



# COUNTY OF ERIE

**MARK C. POLONCARZ**

COUNTY EXECUTIVE

February 17, 2026

Erie County Legislature  
92 Franklin Street, 4<sup>th</sup> Floor  
Buffalo, New York 14202

**RE: SUNY Erie Community College City Campus Ellicott Street Building Atrium  
Cleaning**

Dear Honorable Members:

This resolution requests authorization for the County Executive to enter into a contract with the lowest responsible bidder for the SUNY Erie Community College City Campus Ellicott Street Building Atrium Cleaning project. Bids were received by the Department of Public Works on Thursday, January 22, 2026 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.

This resolution is also requesting authorization from the County Executive to enter into a third Agreement Amendment with Watts Architecture & Engineering to increase their hazmat fee

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 City Campus Ellicott Street Building Atrium Cleaning  
**Date:** February 17, 2026

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## **SUMMARY**

The Department of Public Works (DPW) is requesting authorization for the County Executive to enter into a contract with the lowest responsible bidder for the SUNY Erie Community College (ECC) City Campus Ellicott Street Building Atrium Cleaning project, located at 121 Ellicott Street, Buffalo, NY 14203. Bids were received by the Department on January 22, 2026. A copy of the bid tabulations is attached for your reference.

DPW is also requesting authorization for the County Executive to enter into a third Agreement Amendment with Watts Architecture & Engineering to increase their abatement monitoring, sampling and testing fee to provide project monitoring, visual clearances and testing for this project for a total of \$34,300.00 (COMM. 20E-11 on November 4, 2021).

The project involves lead hazard reduction cleaning work of existing steel skylight structure, atrium wall and floor surfaces, spot plaster and repair, and other miscellaneous scope at the Ellicott Street Building. During the skylight replacement project (COMM. 12E-25 on July 7, 2022), dust was identified in the Atrium. The dust was determined to be lead-containing after dust wipe sampling was performed.

## **FISCAL IMPLICATIONS**

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

E.22001	2022 SUNY Erie Facility Master Plan Phase 1	\$ 17,180.12
E.25001	2025 SUNY Erie Facility Master Plan Phase 4	\$ 842,819.88
For a Total Amount Not to Exceed		\$ 860,000.00

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

## **REASONS FOR RECOMMENDATION**

During the skylight replacement project, dust was identified in the Atrium. The dust was determined to be lead-containing after dust wipe sampling was performed. Dust is visible on all surfaces throughout the catwalk, steel structure, and accessible ledges on the interior of the atrium. Upon completion of the skylight project, a thorough clean of the entire atrium space is recommended.

## **BACKGROUND INFORMATION**

Replacement work of the 45-year-old skylight system at the Ellicott Street Building started on April 2024 and is anticipated to be substantially completed by May 2026. During this period, critical barrier sheeting has been set up as a work area containment around the atrium and will be removed by the skylight contractor. The skylight contractor is also maintaining approved daily cleaning efforts outside the work area containment.

Regular lead dust wipe sampling is being conducted by Watts Architecture & Engineering to determine lead concentrations in dust in areas inside and outside of this containment. For reference, the Environmental Protection Agency (EPA) dust-lead clearance levels (DLCL) for wipe samples is less than 5 µg/ft<sup>2</sup> for floors and less than 40 µg/ft<sup>2</sup> for windowsills. These standards set by the EPA are in place for pre-1978 residential homes and child occupied facilities. There are currently no numerical standards for commercial or public facilities.

## **CONSEQUENCES OF NEGATIVE ACTION**

If this project is not completed, this atrium will remain closed to building occupants.

## **STEPS FOLLOWING APPROVAL**

Upon Legislative approval, the County Executive will enter into a contract with the lowest responsible bidder. A third Agreement Amendment will also be entered with Watts Architecture & Engineering to increase their hazmat fee for a total amount not to exceed \$34,300.

