show that he has available under his direct employment and supervision the necessary organization and facilities to properly fulfill all the services and conditions required under these specifications.
- 3.2. The contractor shall show that he has maintained an organization capable of performing the work specified herein, and that said organization has been in continuous operation for at least the past five years. Contractor shall submit the following information with the bid (see page 25).
- 3.3. Years of operation.
- 3.4. The names of the employees in the area responsible for this contract, their function in the company, title, and number of years of service with the contractor's firm.
- 3.5. The present address of the main operating office of this organization.

### **4. SERVICE PERSONNEL**

- 4.1. The Contractor must have a minimum of **(5) FIVE** years of Master Plumber experience to perform the required plumbing service.
- 4.2. Service personnel shall have a minimum of three years of experience in plumbing maintenance, repair, installation, operation, and troubleshooting.
- 4.3. Contractor shall be licensed by the County of Rockland to perform plumbing work. **Contractor must submit copy of license with bid.**

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**TITLE: Plumbing Services****BID NUMBER: RFB-RC-2025-001****5. PLUMBING SERVICE**

- 5.1. The Contractor shall only perform plumbing service work, which is required. Repairs shall be performed only with the authorization of a County of Rockland representative for each division, or the Director of Facilities Management and his designated representative. Should any repair work be performed without authorization payment will not be made.
- 5.2. All services and repairs must meet with the approval of the authorized designated representative of the County of Rockland.

**6. SUBCONTRACT WORK**

- 6.1. Contractor must receive approval prior to subcontracting any work. An authorized County of Rockland representative must grant this approval. Contractor shall submit subcontractor's invoice as documentation with his invoice. Subcontracted work will be kept to a minimum.
- 6.2. Subcontract work shall be billed at Contractor's cost plus percent mark-up (as indicated on the proposal pages). **Percent mark-up shall not exceed 5%.**
- 6.3. The bidder agrees and hereby certifies that all parts, labor and materials which he subcontracts shall be at lowest price available at the time considering the prevailing conditions and circumstances for which it is required that the work be performed. County of Rockland reserves the right to supply material when deemed in the best interest of the County of Rockland.

**7. FACILITY LOCATIONS, CONTACT PERSON**

- 7.1. The Contractor shall provide service to all County of Rockland facilities as listed below and any other County of Rockland government agency.
 

7.1.1. Dr. Robert L. Yeager Health Center	Mr. Robert H. Gruffi, P.E. at (845) 364-2958
7.1.2. New City Government Center	Mr. Robert H. Gruffi, P.E. at (845) 364-2958
7.1.3. Fire Training Center, Pomona	Mr. Robert H. Gruffi, P.E. at (845) 364-2958
7.1.4. Rockland Community College	Mr. William Murphy at (845) 574-4200
7.1.5. Rockland County Sewer District # 1	Mr. Eugene Yetter, P.E. at (845) 365-6111
- 7.2. The County of Rockland runs various satellites, including, but not limited to, the Department of Health, the Department of Mental Health, and the Department of Social Services. These satellites run at various locations throughout the County of Rockland and may not be open every day, all day, since the staff running the satellite, may be moved to another location. Contractor should always confirm the access to the location for the original and return visits necessary to complete a job (satellite may be open in the morning, but not in the afternoon). The contacts and telephone numbers of the satellite locations will be given to the contractor at the time of award. Prior to actual repair/replacement work, contractor shall notify and receive approval for any repair or replacement.

**8. TIME SHEETS**

- 8.1. The Contractor shall submit a signed time sheet by the Department Representative indicating day and hours worked. Time sheet shall indicate equipment serviced.

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**9. LABOR**

- 9.1. This contract is subject to **New York State Labor Law 220, Article 8 Prevailing Wages**. The Contractor shall submit with, each invoice, certified payrolls for all labor. Submission of Certified Payroll with invoice is a condition of payment.

