

COUNTY OF ROCKLAND
Department of General Services
Purchasing Division

Contract Award Notification

Title: **Cranes, Overhead-Annual Inspections, Maintenance & Repair**

Contract Period: **November 1, 2025, through October 31, 2026, w/ (2) 1-year options**

Original Date of Issue: **October 8, 2025**

Date of Revision:

BID No: **RFB-RC-2025-107**

PRC: **2025011046**

Catalog: **Facilities**

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

Address Inquiries To:

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Title: Purchaser I
Phone: 845-364-3856
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E-mail: chodorn@co.rockland.ny.us

Description

This contract is to provide annual inspections, maintenance and repairs of overhead cranes

Contract #	Vendor Number	Contractor & Address	Telephone No.
BID 25-107	0000029882	Zo-Air Co. Inc. 1337 Lincoln Ave, Unit 3 Holbrook, NY 11741 Contact: Mark Aicher Mark.aicher@zoair.com Orders@zoair.com	516-903-3546 Fax: 631-737-5682

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 NUMBER	EST. UNITS	UNIT	UNIT PRICE	EXTENDED PRICE
1	Lump Sum pricing to provide all labor, supervision, equipment and material to perform Annual OSHA safety inspections on the equipment located in the Main Plant	92933000001	1	Lump Sum	\$ 13,523.25	\$ 13,523.25
2	Lump Sum pricing to provide all labor, supervision, equipment and material to perform Annual OSHA safety inspections on the equipment located at the Pump Stations	92933000008	1	Lump Sum	\$ 2,645.75	\$ 2,645.75
3	Technician hourly rate to perform necessary repairs as authorized. Monday through Friday 7:00 AM to 4:00 PM	92933000002	100	Hour	\$ 247.00	\$ 24,700.00
4	Technician hourly rate to perform necessary repairs as authorized. Monday through Friday 4:00 PM to 7:00 AM	92933000003	10	Hour	\$ 370.50	\$ 3,705.00
5	Technician hourly rate to perform necessary repairs as authorized. Saturday	92933000004	10	Hour	\$ 370.50	\$ 3,705.00

6	Technician hourly rate to perform necessary repairs as authorized. Sunday and Holidays	92933000005	5	Hour	\$ 494.00	\$ 2,470.00
7	Scissor lift one day rental	92933000006	1	Day	\$ 850.00	\$ 850.00
8	% Markup applied to cost of material and parts utilized in repair of the listed equipment. Not to exceed 10%. If 0% markup, bidder shall enter 0%	92933000007	\$2,000.00	% Markup	10 % Markup	\$ 2,200.00
9	Total Bid					\$ 53,799.00

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“New Requirement” Public Work Contractor and Subcontractor Registry

Starting December 30, 2024, all contractors and subcontractors submitting bids or performing construction work on public work projects or private projects covered by [Article 8 of the Labor Law](#) are required to register with the New York State Department of Labor (NYSDOL) under [Labor Law Section 220-i](#).

<https://dol.ny.gov/contractor-and-subcontractor-landing>

The law defines a “contractor” as any entity entering into a contract to perform construction, demolition, reconstruction, excavation, rehabilitation, repair, installation, renovation, alteration, or custom fabrication. The law defines “subcontractor” as any entity subcontracting with a contractor to perform construction, demolition, reconstruction, excavation, rehabilitation, repair, installation, renovation, alteration, or custom fabrication, which is subject to Article 8 of the Labor Law. Contractors are responsible for verifying that any subcontractors they work with are registered.

Contractors need to register before submitting any new bids or commencing new work on a covered project on or after December 30, 2024. Subcontractors need to register before commencing new work on a covered project on or after December 30, 2024. NYSDOL encourages all contractors and subcontractors to register as soon as possible to obtain a Certificate of Registration to avoid negatively impacting a bidding period or project schedule.

The Bureau of Public Work & Prevailing Wage Enforcement at the New York State Department of Labor is responsible for enforcing prevailing wage laws in New York State.

