

St. Paul Boulevard Fire District
Minutes of the Special Meeting of the Board of Fire Commissioners
Cooper Road Firehouse, 433 Cooper Road
December 23, 2025

The special meeting was called to order at 5:00 PM by Chairperson Skelton.

Attendance:

Chairperson Skelton, Commissioner Gartland, Commissioner Wise, Commissioner Weaver, Secretary/ Treasurer Zubrzycki, Chief Stavalone, Asst. Business Manager Ben Skelton, and Battalion Chief Dewitt, Lieutenant MTO O'Neal.

Excused: Commissioner Shafer, Deputy Treasurer Sienkiewicz

Pledge: The pledge of allegiance was led by Commissioner Wise.

Public Appearances: J. Rayburn

Chairperson Skelton opened the special meeting to accept and formally award bids for four categories in the building process of the Training Facility.

New Business:

Chairperson Skelton moved to accept the bid for General Trades. There were four bid proposals received for this category, the lowest of which being UDN Inc. This bid proposal was to the amount of \$1,249,777.00. UDN Inc was descoped by Christa Construction on December 19th. A motion was requested to accept the bid proposal from UDN Inc. The motion was made by Commissioner Wise and seconded by Commissioner Gartland. This motion was passed 4-0.

Chairperson Skelton moved to accept the bid for Plumbing and Fire Protection. There were four bid proposals received for this category, the lowest of which was LMC Industrial Contracts. This bid proposal was to the amount of \$465,750.00. LMC Industrial Contracts was descoped by Christa Construction on December 22nd. A motion was requested to accept the bid proposal from LMC Industrial Contracts. The motion was made by Commissioner Wise and seconded by Commissioner Weaver. This motion was passed 4-0.

Chairperson Skelton moved to accept the bid for Electrical Work. There were six bid proposals received for this category, the lowest of which being Kaplan-Schmidt Electric Inc. This bid proposal was to the amount of \$289,000.00. Kaplan-Schmidt Electric Inc. was descoped by Christa Construction on December 19th. A motion was requested to accept the bid proposal from Kaplan-Schmidt Electric Inc. The motion was made by Commissioner Gartland and seconded by Commissioner Wise. This motion was passed 4-0.

Chairperson Skelton moved to accept the bid for Mechanics for Training Facility. There were four bid proposals received for this category, the lowest of which being Tactical Construction Inc. This bid proposal was to the amount of \$133,941.25. Tactical Construction Inc has not yet been descoped by Christa Construction. A motion was requested, contingent upon a positive descoping by Christa Construction, to accept the bid proposal from Tactical Construction Inc. The motion was made by Commissioner Gartland and seconded by Commissioner Wise. This motion was passed 4-0.

The amount of the accepted bid proposals in totality is \$2,138,468.25.

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Adjournment:

There being no further business, the December 23, 2025, special meeting was moved for adjournment by Commissioner Weaver and second by Commissioner Gartland at 5:08pm. Motion was carried 4-0.

Respectfully submitted,
Ben Skelton
Asst. Business Manger

	Bid Summary Sheet					
	St Paul Fire Department: Training Building					12/21/2025
Company Name	Contract	5% Bid Bond	Executed Non-Collusion	Addendum # 1	Addendum # 2	Total Base Bid Amount
UDN	A- GT	X	X	X	X	\$1,249,777.00
Tactical	B- Mech	X	X	X	X	\$133,941.25
Kaplan- Schmidt	C- Electrical	X	X	X	X	\$289,000.00
LMC	D- Plumbing & FP	X	X	X	X	\$465,750.00
		Bid Day Total		Bid Day Total	\$2,138,468.25	

	St Paul Fire Department: Training Building				
	Bid Package A				
	General Trades				
Company Name	5% Bid Bond	Executed Non-Collusion	Add. 1	Add. 2	Total Base Bid Amount
Loyal 9	X	X	X	X	\$1,348,900.00
Whitney East	X	X	X	X	\$1,499,900.00
Building Inovation Group	X	X	X	X	\$1,345,168.00
UDN	X	X	X	X	\$1,249,777.00

	St Paul Fire Department: Training Building				
	Bid Package B				
	Mechanical				
Company Name	5% Bid Bond	Executed Non-Collusion	Add. 1	Add. 2	Total Base Bid Amount
Pipitone	X	X			\$183,500.00
LMC	X	X	X	X	\$181,500.00
Tactical	X	X	X	X	\$133,941.25
Micro Climate	X	X	X	X	\$157,033.00



St Paul Fire Department: Training Building

Bid Package C

Electrical

Company Name	5% Bid Bond	Executed Non-Collusion	Add. 1	Add. 2	Total Base Bid Amount
Hewitt- Young	X	X	X	X	\$537,000.00
TriStar	X	X	X	X	\$344,249.00
NB Electric	X	X	X	X	\$394,800.00
Concord	X	X	X	X	\$694,000.00
Kaplan- Schmidt	X	X	X	X	\$289,000.00
Upstate					\$395,000.00

	St Paul Fire Department: Training Building				
	Bid Package D				
	Plumbing & Fire Protection				
Company Name	5% Bid Bond	Executed Non-Collusion	Add. 1	Add. 2	Total Base Bid Amount
DG Mesmer	X	X	X	X	\$573,000.00
Thurston Dudek	X	X	X	X	\$769,700.00
LMC	X	X	X	X	\$465,750.00
Micro Climate	X	X	X	X	\$512,506.00



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December 19, 2025

St. Paul Fire Department
433 Copper Road
Rochester, NY 14617

RE: **St. Paul Fire Department Training Facility**
Contract A – General Trades

Dear Chief Stavalone:

On Thursday, December 18th, 2025 @ 2PM, the St. Paul Fire Department closed bidding for the project referenced above. The received bid was publicly read aloud. Four (4) bid proposals were received. The bidder was cross-referenced to the New York State Department of Labor's Debarment List – the "List of Employers Ineligible to Bid On or Be Awarded Any Public Work Contract" – and it was verified that the bidder is currently not on that list.