**10. LABOR AND MATERIAL COSTS/INVOICING AND PAYMENT INFORMATION**

- 10.1. All labor and materials shall be invoiced and paid, as bid, on the proposal pages.
- 10.2. Detailed description of all completed plumbing service work must accompany all invoices.
- 10.3. The County of Rockland must receive detailed billings within fifteen days after completion of each job.

**10.3.1. LABOR COSTS**

- 10.3.1.1. Contractor shall bid a labor rate in dollars per man hour for a Journeyman Plumber and Registered Apprentice Plumber to make required repairs, replacements, and troubleshooting.
- 10.3.1.2. The Contractor's invoice shall list specifically the type of employee or laborer utilized and the number of man hours worked. The Contractor's labor charges shall correspond to the rates, which he/she shall supply with the bid. The bidder agrees and hereby certifies that all labor charges contained in the invoices and vouchers shall be only those that were required and necessary to complete the work.
- 10.3.1.3. Invoices for labor shall be billed to the next quarter hour of actual time worked (example: 8:00 AM to 9:10 AM would be billed at 1 hour and 15 minutes). Invoices rounded to the next full hour shall not be approved for payment.

**10.3.2. MATERIAL COSTS**

- 10.3.2.1. All materials used shall be listed on the invoice by manufacturers name and model number and shall be billed at a percentage mark-up. **Mark-up shall not exceed 15%.** Bidder shall enter a % mark-up between 0%-15% on the proposal pages. There shall be no mark-up on freight.
- 10.3.2.2. Documentation of material costs (invoices, etc.) of items greater than \$100 must be provided with Contractor's invoices.
- 10.3.2.3. The bidder agrees and hereby certifies that all parts and materials which he/she purchases shall be at lowest price available at the time considering the prevailing conditions and circumstances for which it is required that the purchase be made.

**10.3.3. ADDITIONAL ITEMS**

- 10.3.3.1. If the Contractor expects to incur any additional costs not specified in the above paragraphs, he/she shall submit a list of those items and corresponding charges or schedule with his/her bid. There shall be no additional charge for delivery or mileage. No other costs except those placed in the bid proposal at the time the bid is submitted shall be evaluated, considered or deemed acceptable charges by the County of Rockland. The Contractor further agrees that should it be determined by the County of Rockland that the Contractor is falsifying his invoices or partaking in fraudulent practices so as to reflect higher costs than actually incurred in the repair, this falsification or fraudulent practice shall be considered a material breach of the terms of the contract. Nothing herein shall be considered to limit the authority of the County of Rockland to prosecute any bidder or Contractor who violates the laws of the State of New York.

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**TITLE: Plumbing Services****BID NUMBER: RFB-RC-2025-001****11. EQUIPMENT**

- 11.1. The Contractor is responsible for providing all customary tools and equipment necessary to efficiently perform all work in a professional and workmanlike manner. The Certificate of Equipment must be completed and is included with the proposal forms.

**12. REFERENCES**

- 12.1. The Contractor shall include in the bid submittal, references from five (5) service accounts of comparable size and scope within the last three years with company name, address, contact name and phone numbers.

**13. TRAVEL TIME**

- 13.1. The County of Rockland shall not accept nor authorize payment for travel time or expenses of service personnel to any of the County of Rockland's facility locations. The only billable time shall be for service work performed.

**14. WARRANTY**

- 14.1. The Contractor shall warranty all work performed for a period of sixty days upon completion and acceptance of the work. Materials provided by the Contractor shall carry material manufacturer's standard guarantee.

**15. SAFETY/OSHA REQUIREMENTS**

- 15.1. The Contractor shall adhere to all OSHA, PESH and County of Rockland safety rules while the work is in progress. Safety protection equipment adhering to the most recent OSHA standards shall be used and it is the Vendors responsibility to supply the necessary items of equipment. Contractor is responsible for any damage to vehicles or structures resulting from the Contractor's negligence.
- 15.2. Contractor shall maintain the work site in a clean and orderly fashion. All debris shall be cleaned and removed from the work site each day. Debris is to be disposed of in the facility dumpster, except service covered under Section 7.2 of these bid specifications where disposal is covered by local laws and ordinances.

