ECLEG OCT03'16 AM10:31

COUNTY OF ERIE

MARK C. POLONCARZ
COUNTY EXECUTIVE

October 3, 2016

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

Dear Honorable Members:

Thank you for letting me appear September 29, 2016, at the Finance & Management Committee to discuss the proposed lease at 10-12 Fountain Plaza. I am happy to continue this dialogue about the challenges we have had at our current facility at 478 Main Street, the process we used to select a space to lease, and the benefits to moving. I am very confident this is the right move for our employees and the taxpayers of our community.

Some members expressed concern about the first floor of the Rath Building at the 158 Pearl Street entrance. I couldn't agree more. That is why I was so happy on May 26, 2016, when your honorable body authorized an expenditure of up to $1,176,100 to renovate 15,000 square feet of office space on the first floor Rath Building. An article also appeared about the renovations in the Buffalo News on June 27, 2016. When completed, the first floor will be as high quality as the second floor, which we renovated recently. The clients the Department of Social Services serves deserve the dignity and respect of a clean and well-maintained space. I plan to continue to work with the County Executive and your honorable body to find ways to enhance Department of Social Services facilities.

Although there is no excuse for unkempt space, during the construction process, cleanliness will be a challenge. Currently, we are processing the same number of clients through half the needed space. This will inadvertently cause the space in use to get dirty quicker. I will work with my staff to find ways to improve efforts to keep the space clean during the construction process. If you find out any information about inadequate facilities, I encourage you to contact my office immediately so we can address it.

I want to document for you some of our recent issues at our current facility at 478 Main Street:

- August 17, 2015: Sprinkler breaks on the sixth floor, soaking several workers work space and irreparably damaging the personal belongings of an employee as well as one county-owned computer. There was extensive damage on the both the 5th and 6th

floors and water leaked and displaced staff as far down as the second floor. Staff are displaced from the 5th and 6th floors to other parts of the building for over two weeks. News story appears on WBFO.

- February 22, 2016: There is smoke throughout several floors of building. Fire alarms do not go off. Staff calls 9-1-1 and Buffalo Fire Department responds. Fire alarm goes off several minutes after first responders are on site.
- Summer 2016: Malfunctioning air-conditioning system causes temperature to become dangerously hot for employees. Several parts of the building reach the high 80s.
- Continuous: Water issues within women's bathrooms on most floors, especially malfunctioning toilets. Leaks and floods have led to flooding and water damage on lower floors.
- Continuous: Malfunctioning electrical. Power outages reported in building.
- Continuous: Elevator issues. On September 13, 2015, a CPS worker was stuck in an elevator for 50 minutes. She pressed the "Help" button and received no assistance. She had to use her personal cell phone to call her supervisor so as to get assistance from Ellicott Development.
- Continuous: Water leaks on sixth floor. After any moderate to heavy rain or snow melt, there are leaks throughout the 6th floor including the CPS training room, the visitation room (where children and their parents are brought), the lobby, and the Homefinding unit.

I want to point out we also lease space at 290 Main Street from the same landlord as 478 Main Street for space, and we do not experience the same challenges there as we do at 478 Main Street. Our issues are specific with this building.

As approved by your honorable body, our Department entered into a contract with CBRE Buffalo for commercial real estate services. A Request-for-Proposal (RFP) was issued in which we had four responses from three prospective landlords. There were also several requests for more information from landlords who ultimately decided not to respond. The RFP was scored by Michael Clarke from CRBE Buffalo, Second Deputy Commissioner Mary Ellen Brockmyre and me. The determination was based solely on what was best for taxpayers, our clients and our employees.

During the meeting, a Legislator asked about the factors cited in my September 28, 2016, letter regarding the factors that resulted in 10-12 Fountain Plaza being chose. The choice was not solely between 10-12 Fountain Plaza and 478 Main Street, but between the four submitted proposals. Given the confusion about this point, I wanted to elaborate on a couple of points made at the Committee meeting.

- Of the four proposals, both 10-12 Fountain Plaza and 478 Main Street are both on the rail line and in close proximity to the Family Court Building and the Rath Building. This was not true of the two other proposals, which would have made it difficult for the public and employees to access.
- According to Google Maps, it is a nine minute walk between 10-12 Fountain Plaza and the Family Court Building, a three minute increase from the current six minute walk between 478 Main Street and the Family Court Building.

