



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

December 1, 2025

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

RE: SUNY Erie Community College North Campus Dry Memorial Library Exterior Rehab

Dear Honorable Members:

This resolution is requesting authorization for the County Executive to enter into a contract with the lowest responsible bidders for the SUNY Erie Community College North Campus Dry Memorial Library Exterior Rehab project. Bids were received by the Department of Public Works on Tuesday, October 28, 2025 and a copy of the bid tabulations is attached for your reference. The County will receive 50% reimbursement from New York State for this project.

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

Sincerely yours,

A handwritten signature in black ink, reading "Mark C. Poloncarz", with a long, sweeping horizontal line extending to the right.

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 Dry Memorial Library Exterior Rehab
Date: December 1, 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 Dry Memorial Library Exterior Rehab project, located at 6205 Main Street, Williamsville, New York 14221. Bids were received by the department on October 28, 2025. A copy of the bid tabulations is attached for your reference.

This project involves building-wide exterior masonry reconstruction, repointing, and cleaning, replacement of all exterior window and storefront systems, reconstruction of the main entrance grand stairs, replacement of all hallway, corridor and entryway heating system and original exhaust systems, lobby lighting and ceiling replacement, and other miscellaneous work.

FISCAL IMPLICATIONS

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

E.17002	2017 ECC Roof Replacement, Exterior Waterproofing and Masonry Collegewide)	\$ 57,632.00
E.24051	SUNY Erie Facility Master Plan Phase 3	\$1,942,368.00
For a Total Amount Not to Exceed		\$2,000,000.00

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

REASONS FOR RECOMMENDATION

The existing window and storefront systems at the Dry Memorial Library have far exceeded their useful life. In order to reduce maintenance costs associated with temporary “stop-gap” measures to keep the building weathertight, a full replacement is warranted. Significant energy savings will be achieved utilizing energy efficient commercial low-emissivity insulated window and storefront replacement systems, and new perimeter, entrance, and hallway heating systems.

BACKGROUND INFORMATION

The Dry Memorial Library was constructed in 1959 and was part of a campus-wide renovations and expansion in 1967.

The existing window and storefront systems are the original 60-year-old non-thermally broken, energy inefficient aluminum storm window system with single pane glazing added to the interior of the existing original storefront, which eliminated the opportunity to open the original

windows. JMZ Architect's Building Condition Assessment has evaluated that the majority of the existing exterior window system for the building is in fair or poor condition, defined as conditions at a minimally and below minimally acceptable level. Previous exterior glazed masonry repair work by the College at outside corners of the main entrance is not uniform and in poor condition. Concrete stairs located at east and west entrance are cracked and deteriorating and in need of repair. Steel railings are rusting at their base and were previously painted as part of deferred maintenance.

The building entry and hallway heating is achieved with convector units which are original to the 1958/1967 building and are near the end of their reliable service life, and in fair condition. The lobby lighting and ceilings are original to the building.

CONSEQUENCES OF NEGATIVE ACTION

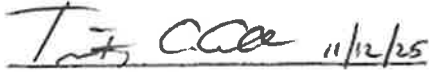
If this project is not completed, the existing exterior windows, storefront, and curtain wall systems will continue to deteriorate, and ultimately, closure of the facility because it will become unsafe to occupy.

STEPS FOLLOWING APPROVAL

Upon Legislative approval, the County Executive will enter into a contract with the lowest responsible bidders.

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.



Timothy C. Callan
Deputy Comptroller
Comptroller's Office

E.17002 2017 ECC Roof Replacement, Exterior Waterproofing and
Masonry Collegewide)
E.24051 SUNY Erie Facility Master Plan Phase 3

File Copy (DPW Resolution_ECCN Dry Library Exterior Upgrades_Constr Award.docx)

A RESOLUTION SUBMITTED BY:
DEPARTMENT OF PUBLIC WORKS

RE: SUNY Erie Community College North Campus Dry Memorial Library Exterior Rehab

WHEREAS, the existing window and storefront systems at the Dry Memorial Library are the original 60-year-old non-thermally broken aluminum storm window system with single pane glazing added to the interior of the existing original storefront and in poor condition; perimeter fin-tube, entrance, and hallway heating systems are original to the building; and

WHEREAS, replacing the existing single paned window and storefront, system, perimeter fin-tube, entrance, and hallway heating systems will increase energy efficiency within the building; and

WHEREAS, the County has obtained approval from the State Historic Preservation Office (SHPO) to proceed with the construction project as designed since the ECC North Campus is listed on the State Registry of Historic Places; and

WHEREAS, the County of Erie received bids for the SUNY Erie Community College North Campus Dry Memorial Library Exterior Rehab project on Tuesday, October 28, 2025 in accordance with General Municipal Law; and

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

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

WHEREAS, the Department of Public Works and Watts Architecture and Engineering are recommending award of the contract to the lowest responsible bidders.

