



COUNTY OF ERIE

MARK C. POLONCARZ
COUNTY EXECUTIVE

March 7, 2025

Erie County Legislature
92 Franklin Street, 4th Floor
Buffalo, New York 14202

RE: SUNY Erie Community College North Campus Kittinger Hall Phase 1 Classroom Infrastructure Improvements

Dear Honorable Members:

This resolution requests authorization for the County Executive to enter into a contract with the lowest responsible bidders for the SUNY Erie Community College North Campus Kittinger Hall Classroom Infrastructure Phase 1 Improvements project. Bids were received by the Department of Public Works on Tuesday February 4, 2025 and a copy of the bid tabulations is attached for your reference.

This resolution is also requesting authorization to enter into an Agreement Amendment with Ashley McGraw Architects DPC to increase their A/E base fee and design contingency. The County will receive 50% reimbursement from New York State for this project.

Should your Honorable Body require further information, I encourage you to contact Commissioner William E. Geary, Jr., at the Department of Public Works. Thank you for your consideration on this matter.

Sincerely yours,

Mark C. Poloncarz, Esq.
Erie County Executive

MCP/nt
Enclosure

cc: William E. Geary, Jr., Commissioner, Department of Public Works

MEMORANDUM

To: Honorable Members of the Erie County Legislature
From: Department of Public Works
Re: SUNY Erie Community College North Campus Kittinger Hall Classroom Infrastructure Phase 1 Improvements
Date: March 7, 2025

SUMMARY

The Department of Public Works (DPW) is requesting authorization for the County Executive to enter into a contract with the lowest responsible bidders for the SUNY Erie Community College (ECC) North Campus Kittinger Hall Classroom Infrastructure Phase 1 Improvements project, located at 6205 Main Street, Williamsville, NY 14221. Bids were received by the department on February 4, 2025. A copy of the bid tabulations is attached for your reference.

DPW is also requesting authorization for the County Executive to enter into an Agreement Amendment with Ashley McGraw Architects DPC to increase their A/E design fee by \$37,921.14 for design and bidding services necessary to complete Phase 2 design of this project, and A/E design contingency by \$17,078.86 to address unforeseen conditions for a total fee increase in the amount of \$55,000.

Phase 1 of this project involves the classroom infrastructure improvements of (10) classrooms at the south wing of Kittinger Hall which includes the replacement of original unit ventilators, new interior finishes and lighting. Corridor upgrades include new interior finishes, HVAC and lighting upgrades along the north and south wings, and other miscellaneous work.

FISCAL IMPLICATIONS

Funds for the project are currently available from the approved Capital Budget, Funds Center 122, Fund 480, as follows:

E.16004	ECC Infrastructure Improvements and Construction of South Campus Student Center (Collegewide)	\$ 583,940.52
E.17004	ECC Collegewide Infrastructure Improvements and Construction of South Campus Student Center (Collegewide)	\$ 2,000,000.00
E.18004	ECC Collegewide Infrastructure Improvements/Renovations	\$ 189,047.78
E.19001	2019 Collegewide Improvements and Renovations	\$ 27,469.29
E.20001	2020 Collegewide Improvements and Renovations	\$ 28,830.62
E.24051	2024 SUNY Erie Facility Master Plan – Phase 3	\$ 525,711.79
For a Total Amount Not to Exceed		\$ 3,355,000.00

The County will receive 50% reimbursement from New York State for this project.

REASONS FOR RECOMMENDATION

This project will improve classroom utilization and increase student station sizes to a minimum of 22 sf per SUNY guidelines up to 28 sf per station to support active learning and contribute to the College's Comprehensive Academic and Facilities Master Plan. Active learning classrooms will be technology-rich with conferencing capabilities, sufficient power and data outlets for student use, and with moveable furnishings. Under-utilized spaces along corridors converted to student lounges, individual, and small group collaborative study spaces will create attractive and desirable spaces for students.

BACKGROUND INFORMATION

This project is part of a larger multi-phased Classroom Infrastructure improvements project at North Campus as capital funds are secured and become available.