- The proposed space is considered Class-A office space for the region and would be able to conform to our needs. The current space, a converted department store, is difficult to conform to our business needs and is, at best, Class-B.

To your credit, your honorable body as shown tremendous support for the well-being of employees during my tenure as Social Services Commissioner. The space that is being proposed will improve morale within the Department, which will trickle down to improved services for the public. Our facility at 478 Main Street is reminder of the traumatic events of the past. Staff have done a great job and we need to support them in the next chapter of the Department. Additionally, it does so while saving taxpayers more than $3.5 million over ten years. I trust you will see the wisdom in this proposal.

Sincerely,

Al Dirschberger
Social Services Commissioner

Attachments

158 Pearl Street

2nd Floor

- Work area

- Employment Orientation Room for Service Recipients

Photo 9/30/16

158 Pearl Street

2nd Floor

- Restrooms
- Temporary Assistance Waiting Room

- Employment Waiting Room

Photo 9/30/16

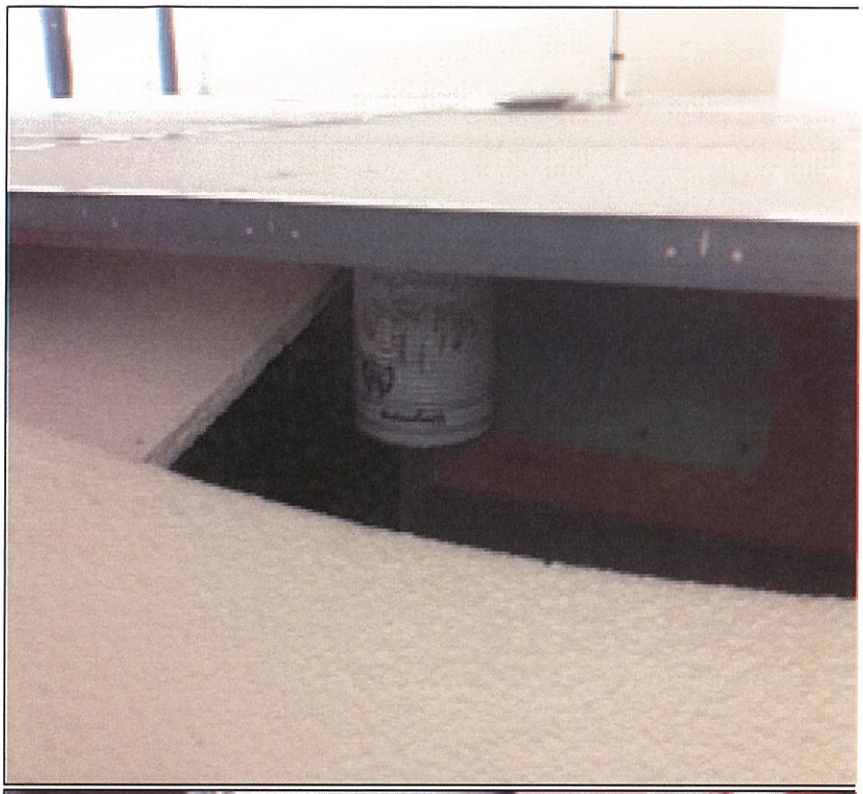
158 Pearl Street

2nd Floor

- Temporary Assistance Waiting Room

- Temporary Assistance Waiting Room

Photo 9/30/16



478 Main Street

6th Floor Training Pod

- Coffee Can above ceiling tiles to collect water

6th Floor Homefinding

- Northeast Wall Water Damage. Window area leaks during rain

Photo 9/30/16

478 Main Street

6th Floor Homefinding

- North Wall Water Damage

6th Floor Homefinding

- Southeast Side
- Plastic Lid above ceiling tiles to collect water

Photo 9/30/16

478 Main Street

6th Floor Homefinding

- Southeast Side
- Plastic Bucket above ceiling tiles to collect water

Photo 9/30/16

478 Main Street

6th Floor Hallway

- Location of past water damage. Discolored tiles, mold investigation should be conducted