NOW, THEREFORE, BE IT

RESOLVED, that the County Legislature hereby authorizes the County Executive or Deputy County Executive to enter into a contract with the lowest responsible bidders for the SUNY Erie Community College North Campus Dry Memorial Library Exterior Rehab project for an amount not to exceed as follows:

General Construction Work

Resetarits Construction Corporation	Base Bid:	\$ 1,112,000.00
	Add Alternate No 2	\$ 259,600.00
Total Award of General Construction Contract:		\$ 1,371,600.00

Mechanical/Plumbing Construction Work

John W. Danforth Company	Base Bid:	\$ 322,000.00
Total Award of Mechanical Construction Contract:		\$ 322,000.00

<u>Electrical Construction Work</u>	
Ferguson Electric Inc	Base Bid: \$ 185,100.00
Total Award of Mechanical Construction Contract:	\$ 185,100.00

and be it further

RESOLVED, that the sum of \$121,300 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 reductions will result in these funds being returned to the Construction Contingency Fund; and be it further

RESOLVED, that the Comptroller's Office be authorized to make payment for all the above from the approved Capital Budgets, Fund 480, Funds Center 122, as follows:

E.17002	2017 ECC Roof Replacement, Exterior Waterproofing and Masonry Collegewide)	\$ 57,632.00
E.24051	SUNY Erie Facility Master Plan Phase 3	\$1,942,368.00
For a Total Amount Not to Exceed		\$2,000,000.00

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 the 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 | Construction Contingency
Resetarits Construction Corporation
John W. Danforth Company
Ferguson Electric Inc | | | | | | | | | | | | |
| <hr/> | | | | | | | | | | | | | | |
| 2. | AMOUNT OF CONTRACT | <table border="0"><tr><td>Construction Contingency</td><td style="text-align: right;">\$ 121,300.00</td></tr><tr><td>Resetarits Construction Corp</td><td style="text-align: right;">\$1,371,600.00</td></tr><tr><td>John W. Danforth Company</td><td style="text-align: right;">\$ 322,000.00</td></tr><tr><td>Ferguson Electric Inc.</td><td style="text-align: right;">\$ 185,100.00</td></tr><tr><td colspan="2"><hr/></td></tr><tr><td>TOTAL</td><td style="text-align: right;">\$2,000,000.00</td></tr></table> | Construction Contingency | \$ 121,300.00 | Resetarits Construction Corp | \$1,371,600.00 | John W. Danforth Company | \$ 322,000.00 | Ferguson Electric Inc. | \$ 185,100.00 | <hr/> | | TOTAL | \$2,000,000.00 |
| Construction Contingency | \$ 121,300.00 | | | | | | | | | | | | | |
| Resetarits Construction Corp | \$1,371,600.00 | | | | | | | | | | | | | |
| John W. Danforth Company | \$ 322,000.00 | | | | | | | | | | | | | |
| Ferguson Electric Inc. | \$ 185,100.00 | | | | | | | | | | | | | |
| <hr/> | | | | | | | | | | | | | | |
| TOTAL | \$2,000,000.00 | | | | | | | | | | | | | |
| <hr/> | | | | | | | | | | | | | | |
| 3. | PROJECT NUMBER | E.17002 \$57,632.00
E.24051 \$1,942,368.00 | | | | | | | | | | | | |
| <hr/> | | | | | | | | | | | | | | |
| 4. | PROJECT TITLE | SUNY Erie Community College North Campus
Dry Memorial Library Exterior Rehab | | | | | | | | | | | | |
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| 5. | DEPARTMENT CONTACT | Funding questions: Kristofer Straus, PE at
x7294
Letter pickup: Christy Weber at x8301 | | | | | | | | | | | | |
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COMPTROLLER'S OFFICE

COMPLETE ITEMS 6 AND 7

- | | | |
|-------|------------------------------------|---|
| 6. | AVAILABILITY OF FUNDS | \$ 2,101,836.16 |
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| 7. | PERFORMED BY |  |
| <hr/> | | |
| | Date Sent to Comptroller's Office: | November 10, 2025 |
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**DEPARTMENT OF PUBLIC WORKS
DIVISION OF BUILDINGS AND GROUND'S
Unofficial Bid Results**

**Project Name: SUNY ECC North Campus Gleasner Hall & Dry
Memorial Library Exterior Rehabilitation**

Bid Date: 10/28/2025

Project No.: 2023-956-03A, General Construction

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

Bidder	Base Bid	Alt Bid G-02
Allstate General Contracting, Inc.	\$1,173,000.00	+ \$257,000.00
DiMarco Constructors LLC	\$1,169,200.00	+ \$336,500.00
Hayes Construction Services	\$1,362,000.00	+ \$197,000.00
Lake Side Contracting Co., Inc.	\$1,123,000.00	+ \$283,000.00
Picone Construction Corporation	\$1,238,000.00	+ \$338,000.00
Resetarits Construction Corporation	\$1,112,000.00	+ \$259,600.00



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

**Project Name: SUNY ECC North Campus Gleasner Hall & Dry
Memorial Library Exterior Rehabilitation**

Bid Date: 10/28/2025

Project No.: 2023-956-03A, Electrical Construction

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

Bidder	Base Bid
Ferguson Electric Inc.	\$185,100.00
Weydman Electric, Inc.	\$239,747.00



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

**Project Name: SUNY ECC North Campus Gleasner Hall & Dry
Memorial Library Exterior Rehabilitation**

Bid Date: 10/28/2025

Project No.: 2023-956-03A, Mechanical/Plumbing Construction

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

Bidder	Base Bid
Willett Builders, Inc.	\$329,000.00
John W Danforth Company	\$322,000.00
DV Brown & Associates	\$349,000.00