The Bureau of Public Work & Prevailing Wage Enforcement publishes the annual prevailing wage schedule every year on July 1. To find information about the prevailing wage rate for your area, or to find contact information for your local Public Works and Prevailing Wage Enforcement District Office, please visit Bureau of Public Work and Prevailing Wage Enforcement website or send an email to labor.sm.pwask@labor.ny.gov.

Electronic Certified Payroll Submissions in 2025

There is a new subsection 220-j in Article 8, which will require the Department of Labor to develop a publicly accessible online database of electronic certified payroll records, which will be available no later than **December 31, 2025**.

All submissions of certified payroll records will be collected electronically through this forthcoming database, starting when the system is completed in 2025.

Please watch the NYS Department of Labor website for additional information.

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**PURCHASES BY UNITED STATES AGENCIES, OTHER STATES AND POLITICAL
SUBDIVISIONS THEREIN, LOCAL GOVERNMENTS, SCHOOL DISTRICTS,
AND NON-PROFIT AGENCIES**

As per the New York State General Municipal Law, § 103(3) all political subdivisions of New York State are allowed to make purchases through the resulting contract(s). As per Rockland County Procurement Policy § 140-13, the United States of America or any agency thereof, any state, or any other political subdivision or district therein and certain 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 the **Empire Procure Connect Marketplace**.
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. 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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SPECIFICATIONS

1. SCOPE

- 1.1. The scope of this bid is to secure pricing for labor, equipment and material for Annual Inspections, Maintenance and Repair work for various overhead cranes at the Rockland County Sewer District Wastewater Treatment Plant located at 4 Route 340, Orangeburg, NY and 3 remote pump stations throughout the County.

2. SITE VISIT

- 2.1. Each bidder is encouraged to visit the work site and should inform himself/herself fully of the conditions relating to the contract by visiting the site. Please note: The bidder must complete the work as specified, whether or not, he/she visits the site.
- 2.1.1. Bidders can contact Mr. Yuriy Hlovatsky at the Rockland County Sewer District at (845) 365-6495 to schedule a site visit.

3. QUALIFICATIONS OF CONTRACTORS

- 3.1. The bidder shall show that they have, available under 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 a maintained organization, capable of performing the work specified herein, and that said organization has been in continuous operation for at least the past three (3) years. Contractor shall submit the following information with their bid:
- 3.2.1. Years of operation.
- 3.2.2. Their technician's function in the company, titles, and number of years of service with the contractor's firm.
- 3.2.3. The present address of the main operating office of this organization.
- 3.2.4. Documentation indicating technical personnel experience (3 years minimum).
- 3.3. The Contractor must be experienced and fully competent to perform mechanical and electrical work on cranes from various manufacturers.

4. GENERAL REQUIREMENT SPECS

- 4.1. The contractor shall provide a trained workforce that is ready to perform maintenance, repair and installation work as per the Manufacturer instructions.
- 4.2. The vendor or his/her subcontractor shall be licensed or authorized to perform OSHA safety inspection and to issue OSHA test and inspection certificate for the equipment. In addition, the contractor shall possess all licenses required by all other authorities having jurisdiction over the work. Copies of the afore-mentioned licenses shall be submitted with the bid. All labor supplied by subcontractors shall comply with the requirements of this contract.

5. INSPECTION

- 5.1. Inspection work shall be performed in accordance with Industry Standards ASME Codes B30.11, B30.2, B30.16, B30.17, B30.21 and the federal register O.S.H.A. requirements as applies to the specific equipment.
- 5.2. Any crane or hoist that fails inspection will be RED tagged and the authorized Rockland County representative shall immediately be advised. It will be at his/her discretion to remove that unit from service until necessary repairs have been completed. Appropriate warning/inspection labels will be affixed to each unit after their satisfactory inspection.