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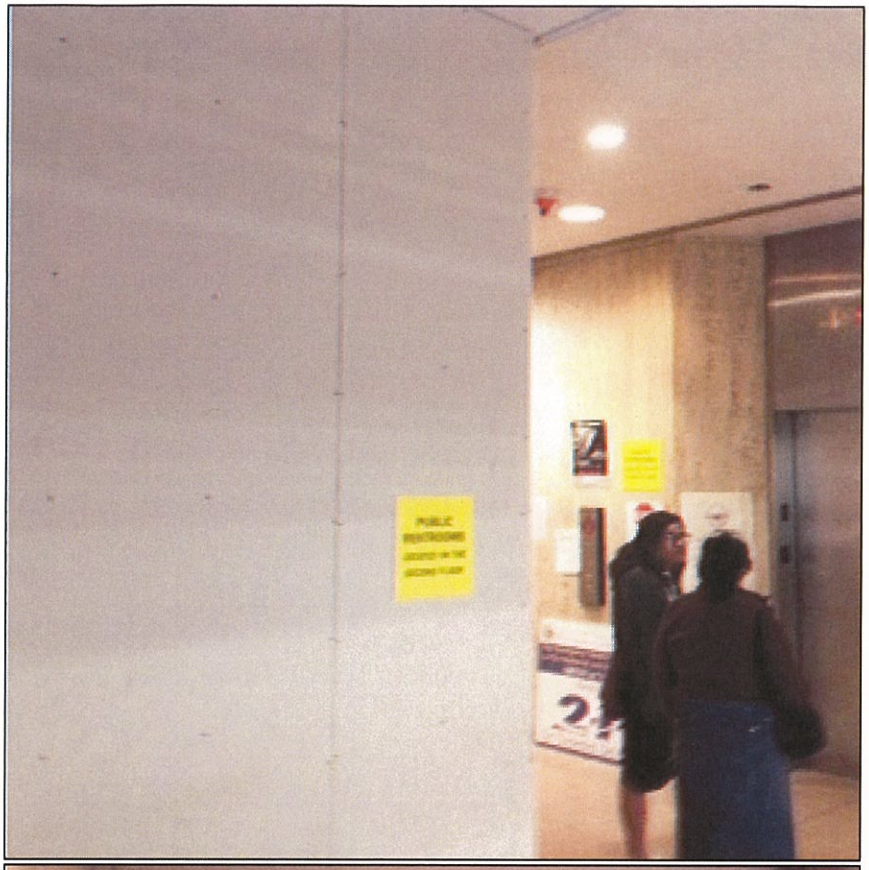
6th Floor Hallway

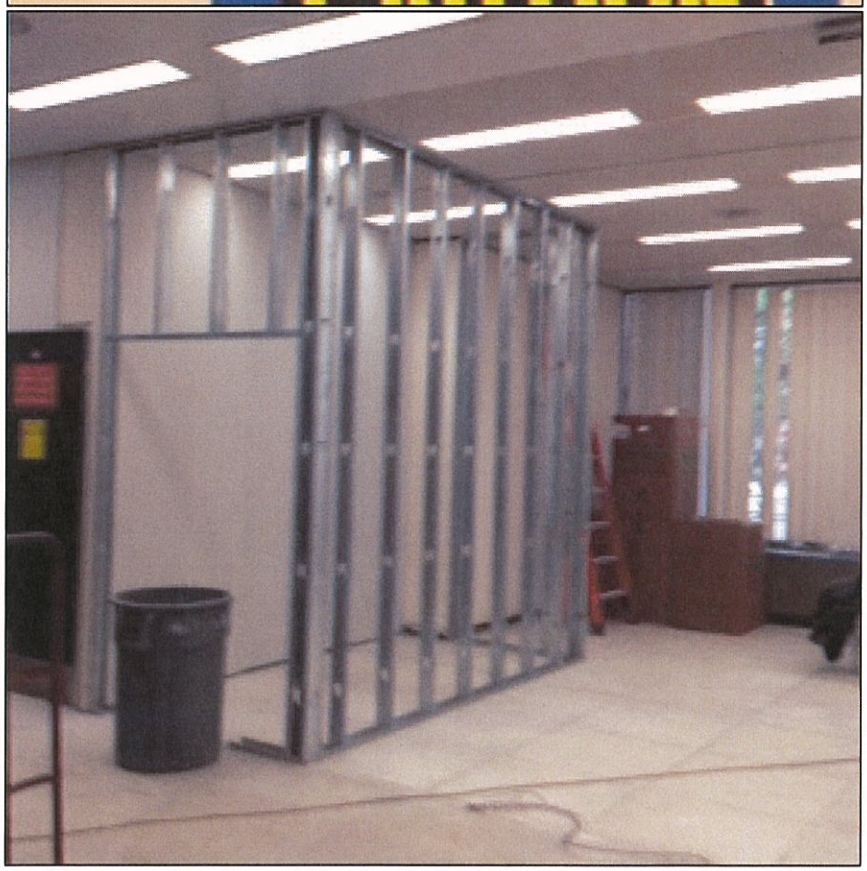
- Pipes above ceiling tiles have black spots in location of past water damage. Mold investigation should be conducted

