



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

February 17, 2026

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

Re: Buffalo & Erie County Public Library Downtown Branch Roof Replacement

Dear Honorable Members:

This resolution is requesting your Honorable Body's authorization for the County Executive to enter into a contract with the lowest responsible bidders for the Buffalo & Erie County Public Library Downtown Branch Roof Replacement project. Bids for the general and plumbing contractors were received by the Department of Public Works on December 11, 2025 and a copy of the bid tabulation for the project is attached for your reference.

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/rb
Enclosure

cc: William E. Geary, Commissioner of Public Works

MEMORANDUM

To: Honorable Members of the Erie County Legislature
From: Department of Public Works
Re: BECPL Downtown Branch Roof Replacement Project
Date: February 17, 2026

SUMMARY

This resolution is seeking authorization for the County Executive to enter into a contract with the lowest responsible bidders for the Buffalo & Erie County Public Library Downtown Branch Roof Repair project. The project was bid according to Wick’s Law which requires separating the work into three separate bids: general, plumbing and mechanical. Erie County has received responsible bids for the general and plumbing scopes and is awaiting a bid opening for the mechanical scope.

This project involves removal and replacement of the existing roof located at the BECPL Downtown Branch. In addition, Erie County has received a grant to install a green roof which will provide water infrastructure benefits and prolong the life of the roof. Replacement of the roof is necessary to preserve the building for a longer useful life.

FISCAL IMPLICATIONS

Funds for the project are currently available from the approved as adopted Buffalo & Erie County Public Library Capital budgets in Funds Center 122, Fund 490 as follows:

F.23001 – 2023 Library Roof Replacement Funds	\$1,354,947.00
F.23001 – Green Roof Matching Funds	\$ 333,333.00
F.23001 – GIGP Green Roof Grant	\$3,000,000.00
F.25001 – 2025 Library Roof Replacement Funds-	\$1,000,000.00
F.25002 – 2025 BEC Library Various Building Improvements	\$ 656,953.00

Funds for the project are also currently available from a library state aid grant as follows:
Grant 420 NYS Construction CTR 2528 \$1,695,636.00

Total Not to Exceed \$8,040,869.00

REASONS FOR RECOMMENDATION

The Buffalo & Erie County Public Library’s Downtown Branch’s roof was last replaced in 1999. The roof’s warranty expired in 2014 and is currently seeing an increase in moisture penetrating the membrane. Your Honorable Body approved Comm 4E-17 (2024) for the design of a new roof to include a green roof where one could be supported.

The Department of Public works received bids for the project on December 11, 2025 for general, plumbing and mechanical scopes. The Department of Public Works is seeking approval to award the bids to the lowest responsible bidders.

BACKGROUND INFORMATION

The Library’s roof is over 25 years old and has begun to show signs of degradation. Several soft spots have developed in the roof indicating that moisture is penetrating the roofing membrane. Additionally, the roof has reached the end of its’ useful lifespan and is no longer covered under its’ warranty.

In 2022, working with the Buffalo Sewer Authority who provided funding, the County commissioned a Feasibility Study to examine the Downtown Library to determine if the roof could support the additional load of a vegetative roofing system. The results of the study confirmed that the eastern portion of the roof could provide the required support. This study was a crucial prerequisite to applying to NYS’s Green Infrastructure Grant Program (GIGP). Through this program, the state will pay for up to 90% of the cost to install green infrastructure such as a vegetative roofing system. In November of 2025, the County executed a contract to receive GIGP grant funds for the project.

CONSEQUENCES OF NEGATIVE ACTION

If no action is taken, leakage onto the floors as well further moisture infiltration into the existing insulation will continue to ensue. Furthermore, conditions will worsen if immediate action is not taken resulting in further deterioration of the roof and potentially the interior space of the building.

STEPS FOLLOWING APPROVAL

Upon Legislative approval, the County Executive will enter into a contract with the lowest responsible bidder, Jameson Roofing, Inc., for the general scope and Willet Builders, Inc. for the plumbing scope so work can proceed.

COMPTROLLER'S OFFICE REVIEW

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

 1/30/26

Tim Callan
Deputy Comptroller
Comptroller's Office

F.23001 – 2023 Library Roof Replacement Funds	\$1,354,947.00
F.23001 – Green Roof Matching Funds	\$ 333,333.00
F.23001 – GIGP Green Roof Grant	\$3,000,000.00
F.25001 – 2025 Library Roof Replacement Funds	\$1,000,000.00
F.25002 – 2025 BEC Library Various Building Improvements	\$ 656,953.00
Grant 420 NYS Construction CTR 2528	\$1,695,636.00

File Copy (Downtown Library Roof replacement_1.docx)

A RESOLUTION SUBMITTED BY:
DEPARTMENT OF PUBLIC WORKS

Re: BECPL Downtown Branch Roof Replacement Project

WHEREAS, the existing roof system at Buffalo & Erie County Public Library Downtown Branch has significantly deteriorated, and full roof system replacement is warranted to avoid any further damage to integrity of the building; and

WHEREAS, the Erie County Department of Public Works received bids for Erie County BECPL Downtown Branch Roof Replacement project on December 11th, 2025; and

