

COUNTY OF ROCKLAND
Department of General Services
Purchasing Division

Contract Award Notification

Title: **Electrical Services-Electrical and Control Work**

Contract Period: **December 9, 2025, through December 8, 2026, w/ (2) 1-year options**

Original Date of Issue: December 9, 2025

Date of Revision:

BID No: **RFB-RC-2025-128**

PRC#: **2025013021**

Catalog: **Facilities Maintenance**

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

Address Inquiries To:

Name: Nicholas Chodor
Title: Purchaser II
Phone: 845-364-3856
Fax: 845-364-3809
E-mail: chodorn@co.rockland.ny.us

Description

This contract is to provide electrical and control work.

Contract #	Vendor Number	Contractor & Address	Telephone No.
BID 25-128	0000005480	ABE Fran, LLC dba All Bright Electric 100 Snake Hill Road West Nyack, NY 10994 Contact: David Stack dstack@allbrightelectric.com	845-358-1200 FAX: 845-358-1247

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

VENDOR: ABE Fran LLC,
 dba All Bright Electric

LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
Labor wage rates shall be binding for the entire contract term. Labor costs to be billed at the following rates based on the time laborer arrives at and departs from Rockland County job site. NO TRAVEL TIME. Please see attached specifications for work to be done.						
	JOURNEYMAN/ELECTRICAL SERVICE PERSON – LABOR RATES FOR TIME					
1	Labor Rates for Monday to Friday 8:00 AM to 4:00 PM	91082510001	3000	HOUR	\$ 117.00	\$ 351,000.00
2	Labor Rates for Monday to Friday 4:00 PM to 8:00 AM	91082510002	350	HOUR	\$ 149.00	\$ 52,150.00
3	Labor Rates for Saturday, Sunday and Holidays	91082510003	25	HOUR	\$ 198.00	\$ 4,950.00
	APPRENTICE/ELECTRICIAN SERVICE PERSON – LABOR RATES FOR TIME					
4	Labor Rates for Monday to Friday 8:00 AM to 4:00 PM	91082500015	220	HOUR	\$ 47.00	\$ 10,340.00
5	Labor Rates for Monday to Friday 4:00 PM to 8:00 AM	91082500016	350	HOUR	\$ 69.00	\$ 24,150.00
6	Labor Rates for Saturday, Sunday and Holidays	91082500017	50	HOUR	\$ 96.00	\$ 4,800.00

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

VENDOR: ABE Fran LLC,
 dba All Bright Electric

LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
	LIFT BUCKET TRUCK WITH OPERATOR – LABOR RATES FOR TIME (4 HOUR MINIMUM)					
7	Labor Rates for Monday to Friday 8:00 AM to 4:00 PM	97526330001	100	HOUR	\$ 165.00	\$16,500.00
8	Labor Rates for Monday to Friday 4:00 PM to 8:00 AM	97526330002	4	HOUR	\$ 228.00	\$912.00
9	Labor Rates for Saturday, Sunday and Holidays	97526330003	4	HOUR	\$ 289.00	\$1,156.00
10	Extended Price Line Numbers 1 through 9			SUBTOTAL 1-9		\$465,958.00
	MATERIAL COSTS					
11	Percent Mark Up All materials shall be billed at contractor’s cost plus percent mark-up <u>Not to exceed 10%</u> (As specified in Item 8.2.1 of the Specifications)	91082000002	ESTIMATED DOLLARS EXPENDED \$500,000	PERCENT MARK UP	5%	\$525,000.00
12	Specialized Equipment Rental Percent mark up over contractor’s cost Not to exceed 10% (As specified in Item 9.1 of the Specifications)	98130000001	ESTIMATED DOLLARS EXPENDED \$20,000.00	PERCENT MARK UP	5%	\$21,000.00
13	Subcontracted Work Percent mark up over contractor’s cost Not to exceed 5% (As specified in Item 11.2 of the Specifications)	91082000001	ESTIMATED DOLLARS EXPENDED \$2,000.00	PERCENT MARK UP	4%	\$2,080.00
14	Extended Price Line Numbers 11 through 13			SUBTOTAL 11-13		\$548,080.00
15	TOTAL EXTENDED PRICE Line Number 10 and Line Number 14			TOTAL 10 and 14		\$1,014,038.00

COUNTY OF ROCKLAND - DGS-PURCHASING
 BLDG. A., 6TH FLOOR, 50 SANATORIUM RD, POMONA, NY 10970
 TELEPHONE: 845-364-3820 / TELEFAX: 845-364-3809

TITLE: Electrical Services-Electrical and Control Work

BID NUMBER: RFB-RC-2025-128

“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.

