



# COUNTY OF ERIE

**MARK C. POLONCARZ**

COUNTY EXECUTIVE

March 6, 2026

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

**Re: 2025-816-01 Rath Building 4th Floor Space Allocation and Renovation**

Dear Honorable Members:

This resolution requests authorization for the County Executive to enter into an Agreement with Watts Architects & Engineers for the Rath Building 4th Floor Space Allocation and Renovation project. Proposals were received by the Department of Public Works on October 23, 2025.

The project involves an analysis of the departments and the required space allocation to accommodate current and projected staffing levels. The project will include complete floor to ceiling renovation of the office space including all appurtenances and furniture.

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

Sincerely yours,

Mark C. Poloncarz, Esq.  
Erie County Executive

MCP/ks  
Enclosure

cc: William Geary, Commissioner, Department of Public Works

# MEMORANDUM

**To:** Honorable Members of the Erie County Legislature  
**From:** Department of Public Works  
**Re:** Rath Building 4<sup>th</sup> Floor Space Allocation and Renovation  
**Date:** March 6, 2026

---

## **SUMMARY**

The Department of Public Works (DPW) is seeking authorization for the County Executive to enter into an Agreement with Watts Architects & Engineers for the Rath Building 4<sup>th</sup> Floor Space Allocation and Renovation project. Proposals were received by the Department of Public Works on October 23, 2025.

The Rath Building 4th floor has an out-of-date space allocation and inefficient layout for the departments on the floor. There are various safety, security and privacy concerns with the present layout and facilities serving the department employees and the public. The floor is beyond its useful life and requires major renovation to avoid wasteful minor renovations that don't adequately address the issues, to avoid constant costly repairs and maintenance, and continue to provide critical public services. This project will include an analysis of the departments and the required space allocation to accommodate current and projected staffing levels.

## **FISCAL IMPLICATIONS**

Funds for the project are currently available from the approved Capital Budget, Funds Center 122, Fund 410, as follows:

A.17030 Renovations of Office Space	\$ 88,630.94
A.19028 Fourth Floor Rath Renovation	\$211,369.06
TOTAL	\$300,000.00

## **REASONS FOR RECOMMENDATION**

This project will provide for a more efficient use of the 4<sup>th</sup> floor space according to the services provided and the staffing levels within the various department areas. The project will also address the various safety, security and privacy issues with the present floor layout and facilities

## **BACKGROUND INFORMATION**

The 4<sup>th</sup> floor department areas affected include accounting and client records, public assistance, day-care, and the County mail room. The existing floor layout is out of date, and the existing structures and facilities are extremely dated and do not provide the necessary functions to support efficient and secure delivery of services.

## **CONSEQUENCES OF NEGATIVE ACTION**

If this project is not completed, the existing floor, infrastructure and equipment will operate with reduced efficiency and continue to require wasteful minor renovations that don't adequately address the issues and require constant costly repairs and maintenance. The floor would be at risk of safety security and privacy events.

## **STEPS FOLLOWING APPROVAL**

Upon Legislative approval, the County Executive will enter into an Agreement with to begin the design process.

## **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

A.17030 Renovations of Office Space  
A.19028 Fourth Floor Rath Renovation  
File Copy (DPW Resolution BG 2026 Rath 4<sup>th</sup> Floor renovations.doc)

A RESOLUTION SUBMITTED BY:  
DEPARTMENT OF PUBLIC WORKS

RE: Rath Building 4th Floor Space Allocation and Renovation

WHEREAS, the Social Services Department located on the 4<sup>th</sup> floor of the Rath Building requires an efficient, secure and safe office space and infrastructure to provide reliable service for its operations and for the public; and

WHEREAS, the renovation of the existing floor is required to reduce maintenance costs, update the space to the Social Service Department needs and provide reliable services; and

WHEREAS, the Department of Public Works (DPW) received professional Architectural/Engineering design service proposals for the Rath Building 4<sup>th</sup> Floor Space Allocation and Renovation project on October 23, 2025; and

WHEREAS, the County selected Watts Architects & Engineers through the County's standard qualifications-based selection process to design the Project; and

WHEREAS, the County Executive is requesting authorization to issue an Agreement to Watts Architects & Engineers to provide professional design and construction administration services for the Rath Building 4th Floor Space Allocation and Renovation project.