JMZ Architects completed a Comprehensive Academic and Facilities Master Plan on September 2021 and noted that based on enrollment projections through 2028, the College has a surplus of classroom space particularly on the North Campus. It is recommended that some of this surplus be used to right-size existing classrooms to accommodate larger section sizes and facilitate active learning. Currently, the classrooms at the North Campus which are poorly utilized are tied to many factors: lack of technology, poor acoustics, uncomfortable temperature or poor sound separation from other spaces. JMZ Architects recommends that renovating classrooms is an important strategy for improving utilization.

The general classrooms, lecture halls, corridors, and student spaces at Bretschger and Kittinger Halls are original to the 1958/1967 construction; have outdated and worn finishes and are in poor condition. The general classrooms have older desk/chair combination units with ceilings original to the buildings and non-energy efficient fluorescent lighting. The corridors are lined with underutilized lockers in many different colors, consist of a mish-mash of paint, glazed porcelain wall tile of various colors, and glazed block. Lecture halls where seat fill targets are rarely met, have worn carpeting and ceiling finishes, original perforated wood veneer sound panels are delaminating and peeling, fixed seating layouts are outdated and non-ADA compliant.

CONSEQUENCES OF NEGATIVE ACTION

If this approval is not obtained, classroom infrastructure at Kittinger Hall will remain outdated and inadequate.

STEPS FOLLOWING APPROVAL

Upon Legislative approval, the County Executive will enter into a contract with the lowest responsible bidders. An Agreement Amendment will also be entered with Ashley McGraw Architects DPC to increase their A/E base fee and design contingency by a total amount not to exceed \$55,000

COMPTROLLER'S OFFICE REVIEW

The proposed legislation has been reviewed by the Comptroller's Office and is related to an authorized capital project for which there are sufficient appropriations for the action proposed.

 2/14/25

Timothy C. Callan
Deputy Comptroller
Comptroller's Office

- E.16004 ECC Infrastructure Improvements and Construction of South Campus Student Center (Collegewide)
- E.17004 ECC Collegewide Infrastructure Improvements and Construction of South Campus Student Center (Collegewide)
- E.18004 ECC Collegewide Infrastructure Improvements/Renovations
- E.19001 2019 Collegewide Improvements and Renovations
- E.20001 2020 Collegewide Improvements and Renovations
- E.24051 2024 SUNY Erie Facility Master Plan – Phase 3

A RESOLUTION SUBMITTED BY:
DEPARTMENT OF PUBLIC WORKS

RE: SUNY Erie Community College North Campus Kittinger Hall Classroom Infrastructure Phase 1 Improvements

WHEREAS, the general classrooms, lecture halls, corridors, and student spaces at North Campus Kittinger Hall is original to the 1958/1967 construction, are poorly utilized due to outdated furnishings and configuration, lack of technology, and poor acoustics; and

WHEREAS, renovating classrooms is an important strategy for improving utilization, and will increase student station sizes to a minimum of 22 sf per SUNY guidelines to support active learning and contribute to the College's Comprehensive Academic and Facilities Master Plan by JMZ Architects, September 2021; and

WHEREAS, this project is part of a larger multi-phased Classroom Infrastructure improvements project at North Campus as capital funds are secured and become available; and

WHEREAS, the project may be eligible for rebates and incentives from various agencies such as National Grid, NYSERDA and/or utility companies; and

WHEREAS, the County of Erie received bids in accordance with General Municipal Law 103 for the SUNY Erie Community College (ECC) North Campus Kittinger Hall Classroom Infrastructure Phase 1 Improvements project on Tuesday, February 5, 2025; and

WHEREAS, the lowest responsible bidder for the General Construction Work is DMyles Inc.; Mechanical/Plumbing Construction Work is John W. Danforth Company, and Electrical Construction Work is Frey Electric Construction Co., Inc.; and

WHEREAS, the County will receive 50% reimbursement from New York State for this project; and

WHEREAS, the Department of Public Works ("DPW") and Ashley McGraw Architects DPC are recommending award of the contract to the lowest responsible bidders; and

WHEREAS, the County of Erie previously entered into an Agreement with Ashley McGraw Architects DPC for design and construction administration services for classroom infrastructure at Breschger and Kittinger Halls (COMM. 9E-10 on May 26, 2022), and additional professional services in the amount of \$55,000; inclusive of A/E design fee of \$37,921.14 for design and bidding services necessary to complete Phase 2 design of this project as well as additional A/E design contingency in the amount of \$17,078.86 to address unforeseen conditions.