WHEREAS, the lowest responsible bidder, in accordance with General Municipal Law, for the BECPL Downtown Branch Roof Replacement Project's general scope is Jameson Roofing, Inc.; and

WHEREAS, the lowest responsible bidder, in accordance with General Municipal Law, for the BECPL Downtown Branch Roof Replacement Project's plumbing scope is Willet Builders, Inc.; and

WHEREAS, the Erie County Department of Public Works, along with the Architect of record for the project, is recommending award of the contract to the lowest responsible bidders; and

NOW, THEREFORE, BE IT

RESOLVED, that the Erie County Legislature hereby authorize the County Executive is authorized to enter into a contract with the lowest responsible bidders for the BECPL Downtown Branch Roof Replacement Project for an amount not to exceed as follows:

<u>General Construction Work</u>		
Jameson Roofing, Inc.	Base Bid:	\$5,245,000.00
	Alternate:	<u>\$2,015,000.00</u>
Total Award of General Construction Contract:		\$7,260,000.00

<u>Plumbing Construction Work</u>		
Willet Builders, Inc.	Base Bid:	\$119,000.00
	Alternate:	<u>\$119,000.00</u>
Total Award of Plumbing Construction Contract:		\$238,000.00

and be it further

RESOLVED, that authorization is hereby given for the sum of \$542,869.00 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 deduct change orders 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 the above from Fund 490, Funds Center 122, as follows:

F.23001 – 2023 Library Roof Replacement Funds	\$1,354,947.00
F.23001 – Green Roof Matching Funds	\$ 333,333.00
F.23001 – GIGP Green Roof Grant	\$3,000,000.00
F.25001 – 2025 Library Roof Replacement Funds	\$1,000,000.00
F.25002 – 2025 BEC Library Various Building Improvements	\$ 656,953.00
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Total payment not to exceed	\$6,345,233.00

and be it further

RESOLVED, that sufficient funding for all the above is available from the Library State Aid Grant
Grant 420 NYS Construction CTR 2528

	\$1,695,636.00
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Total payment not to exceed	\$1,695,636.00

and be it further

RESOLVED, that authorization is hereby given for the Director of Budget and Management to make all necessary budgetary entries and technical adjustments to effectuate the re-appropriation of funds and recognition of future federal, state and utility incentives; 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, and Division of Budget and Management.

TO: TIMOTHY CALLAN, COMPTROLLER'S OFFICE

PROPOSED RESOLUTIONS REQUIRING RULE 55

CONTRACT APPROVAL CHECKLIST
CONFIRMATION OF AVAILABILITY OF FUNDS IN CAPITAL PROJECTS

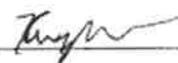
REQUESTING DEPARTMENT

COMPLETE ITEMS 1 THROUGH 5

- | | | |
|-----------------------|---|--|
| 1. CONTRACTOR'S NAME | Jameson Roofing, Inc.
Willett Builders, Inc. | |
| 2. AMOUNT OF CONTRACT | Jameson Roofing, Inc.
Willett Builders, Inc.
Construction Contingency
Not to exceed | \$7,260,000.00
\$ 238,000.00
\$ 542,869.00
\$ 8,040,869.00 |
| 3. PROJECT NUMBER | Grant 420 NYS Const CTR2528
F.23001 –
F.23001 –
F.23001 –
F.23001 –
F.25001 –
F.25002 – | \$1,695,636.00
\$1,354,947.00
\$ 333,333.00
\$3,000,000.00
\$1,000,000.00
\$ 656,953.00 |
| 4. PROJECT TITLE | <u>BECPL Downtown Branch Roof Replacement Project</u> | |
| 5. DEPARTMENT CONTACT | Funding questions: Kris Straus at x7294
Letter pickup: Christy Weber at x8301 | |

COMPTROLLER'S OFFICE

COMPLETE ITEMS 6 AND 7

- | | |
|------------------------------------|--|
| 6. AVAILABILITY OF FUNDS | <u>\$ 9,188,719.47</u> |
| 7. PERFORMED BY | <u></u> |
| Date Sent to Comptroller's Office: | <u>January 28, 2026</u> |

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

**Project Name: Buffalo & Erie County Central Public Library
Bid Date: 12/11/2025
Roof Replacement**

**Project No.: 2023-812-02, General Construction
Bid Time, Local: 02:00 P.M.**

Bidder	Base Bid	Alt Bid G-01
Weaver Metal & Roofing, Inc.	\$5,947,000.00	+ \$2,626,000.00
Jameson Roofing Co., Inc.	\$5,245,000.00	+ \$2,015,000.00
Titan Roofing, Inc.	\$5,376,000.00	+ \$2,518,000.00



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

**Project Name: Buffalo & Erie County Central Public Library
Bid Date: 12/11/2025
Roof Replacement**

**Project No.: 2023-812-02, Plumbing Construction
Bid Time, Local: 02:00 P.M.**

Bidder	Base Bid	Alt Bid P-01
Willett Builders, Inc.	\$119,000.00	+ \$119,000.00
DV Brown & Associates, Inc.	\$8,553.00	+ \$3,161.00