Photo 9/30/16



158 Pearl Street

- Entrance to 1st floor lobby
- Construction wall erected
- Construction Wall with signage



158 Pearl Street

- 1st Floor Lobby
- Construction area exterior wall signage

- 1st Floor Construction area

Photo 9/30/16

158 Pearl Street

- 1st Floor Construction area

- 1st Floor Construction area

Photo 9/30/16

158 Pearl Street

- 1st Floor Construction area

- 1st Floor Construction area

Photo 9/30/16

158 Pearl Street

- 1st Floor Construction area

- 1st Floor Construction area

Photo 9/30/16

158 Pearl Street

- Entrance to 1st floor lobby
- Ceiling exposed for worker access
- Fireproofed area

Photo 9/30/16

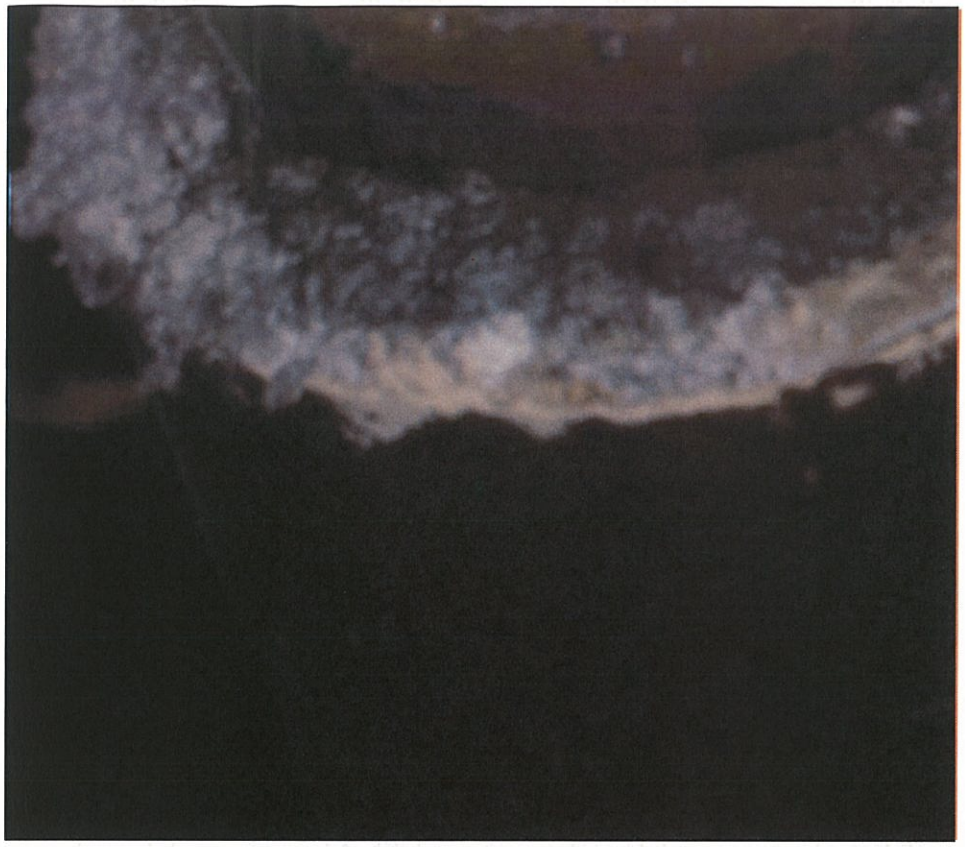
478 Main Street

- 4th Floor Intake
- Plastic Bucket above ceiling tiles to collect water
- Location of recent water damage