NOW, THEREFORE, BE IT

RESOLVED, that the Erie County Legislature hereby authorizes the County Executive or Deputy County Executive to enter into contract with the lowest responsible bidders for the SUNY ECC North Campus Kittinger Hall Classroom Infrastructure Phase 1 Improvements project for an amount not to exceed as follows:

<u>General Construction Work</u>		
DMyles Inc.	Base Bid:	\$ 1,486,000.00
	Add Alternate No G-01	\$ 153,700.00
	Add Alternate No G-02	\$ 49,700.00
	Add Alternate No G-03	\$ 30,700.00
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Total Award of General Construction Contract:		\$ 1,720,100.00

<u>Mechanical/Plumbing Construction Work</u>		
John W. Danforth Company	Base Bid:	\$ 656,800.00
	Add Alternate No M-01	\$ 43,500.00
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Total Award of Mechanical/Plumbing Construction Contract:		\$ 700,300.00

<u>Electrical Construction Work</u>		
Frey Electric Construction Co., Inc	Base Bid:	\$ 630,000.00
	Add Alternate No E-01	\$ 25,000.00
	Add Alternate No E-02	\$ 0.00
	Add Alternate No E-03	\$ 0.00
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Total Award of Electrical Construction Contract:		\$ 655,000.00

and be it further

RESOLVED, that authorization is hereby given for the sum of \$224,600.00 to be allocated to a Construction Contingency Fund with authorization for the County Executive to approve change orders in an amount not to exceed the Contingency Fund; and be it further

RESOLVED, that change order deductions will result in these funds being returned to the Construction Contingency Fund; and be it further

RESOLVED, that authorization is hereby provided to the Division of Budget and Management and the Comptroller’s Office to accept any rebates and incentives and deposit them into E.24051 – 2024 SUNY Erie Facility Master Plan Phase 3, Fund 480, Funds Center 122; and be it further

RESOLVED, that authorization is hereby given for the County Executive or Deputy County Executive to enter into an Agreement Amendment with Ashley McGraw Architects DPC for additional A/E design fee and design contingency for a total amount not to exceed \$55,000.00 to address unforeseen conditions; and be it further

RESOLVED, that sufficient funding for all of the above is available from the following Capital Projects managed by the Division of Buildings & Grounds (Funds Center 122, Fund 480) as follows:

E.16004	ECC Infrastructure Improvements and Construction of South Campus Student Center (Collegewide)	\$ 583,940.52
E.17004	ECC Collegewide Infrastructure Improvements and Construction of South Campus Student Center (Collegewide)	\$ 2,000,000.00
E.18004	ECC Collegewide Infrastructure Improvements/Renovations	\$ 189,047.78
E.19001	2019 Collegewide Improvements and Renovations	\$ 27,469.29
E.20001	2020 Collegewide Improvements and Renovations	\$ 28,830.62
E.24051	2024 SUNY Erie Facility Master Plan – Phase 3	\$ 525,711.79
For a Total Amount Not to Exceed		\$ 3,355,000.00

and be it further

RESOLVED, that two certified copies of this resolution be sent to the Department of Public Works, Commissioner’s Office, and one copy each to the County Executive’s Office, Comptroller’s Office, Division of Budget and Management, and one copy to Erie Community College of the Chief Administrative and Financial Officer.