The apparent low bidder UDN Inc. was descoped on Friday, December 19, 2025, by Christa Construction. Representatives from UDN Inc. were present at the virtual conference. It was verified and stated by UDN Inc. that their bid included all the project requirements and addendums.

UDN Inc. confirmed verbally that their bid included all general conditions and schedule-related requirements of the project.

Summary

Based upon the information presented at the conference and other relevant data obtained, Christa Construction finds that the above-mentioned entity be awarded the contract in the amount of **\$1,249,777.00**. This bid value includes the allowance as indicated in the contract documents.

Company Name	5% Bid Bond	Executed Non-Collusion	Add. 1	Add. 2	Total Base Bid Amount
Loyal 9 Development	X	X	X	X	\$1,348,900.00
Whitney East Inc.	X	X	X	X	\$1,499,900.00
Building Innovation Group Inc	X	X	X	X	\$1,345,168.00
UDN Inc.	X	X	X	X	\$1,249,777.00

Please feel free to contact me regarding the submitted bid and our recommendation should any questions arise.

Sincerely,

Jason Kuberka
Senior Project Manager



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December 19, 2025

St. Paul Fire Department
433 Copper Road
Rochester, NY 14617

RE: **St. Paul Fire Department Training Facility**
Contract C – Electrical

Dear Chief Stavalone:

On Thursday, December 18th, 2025 @ 2PM, the St. Paul Fire Department closed bidding for the project referenced above. The received bid was publicly read aloud. Six (6) bid proposals were received. The bidder was cross-referenced to the New York State Department of Labor's Debarment List – the "List of Employers Ineligible to Bid On or Be Awarded Any Public Work Contract" – and it was verified that the bidder is currently not on that list.

The apparent low bidder Kaplan- Schmidt Electric, Inc. was descoped on Friday, December 19, 2025, by Christa Construction. Representatives from Kaplan- Schmidt Electric, Inc. were present at the virtual conference. It was verified and stated by Kaplan- Schmidt Electric, Inc. that their bid included all the project requirements and addendums.

Kaplan- Schmidt Electric, Inc. confirmed verbally that their bid included all general conditions and schedule related requirements of the project.

Summary

Based upon the information presented at the conference and other relevant data obtained, Christa Construction finds that the above-mentioned entity be awarded the contract in the amount of **\$289,000.00**. This bid value includes the allowance as indicated in the contract documents.

Company Name	5% Bid Bond	Executed Non-Collusion	Add. 1	Add. 2	Total Base Bid Amount
Hewitt- Young Electric LLC	X	X	X	X	\$537,000.00
Tri-Star Electric	X	X	X	X	\$344,249.00
NB Electric Service LLC	X	X	X	X	\$394,800.00
Concord Electric Corp.	X	X	X	X	\$694,000.00
Kaplan- Schmidt Electric, Inc.	X	X	X	X	\$289,000.00
Upstate Electrical Solutions LLC	X	X	X	X	\$395,000.00

Please feel free to contact me regarding the submitted bid and our recommendation should any questions arise.

Sincerely,

Jason Kuberka, Senior Project Manager



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December 22, 2025

St. Paul Fire Department
433 Copper Road
Rochester, NY 14617

RE: **St. Paul Fire Department Training Facility
Contract D – Plumbing and Fire Protection**

Dear Chief Stavalone:

On Thursday, December 18th, 2025 @ 2PM, the St. Paul Fire Department closed bidding for the project referenced above. The received bid was publicly read aloud. Four (4) bid proposals were received. The bidder was cross-referenced to the New York State Department of Labor's Debarment List – the "List of Employers Ineligible to Bid On or Be Awarded Any Public Work Contract" – and it was verified that the bidder is currently not on that list.

The apparent low bidder LMC Industrial Contractors Inc. was descoped on Monday, December 22, 2025, by Christa Construction. Representatives from LMC Industrial Contractors Inc. were present at the virtual conference. It was verified and stated by LMC Industrial Contractors Inc. that their bid included all the project requirements and addendums.

LMC Industrial Contractors Inc. confirmed verbally that their bid included all general conditions and schedule-related requirements of the project.

Summary

Based upon the information presented at the conference and other relevant data obtained, Christa Construction finds that the above-mentioned entity be awarded the contract in the amount of **\$465,750.00**. This bid value includes the allowance as indicated in the contract documents.

Company Name	5% Bid Bond	Executed Non-Collusion	Add. 1	Add. 2	Total Base Bid Amount
DG Mesmer Corp.	X	X	X	X	\$573,000.00
Thurston Dudek LLC	X	X	X	X	\$769,700.00
LMC Industrial Contractors Inc.	X	X	X	X	\$465,750.00
Micro Climate Mechanical Services	X	X	X	X	\$512,506.00

Please feel free to contact me regarding the submitted bid and our recommendation should any questions arise.

Sincerely,

Jason Kuberka, Senior Project Manager