## **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.22001      2022 SUNY Erie Facility Master Plan Phase 1  
E.25001      2025 SUNY Erie Facility Master Plan Phase 4

File Copy (DPW Resolution BG ECCC Ellicott Bldg Atrium Cleaning\_Constr Award+AE amend.docx)

A RESOLUTION SUBMITTED BY:  
DEPARTMENT OF PUBLIC WORKS

RE: SUNY Erie Community College City Campus Ellicott Street Building Atrium Cleaning

WHEREAS, replacement work of the 45-year-old skylight system at the Ellicott Street Building is anticipated to be substantially completed by May 2026 (COMM. 12E-25 on July 7, 2022), and dust identified in the atrium was determined to be lead-containing after dust wipe sampling was performed; and

WHEREAS, critical barrier sheeting was set up around the atrium as a work area containment during this construction period, with approved daily cleaning efforts outside the work area containment and regular lead dust wipe sampling conducted; and

WHEREAS, dust is visible on all surfaces throughout the catwalk, steel structure, and accessible ledges on the interior of the atrium; and upon completion of the skylight project, lead hazard reduction cleaning work of these surfaces is necessary; and

WHEREAS, the County of Erie received bids for the SUNY Erie Community College (ECC) City Campus Ellicott Street Building Atrium Cleaning project on Thursday, January 22, 2025; and

WHEREAS, the lowest responsible bidder for the General Construction Work is Allstate General Contracting Inc.; and

WHEREAS, the County of Erie previously entered into a second Agreement Amendment with Watts Architecture & Engineering to provide abatement monitoring, sampling and testing services for abatement air monitoring for ECC project (COMM. 20E-11 on November 4, 2021), and an additional fee of \$34,300 is required for project monitoring, visual clearances and testing for this project; and

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

WHEREAS, the Department of Public Works (“DPW”) is recommending award of the contract to the lowest responsible bidder;

NOW, THEREFORE, BE IT

RESOLVED, that the Erie County Legislature hereby authorizes the County Executive or Deputy County Executive to enter into a contract with the lowest responsible bidder for the SUNY ECC City Campus Ellicott Street Building Atrium Cleaning project for an amount not to exceed as follows:

General Construction Work  
Allstate General Contracting Inc.

Base Bid: \$ 793,000.00

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Total Award of General Construction Contract: \$ 793,000.00

and be it further

RESOLVED, that the sum of \$32,700 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 that the County Executive is authorized to enter into a third Agreement Amendment with Watts Architecture and Engineering for additional abatement monitoring, sampling and testing fee of \$34,300 to provide project monitoring, visual clearances and testing for this project; 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.22001	2022 SUNY Erie Facility Master Plan Phase 1	\$ 17,180.12
E.25001	2025 SUNY Erie Facility Master Plan Phase 4	\$ 842,819.88
For a Total Amount Not to Exceed		\$ 860,000.00

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 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

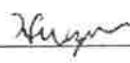
REQUESTING DEPARTMENT

COMPLETE ITEMS 1 THROUGH 5

- |                       |   |
|-----------------------|---|
| 1. CONTRACTOR'S NAME  | Construction Contingency<br>Allstate General Contracting Inc.<br>Watts Architecture & Engineering<br><hr/>  |
| 2. AMOUNT OF CONTRACT | Construction Contingency \$ 32,700.00<br>Allstate General Contracting \$793,000.00<br>Watts Architecture & Engineering<br>\$ 34,300.00<br><hr/> TOTAL \$ 860,000.00 |
| 3. PROJECT NUMBER     | E.22001 \$ 17,180.12<br>E.25001 \$842,819.88<br><hr/>   |
| 4. PROJECT TITLE      | SUNY Erie Community College City Campus<br>Ellicott Street Building Atrium Cleaning<br><hr/>  |
| 5. DEPARTMENT CONTACT | Funding questions: Kristofer Straus, PE at<br>x7294<br><hr/> Letter pickup: Christy Weber at x8301  |

COMPTROLLER'S OFFICE

COMPLETE ITEMS 6 AND 7

- |                                    |  |
|------------------------------------|--|
| 6. AVAILABILITY OF FUNDS           | \$ 4,939,588.73<br><hr/>   |
| 7. PERFORMED BY                    | <br><hr/> |
| Date Sent to Comptroller's Office: | January 26, 2026<br><hr/>  |

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

**Project Name:** SUNY ECC City Ellicott Street Building Atrium Cleaning      **Bid Date:** 01/22/2026

**Project No.:** 2026-955-01, General Construction      **Bid Time, Local:** 10:30 A.M.

<b>Bidder</b>	<b>Base Bid</b>
Allstate General Contracting, Inc.	\$793,000.00
Lake Side Contracting Co., Inc.	\$1,912,000.00