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- 5.3. This will be a detailed visual inspection, noting type of equipment and location. Any repair or deficiency which cannot immediately be corrected with the material and/or parts on hand will be so noted on the inspection reports.
- 5.4. **Inspection Work Scope:**
- 5.4.1. Inspect all structural components for damage, cracked welds, lose or missing fasteners.
 - 5.4.2. Inspect trolley wheels, check flanges for evidence of flange wear.
 - 5.4.3. Inspect all gearing, couplings and pillow blocks for signs of damage, misalignment and wear.
 - 5.4.4. Inspect all gearing and hoisting ropes for proper lubrication.
 - 5.4.5. Inspect all brakes for proper operation and condition of linings. Check for secure locking on brake pins. Adjust where required.
 - 5.4.6. Inspect all hoisting cables for wear, kinks and broken wires.
 - 5.4.7. Inspect all hooks for cracks, deformation and wear. Assure hook rotates freely.
 - 5.4.8. Inspect the general condition on all contactors, relays, switches, limit switches, controllers and wiring.
 - 5.4.9. Inspect all motors, slip rings/commutators and brushes for condition, wear and damage.
 - 5.4.10. Lubricate all motors and other components with grease fittings; apply several drops of lubricant to all pivot points on pins and levers not equipped with grease fittings.
 - 5.4.11. Inspect all flat cable festoon (or tag line festoon) for wear, cracks or open wiring.
 - 5.4.12. Inspect the general condition of the runway and trolley rail for misalignment and loose or missing hold down devises.
 - 5.4.13. Perform a complete operational test of equipment to ensure proper operation of all functions.
 - 5.4.14. Inspect drive chains (if applicable) for wear and proper tension.
 - 5.4.15. Complete all required paperwork and install inspection labels / tags.

6. AVAILABILITY

- 6.1. Telephone Service – The Contractor must have a 24-hour, 7 day a week staffed service number (answering machine, voice mail, or beepers are not permitted) to receive requests for repair service.
- 6.2. Working Hours – All scheduled work shall be done during regular working hours on regular working days of the trades involved and all bids shall be based on maintenance being performed Monday through Friday, between the hours of 7:00 AM and 4:00 PM unless authorized and directed by the authorized County of Rockland representative.
- 6.3. The successful bidder must be able to respond to emergency situations within **six (6) hours**. When the authorized County of Rockland representative informs the Contractor that emergency service is required, the Contractor must take whatever steps are necessary to expedite the work including overtime work, evenings, weekends, and holidays.

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7. LICENSE AND EQUIPMENT

- 7.1. Contractor is responsible for providing all tools and equipment necessary to efficiently perform all work in a professional and workmanlike manner. The Certificate of Equipment is included in this package and must be completed.
- 7.2. Ladders, lifts, fall protection equipment, vehicles, specialized equipment, tools and materials normally required by the trade are to be included in the bid price for labor.

8. LABOR

- 8.1. Only Journeymen who are skilled and experienced in the work will be assigned work for the Sewer District. Bidder must provide a list of qualified, trained employees and must include qualifications with the bid.

9. GENERAL

- 9.1. All repairs shall be guaranteed for ninety (90) days on parts and labor. Any repair or replacement for any and all failures within that period will be at the expense of the Contractor.
- 9.2. The County of Rockland will not pay for travel time to and from the work site. The only billable time is that in which work is being performed on the site.
- 9.3. All bidders shall submit a list of a least three (3) accounts with person to contact where similar work has been performed within the last three (3) years. The Certificate of Experience must be completed and is included with the proposal forms.
- 9.4. All services and repairs must meet with the approval of the authorized designated representative of the County of Rockland.
- 9.5. All work shall be performed in a safe manner in accordance with all OSHA, National Electric Code and local safety requirements.

10. LABOR AND MATERIAL COSTS

10.1. Labor:

- 10.1.1. Contractor shall bid a labor rate in dollars per man hour for a Journeyman.
- 10.1.2. The Contractor's invoice must list specifically the type of employee or laborer utilized and the number of man-hours worked. The Contractor's labor charges must correspond to the rates, which he/she supplied with the bid. The bidder agrees and hereby certifies that all labor charges contained in the bid's invoices and vouchers shall be only those that were required and necessary to complete the required work.
- 10.1.3. Invoices for labor must 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 hour will not be approved.
- 10.1.4. The contractor shall not charge the County of Rockland for any worker break time or workers' lunch breaks.
- 10.1.5. This project 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.