COUNTY OF ROCKLAND - DGS-PURCHASING
BLDG. A., 6TH FLOOR, 50 SANATORIUM RD, POMONA, NY 10970
TELEPHONE: 845-364-3820 / TELEFAX: 845-364-3809

TITLE: Electrical Services-Electrical and Control Work **BID NUMBER: RFB-RC-2025-128**

**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.

COUNTY OF ROCKLAND - DGS-PURCHASING
 BLDG. A., 6TH FLOOR, 50 SANATORIUM RD, POMONA, NY 10970
 TELEPHONE: 845-364-3820 / TELEFAX: 845-364-3809

TITLE: Electrical Services-Electrical and Control Work	BID NUMBER: RFB-RC-2025-128
---	------------------------------------

SPECIFICATIONS

A Virtual Pre-Bid via Microsoft Teams will be **November 12, 2025, at 1 PM.** - To Participate select the link below.

Microsoft Teams Meeting Link:

[CLICK HERE TO JOIN MEETING](#)

Meeting ID: 229 890 926 556 1
 Passcode: 42S2bz2w

1. SCOPE

- 1.1. The scope of this bid is to furnish and supply labor, equipment and material for installations, repair work, emergency repair work and scheduled modifications to the electrical and control systems to all County of Rockland Government Facilities, as needed, with the exception of the Rockland County Sewer District #1.
- 1.2. The Contractor must be experienced and fully competent to perform work on both primary and secondary voltages ranging from 110 Volts to 13,200 Volts.

2. SITE VISIT

- 2.1. Each bidder is encouraged to make one site visit to the County of Rockland locations in New City and Pomona. Each bidder should inform himself fully of the conditions relating to the contract by visiting these sites. Please note: The bidder must complete the work as specified whether or not he visits the sites.
 - 2.1.1. Bidder shall contact the following person before visiting the sites:
 - 2.1.1.1. Mr. Robert Gruffi, Director, Facilities Management at (845) 364-2958 **or**.
 - 2.1.1.2. Mr. Patrick Horan, Assistant Director, Facilities Management at (845) 364-3846.

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 bid.
 - 3.2.1. Years of operation.
 - 3.2.2. 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.
 - 3.2.3. The present address of the main operating office of this organization.

4. AVAILABILITY

- 4.1. The successful bidder must be able to respond to emergency situations within **two (2) hours**. When the Contractor is informed by the authorized County of Rockland representative that emergency service is required, the Contractor must take whatever steps are necessary to expedite the work including overtime work, evenings, weekends, and holidays.

COUNTY OF ROCKLAND - DGS-PURCHASING
 BLDG. A., 6TH FLOOR, 50 SANATORIUM RD, POMONA, NY 10970
 TELEPHONE: 845-364-3820 / TELEFAX: 845-364-3809

TITLE: Electrical Services-Electrical and Control Work

BID NUMBER: RFB-RC-2025-128

- 4.2. Telephone Service – The Contractor shall maintain a continuous manned telephone service where he can be reached 24 hours a day, seven days each week, Sundays and Holidays included. Working Hours – All 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 8:00 AM and 4:00 PM unless authorized and directed by the authorized County of Rockland representative.

5. EQUIPMENT

- 5.1. The 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.
- 5.2. Hand and small tools normally required by the trade, along with calibration equipment and a vehicle or van to transport workers, tools and materials are to be included in the bid price for labor.

6. LABOR

- 6.1. Only Journeymen who are skilled and experienced in the work will be allowed to perform any work. Apprentices may be used upon prior approval of the designated authorized County of Rockland Representative. Bidder must provide a list of qualified licensed employees and must include qualifications with the bid.
- 6.2. Job requirements may dictate that the Contractor's employee's work with and at the direction of Rockland County Facility personnel as directed by the County of Rockland.