**16. USE OF PREMISES**

- 16.1. On or about the premises and adjacent areas, the Contractor shall ensure that all apparatus, storage of materials, and activities of workmen be confined to the limits indicated by law, ordinances, permits and the direction of the authorized County of Rockland representative, and shall not encumber or permit the premises or adjacent areas to be encumbered with such materials or apparatus.
- 16.2. The work site shall be kept in an orderly and safe fashion so as not to interfere with the progress of the work or the work of any other Contractor.
- 16.3. The Contractor shall be responsible for repairing and replacing anything damaged by his operations, within fifteen (15) days after notification by the Director of Facilities Management that damage has occurred.
- 16.4. It shall be the responsibility of the Contractor to report, to the authorized County of Rockland representative, any damages found prior to any work at this site.

**17. CLEANING UP**

- 17.1. The Contractor shall at all times keep the premises and adjacent areas free from accumulations of waste material or rubbish. At the completion of the work, he/she shall remove from and about the premises, including adjacent areas, all rubbish, tools and surplus materials used for work and shall have the area "Broom Clean" and ready for use. In case of a dispute, County of Rockland may remove rubbish and clean up, then may charge the Contractor either by deduction of amounts unpaid to the Contractor, or by other means as determined to be fair and equitable by the authorized County of Rockland representative.



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**TITLE: Plumbing Services****BID NUMBER: RFB-RC-2025-001****18. LAW AND PERMITS**

- 18.1. Contractor shall comply with all applicable Federal, State and Municipal Laws and as required, to perform all work as specified.
- 18.2. Contractor shall possess all qualifications and obtain any required licenses and permits to engage in the business of plumbing within the jurisdiction where the work specified is to be performed. Proof of these items shall be provided to the Director of Purchasing with Bid.

**19. INSPECTION & TERMINATION OF CONTRACT**

- 19.1. The quality of service shall be subject to inspection by the designated representative of the County of Rockland at any time. Should it be found that the quality of the service being performed is not satisfactory, and that the specifications are not being met, the Director of Purchasing or his designee, may terminate the Contract, giving 30 days prior written notice.

**20. AMENDMENTS TO BID**

- 20.1. Any verbal information obtained from, or statements made by the Representative of the County of Rockland or his designee at the time of examination of the documents or site shall not be construed as, in any way, amending Contract documents. Only such corrections or addenda as are issued by the Director of Purchasing in writing to all Contractors shall become a part of the Contract.
- 20.2. Any addendum issued during the time of bidding shall be included in bids and become a part of the Contract Agreement.

**21. GENERAL CONDITIONS**

- 21.1. Successful contractor shall be subject to facility use rules and shall sign in and out, at the designated location whenever entering or leaving the premises. A job ticket stating name of employee, shall be completed for each individual after each service call.
- 21.2. All workers shall wear uniforms and/or identification labels of the contractor's business.

**22. CONTRACT PRICE ADJUSTMENTS UPON RENEWAL**

- 22.1. The bid rates shall remain firm through the first contract period with no wage adjustments allowed. If the County exercises any of the option years of the award, Contractors may submit a request for adjustment on the yearly anniversary date of the contract. Any request for price adjustment(s) shall be submitted thirty (30) days in advance in writing to the Director of Purchasing. Any and all price adjustments will be limited to the percentage increase in the CPI Index - All Urban Consumers for the preceding 12 months. The County reserves the right to reject any request for price increase deemed excessive.
- 22.2. CPI-Index - Consumer Price Index for All Urban Consumers as published by the Bureau of Labor Statistics of the United States Department of Labor or a successor or substitute index, appropriately adjusted.
- 22.3. There shall be no upward adjustments to the Mark-Up offered or lower discount lines.

**23. AWARD**

- 23.1. Award shall be made to the lowest responsible bidder based on the estimated hours worked and estimated dollars expended for materials for all items. The County of Rockland does not guarantee any quantities indicated on the proposal pages. All quantities shown are estimates. The successful bidder shall be required to furnish quantities that may be more or less than the listed estimated quantities.