TO: TIMOTHY CALLAN, COMPTROLLER'S OFFICE

PROPOSED RESOLUTIONS REQUIRING RULE 55

CONTRACT APPROVAL CHECKLIST
CONFIRMATION OF AVAILABILITY OF FUNDS IN CAPITAL PROJECTS

REQUESTING DEPARTMENT

COMPLETE ITEMS 1 THROUGH 5

- | | |
|-----------------------|---|
| 1. CONTRACTOR'S NAME | Ashley McGraw Architects
Construction Contingency
DMyles Inc.
John W. Danforth Company
Frey Electric Construction Co. Inc. |
| 2. AMOUNT OF CONTRACT | Ashley McGraw Architects \$ 55,000.00
Construction Contingency \$ 224,600.00
DMyles Inc. \$ 1,720,100.00
John W. Danforth \$ 700,300.00
Frey Electric \$ 655,000.00
<hr/> TOTAL \$ 3,355,000.00 |
| 3. PROJECT NUMBER | E.16004 - ECC Infrastructure Improvements and
Construction of South Campus Student Center
(Collegewide)
E.17004 - ECC Collegewide Infrastructure
Improvements and Construction of South
Campus Student Center (Collegewide)
E.18004 - ECC Collegewide Infrastructure
Improvements/Renovations
E.19001 - Collegewide Improvements and
Renovations
E.20001 - Collegewide Improvements and
Renovations
E.24051 - SUNY Erie Facility Master Plan –
Phase 3 |
| 4. PROJECT TITLE | SUNY Erie Community College North Campus
Kittinger Hall Classroom Infrastructure Phase 1
Improvements |

5. DEPARTMENT CONTACT

Funding questions: Kristofer Straus at x7294
Letter pickup: Christy Weber at x8301

COMPTROLLER'S OFFICE

COMPLETE ITEMS 6 AND 7

6. AVAILABILITY OF FUNDS

\$ 5,965,753.82

7. PERFORMED BY



Date Sent to Comptroller's Office:

February 14, 2025

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DEPARTMENT OF PUBLIC WORKS
DIVISION OF BUILDINGS AND GROUNDS
 Unofficial Bid Results

Project Name: SUNY ECC North Campus Kittinger Hall Classroom
 Infrastructure Phase 1 Improvements

Bid Date: 02/04/2025

Project No.: 2021-956-01, General Construction

Bid Time, Local: 10:30 A.M.

Bidder	Base Bid	Alt Bid G-01	Alt Bid G-02	Alt Bid G-03	Alt Bid G-04	Alt Bid G-05
DMyles Inc.	\$1,486,000.00	+ \$153,700	+ \$49,700	+ \$30,700	-\$7,964	+ \$23,700
Cavlee Development Co., Inc.	\$1,765,000.00	+ \$108,000	+ \$50,000	+ 51,000	-\$4,000	+ \$51,000
Picone Construction Corp.	\$1,780,000.00	+ \$135,700	+ \$59,000	+ \$60,500	-\$2,000	+ \$44,000
LakeSide Contracting Co., Inc.	\$1,588,000.00	+ \$115,000	+ \$64,500	+ \$57,500	-\$12,000	+ \$47,800



DEPARTMENT OF PUBLIC WORKS
DIVISION OF BUILDINGS AND GROUNDS
 Unofficial Bid Results

Project Name: SUNY ECC North Campus Kittinger Hall Classroom **Bid Date:** 02/04/2025
 Infrastructure Phase 1 Improvements

Project No.: 2021-956-01, Mechanical/Plumbing Construction **Bid Time, Local:** 10:30 A.M.

Bidder	Base Bid	Alt Bid
John W Danforth Company	\$ 656,800.00	MP-01 + \$43,500.00



DEPARTMENT OF PUBLIC WORKS
DIVISION OF BUILDINGS AND GROUNDS
 Unofficial Bid Results

Project Name: SUNY ECC North Campus Kittinger Hall Classroom
 Infrastructure Phase 1 Improvements

Bid Date:

02/04/2025

Project No.: 2021-956-01, Electrical Construction

Bid Time, Local: 10:30 A.M.

Bidder	Base Bid	Alt Bid E-01	Alt Bid E-02	Alt Bid E-03
Frey Electric Construction Co., Inc.	\$ 630,000.00	+ \$25,000.00	\$0	\$0
Weydman Electric, Inc.	\$ 787,900.00	+ \$34,900.00	+ \$11,000.00	+ \$44,900.00