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10.2. Material Costs:

- 10.2.1. All materials used will be listed on the invoice by manufacturers name and model number and will be billed at a percentage mark-up not to exceed 10%. Bidder shall enter a % mark-up between 0%-10% on the proposal pages. There shall be no percentage mark-up on freight.
- 10.2.2. Documentation of material costs (invoices, etc.) of items greater than \$100.00 must be provided with Contractor's invoices as a condition of payment.
- 10.2.3. The bidder agrees and hereby certifies that all parts and materials which he 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. Additional Items:

- 10.3.1. If the Contractor expects to incur any additional costs not specified in the above paragraphs, he must submit a list of those items and corresponding charges or schedule with his bid. There will 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.

11. EMERGENCY/REPAIR WORK

- 11.1. The contractor shall only perform emergency/repair work, which is required. Repairs shall be performed only with the authorization of an authorized County of Rockland representative. Should any work be performed without authorization payment will not be made.
- 11.1.1. Prior to the commencement of work, contractor shall submit a written estimate. The estimate shall contain the following:
- 11.1.1.1. Project scope of work
 - 11.1.1.2. Name of authorizing County of Rockland Department and representative
 - 11.1.1.3. Estimate of labor hours by trade and hourly rates
 - 11.1.1.4. List of all equipment to be used with unit pricing
 - 11.1.1.4.1. List of material to be used and cost
 - 11.1.1.4.2. List of all anticipated Sub-contracted work with cost
 - 11.1.1.4.3. Total estimated cost for the project.

12. INSPECTION AND TERMINATION OF CONTRACT

- 12.1. 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 service being performed is not satisfactory, or if the vendor fails to take all reasonable steps to expedite work and/or that the specifications are not being met, the Director of Purchasing or his designee, may terminate the Contract, giving 30 days prior written notice.

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13. AMENDMENT TO BID

- 13.1. 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.
- 13.2. Any addendum issued during the time of bidding shall be included in bids and become a part of the Contract Agreement.

14. PAYMENTS

- 14.1. Detailed description of all completed electrical service work must accompany all invoices.
- 14.2. Detail billings must be received by the County of Rockland within fifteen days after completion of each job.

15. USE OF PREMISES

- 15.1. 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.
- 15.2. 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.
- 15.3. The Contractor shall be responsible for repairing and replacing anything damaged by his operations, within thirty (30) days after notification by the authorized County of Rockland representative that damage has occurred.
- 15.4. It will 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.

16. CLEANING UP

- 16.1. 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.

17. CONTRACT PRICE ADJUSTMENTS UPON RENEWAL

- 17.1. The bid rates shall remain firm through the first contract period with no wage adjustments allowed. If the County of Rockland exercises the option year 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 of Rockland reserves the right to reject any request for price increase deemed excessive.
- 17.2. 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.
- 17.3. There shall be no adjustments authorized to the percent Mark-Up offered.

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18. RULES AND TIME SHEETS

- 18.1. Successful vendor shall be subject to facility use rules and shall sign in and out, at the designated location whenever entering or leaving the premises. The Contractor shall submit a time sheet for each project and have the authorized County of Rockland representative sign time sheet acknowledging acceptance and completion of project.

19. SAFETY / OSHA REQUIREMENTS

- 19.1. All contractors and/or vendors shall be required to wear hard hats and safety protective equipment while doing work for and/or being on Rockland County premises as the job requires. This directive is effective immediately and shall be enforced.
- 19.2. No work will be authorized or performed without proper OSHA, NEC and County of Rockland safety rules safety protection equipment adhering to the most recent OSHA standards and it is the vendor's responsibility to supply the necessary items of equipment.