NOW, THEREFORE, BE IT

RESOLVED, that the Erie County Legislature hereby authorizes the County Executive or Deputy County Executive to enter into contract with Watts Architects & Engineers to provide professional design and construction administration services for the 2025-816-01 Rath Building 4th Floor Space Allocation and Renovation project for an amount not to exceed \$300,000.00 including design contingency; and be it further

RESOLVED, a design contingency will be included as part of the Project in the amount of \$40,170.00; and be it further

RESOLVED, any unused design contingency will be returned to the Design Contingency Fund; and be it further

RESOLVED, that the Comptroller's Office be authorized to make payment for all the above and approved capital budgets, Fund 410, Funds Center 122, as follows:

A.17030 Renovations of Office Space	\$ 88,630.94
A.19028 Fourth Floor Rath Renovation	\$211,369.06
<u>TOTAL</u>	<u>\$300,000.00</u>

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, Department of Social Services 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

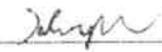
REQUESTING DEPARTMENT

COMPLETE ITEMS 1 THROUGH 5

1. CONTRACTOR'S NAME Watts Architects & Engineers
2. AMOUNT OF CONTRACT Not to exceed \$300,000.00
3. PROJECT NUMBER A.17030 Renovations of Office Space  
A.19028 Fourth Floor Rath Renovation
4. PROJECT TITLE Rath Building 4<sup>th</sup> Floor Space Allocation and Renovation
5. DEPARTMENT CONTACT Funding questions: Kristofer Straus x7294  
Letter pickup: Christy Weber at x8301

COMPTROLLER'S OFFICE

COMPLETE ITEMS 6 AND 7

6. AVAILABILITY OF FUNDS \$ 1,275,564.48
  7. PERFORMED BY 
- Date Sent to Comptroller's Office: 02/19/2026

[55 compt\_10]

**ERIE COUNTY DEPARTMENT OF PUBLIC WORKS - BUILDINGS & GROUNDS  
Rath Building 4th Floor Space Allocation and Renovation  
PROPOSAL REVIEW COMMITTEE RATINGS - SUMMARY**

Proposer	Evaluation Criteria												Weighted Average Qualifications Score (0 - 10)	Qualifications Ranking								
	Understanding of Work to be Done			Staff Experience / Qualifications			Firm Experience with Similar Projects, and Quality of Any Past Experience with County			Organization and Scheduling					Percentage of M/WBE Participation							
	Weight = 30%			Weight = 30%			Weight = 20%			Weight = 15%					Weight = 5%							
	Committee Member Raw Score (0 - 10)	Avg Score		Committee Member Raw Score (0 - 10)	Avg Score		Committee Member Raw Score (0 - 10)	Avg Score		Committee Member Raw Score (0 - 10)	Avg Score				Committee Member Raw Score (0 - 10)	Avg Score						
Architectural Resources	7	8	6	7.00	9	8	6	7.67	9	7	8	8.00	8	6	6	6.67	6	10	5.33	7.27	4	
Karina Wood Design	9	8	6	7.67	9	10	6	8.33	10	10	7	9.00	9	8	5	7.33	5	10	5	3.33	7.87	3
EPL	7	8	9	8.00	8	10	8	8.67	8	8	7	7.67	7	7	7	7.33	10	10	10	6.67	7.97	2
EGS Companies	6	9	7	7.00	8	7	8	7.67	7	6	6	6.33	9	7	7	7.33	6	10	10	5.33	7.08	6
BidDonato Associates	7	7	8	7.33	6	6	6	6.67	6	6	6	6.00	8	6	8	7.33	10	10	10	6.67	6.83	7
LE Team	7	8	4	6.33	7	8	7	7.00	5	10	5	6.67	6	6	3	5.00	10	10	5	8.33	6.20	12
Enconus Group	7	7	8	7.33	7	7	7	7.00	5	6	5	5.33	5	6	7	6.00	10	10	10	6.67	6.60	9
Hymn Ballaglio	8	8	7	7.67	8	5	7	6.00	6	5	7	6.00	6	5	6	5.67	10	10	10	10.00	6.65	8
Kudney Architects	9	7	7	7.67	8	7	7	7.33	8	5	9	7.33	8	6	6	6.67	6	10	10	5.33	7.23	5
LaBella	7	6	5	6.00	7	7	7	7.33	7	5	7	6.55	8	5	7	6.67	6	10	10	3.67	6.45	10
SWBR	6	6	7	6.33	6	6	6	6.67	6	6	5	5.67	7	5	5	5.67	10	10	10	6.67	5.92	13
Treatment Associates	6	10	6	7.33	7	6	7	6.67	5	5	7	5.67	5	7	5	5.67	6	10	10	5.33	6.45	10
Watts	9	10	8	9.00	9	10	8	9.00	10	10	6	8.67	8	8	7	7.67	10	10	10	10.00	8.78	1

It is my opinion in recommending firm Name, Address, City, NY ZIP The Erie County Department of Public Works has complied with all applicable provisions of Section 19.08 of the Erie County Administrative Code. Scoring sheets and other materials related to this matter are available for review at the Department of Public Works office during regular business hours.

*[Signature]*  
Deputy County Executive

*[Signature]*  
William E. Geary  
Commissioner of Public Works

1/13/20  
Date

11 Feb 2020  
Date