7. GENERAL

- 7.1. 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.
- 7.2. 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.
- 7.3. All bidders must submit a list of a least five (5) 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.
- 7.4. All services and repairs must meet with the approval of the authorized designated representative of the County of Rockland.
- 7.5. **The Contractor must possess all licenses required by all authorities having jurisdiction to perform the work. The Contractor must be a Licensed Electrician by the County of Rockland. Bidder must submit a copy of his license with the bid.**
- 7.6. All work shall be performed in a safe manner in accordance with all OSHA and PESH safety requirements.
- 7.6.1. 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.

COUNTY OF ROCKLAND - DGS-PURCHASING
 BLDG. A., 6TH FLOOR, 50 SANATORIUM RD, POMONA, NY 10970
 TELEPHONE: 845-364-3820 / TELEFAX: 845-364-3809

TITLE: Electrical Services-Electrical and Control Work

BID NUMBER: RFB-RC-2025-128

7.6.2. No work will be authorized or performed without proper OSHA, PESH and County of Rockland safety rules and safety protection equipment adhering to the most recent OSHA standards. It is the vendor's responsibility to supply the necessary items of equipment.

8. LABOR AND MATERIAL COSTS

8.1. Labor:

- 8.1.1. Contractor shall bid a dollar amount per hour (4 hour minimum) for supplying a lift bucket truck with operator for servicing, as needed, various locations of Rockland County Government buildings.
- 8.1.2. Contractor shall bid a labor rate in dollars per man hour for a journeyman, and / or apprentice electrician.
- 8.1.3. 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 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.
- 8.1.4. 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.
- 8.1.5. The contractor shall not charge the County of Rockland for any worker break time or workers' lunch breaks.
- 8.1.6. 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.

8.2. Material Costs:

- 8.2.1. All materials used will be listed on the invoice by manufacturers name and model number and will be billed at a percentage mark-up. **Percent mark-up shall not exceed 10%.**
- 8.2.2. Documentation of material costs (invoices, etc.) of items greater than \$100.00 must be provided with Contractor's invoices.
- 8.2.3. 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.

COUNTY OF ROCKLAND - DGS-PURCHASING
 BLDG. A., 6TH FLOOR, 50 SANATORIUM RD, POMONA, NY 10970
 TELEPHONE: 845-364-3820 / TELEFAX: 845-364-3809

TITLE: Electrical Services-Electrical and Control Work	BID NUMBER: RFB-RC-2025-128
---	------------------------------------

8.3. Additional Items:

8.3.1. 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.

9. SPECIALIZED EQUIPMENT

9.1. Specialized equipment shall be billed at contractor's cost-plus percent mark-up (as indicated on the proposal pages). **Percent mark-up shall not exceed 10%**. Contractor shall submit rental company's invoice as documentation with his invoice.

10. REPAIR WORK

10.1. The contractor shall only perform repair work, which is required. Repairs shall be performed only with the authorization of an authorized County of Rockland representative. Should any repair work be performed without authorization payment will not be made. Upon award, vendor will be supplied a list of authorized County of Rockland representatives.

11. SUBCONTRACT WORK

11.1. Contractor must receive approval prior to subcontracting any work. This approval must be granted by an authorized County of Rockland representative. Contractor shall submit subcontractor's invoice as documentation with his invoice. Subcontracted work will be kept to a minimum.

11.2. 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%**.

11.3. 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.

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.

COUNTY OF ROCKLAND - DGS-PURCHASING
BLDG. A., 6TH FLOOR, 50 SANATORIUM RD, POMONA, NY 10970
TELEPHONE: 845-364-3820 / TELEFAX: 845-364-3809

TITLE: Electrical Services-Electrical and Control Work

BID NUMBER: RFB-RC-2025-128

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. PRICE ADJUSTMENT

- 17.1. 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 year.

COUNTY OF ROCKLAND - DGS-PURCHASING
BLDG. A., 6TH FLOOR, 50 SANATORIUM RD, POMONA, NY 10970
TELEPHONE: 845-364-3820 / TELEFAX: 845-364-3809

TITLE: Electrical Services-Electrical and Control Work

BID NUMBER: RFB-RC-2025-128

- 17.2. 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.
- 17.3. 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.
- 17.4. 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.
- 17.5. 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.

18. AWARD

- 18.1. Award will be made to the most qualified and lowest responsive, responsible bidder. All quantities shown are estimates. The successful bidder will be required to furnish quantities that may be more or less than the listed estimated quantities.

18.2. To date, October 26, 2023 through October 25, 2025, the current contract has expended \$1,118,184.11.