20. CONTRACT PRICE ADJUSTMENTS

- 20.1. The County recognizes this product or service has a price component that may have a commodity with changing costs. The Contractor/Supplier may request a Price Adjustment no more frequently than once each six-month period.
- 20.2. A Price Adjustment request must be made in writing and include the reason for the request, documentation supporting the request (i.e., commodity increases), the current pricing, and the requested revised pricing.
- 20.3. The County will review the Price Adjustment request. If the Price Adjustment is deemed reasonable the Price Adjustment request will be accepted by written acknowledgement. If the request is not accepted the County may entirely reject the request or may counter with revised pricing. In either case the County will provide a written explanation in support of the decision.
- 20.4. The Director of Purchasing may use available indexes (e.g., CPI or PPI) to determine if the requested Price Adjustment is reasonable. Typically, a Price Adjustment that exceeds 5% will not be approved unless very unusual and significant changes have occurred in the industry.
- 20.5. In the event industry costs decline, the County shall have the right to receive, from the Contractor, a reasonable reduction in prices/pricing that reflect such cost changes in the industry. The County will make a written request to the Contractor for a Price Adjustment in writing with supporting documentation.

END OF SECTION

SEE THE NEXT PAGE FOR EQUIPMENT LIST

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21. EQUIPMENT LIST

- 21.1. Quantity of overhead cranes available for maintenance and repair services will depend on the need of Rockland County. The actual quantities may be more or less than the quantities in the table below. The County of Rockland reserves the right to add or delete equipment throughout the duration of the contract.

<u>Over Crane Description</u>	<u>Location</u>
Yale 3-Ton	Machine Shop
P & H 1 ½ Ton	B-Primary Building
ACCO 1 ½ Ton hoist	Garage
ACCO ½ Ton hoist	Sludge Feed Area
ACCO 3-Ton	Above Centrifuges
Budgit CB 3-Ton	Above Centrifuge #1
Budgit CB 3-Ton	Above Centrifuge #2
Budgit CB 3-Ton	Above Centrifuge #3
Yale 5-Ton	Co-Gen Room
Budgit 2-Ton Portable 1	Tool Crib
CM 1-Ton Portable 2	Tool Crib
Budgit CB 2-Ton	Storage Bay 1
Budgit CB 2-Ton	Storage Bay 2
Budgit CB 2-Ton	Storage Bay 3
Budgit 2-Ton	Tallman Pump Station
Budgit 2-Ton	Union Hill Pump Station
CM 3-Ton	Sloatsburg Pump Station

END OF EQUIPMENT LIST

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22. PRE-AWARD

- 22.1. The County of Rockland shall conduct a pre-award interview with bidders who demonstrate, through appropriate documentation, they have the ability to competently satisfy all requirements in accordance with this bid for each section that is bid on.
- 22.2. It is not the intent of this Pre-Award Meeting to make changes to specifications or the terms and conditions.
- 22.3. This meeting is being held to confirm the intent and ability of the Bidder to undertake and perform all aspects of work in accordance with the specifications and terms listed.
- 22.4. At this time, The County of Rockland may request the contractor to supply samples of the material he/she intends to use under this contract for The County of Rockland to inspect for approval during said pre-award interview.

23. Award

- 23.1. Each bidder shall and must be in full compliance with each requirement of this bid, at the time of bid opening. This includes all NYS Department of Labor Registration requirements, County of Rockland requirements and any other requirements listed in this bid. It shall be the responsibility of the bidder to review this bid in its entirety and submit a bid in full compliance of its requirements.
- 23.2. Any bidder who fails to meet all requirements at the time of bid opening, may be deemed non-responsive and/or not responsible by the County of Rockland and will not be considered for an award.
- 23.3. The award shall be made to the lowest, responsive, responsible bidder who is in full compliance of this bid, which shall be determined by The County of Rockland.
- 23.4. The County of Rockland reserves the right to terminate and nullify this Contract, in whole or in part, at any time, if, in the sole opinion and discretion of the County, the Contractor fails to perform the services in a satisfactory manner or is otherwise not fulfilling the obligations of this Contract. Such termination shall be effective upon written notice by the County of Rockland to the Contractor, and the County shall incur no liability for any services not rendered or expenses not incurred by the Contractor as of the effective date of termination.

END OF SPECIFICATION SECTION