Roof

- Vegetation

Photo 9/29/16



478 Main Street

6th Floor Training Pod

- Pipes above ceiling tiles in areas of previous water damage
- Corrosion from water damage
- Mold testing should be conducted

Photo 9/29/16

478 Main Street

6th Floor Training Pod

- North side window sill
- Corrosion from water damage

- Northwest side window sill
- Corrosion from water damage

Photo 9/29/16

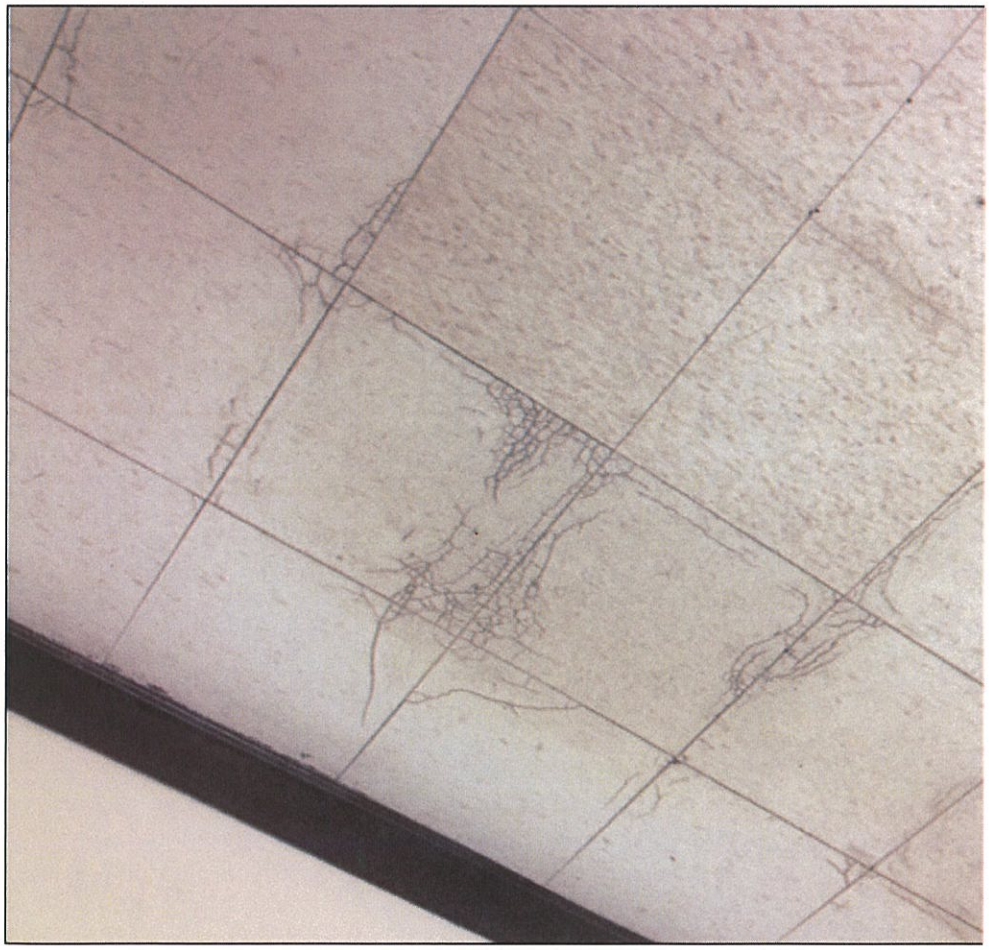
478 Main Street

6th Floor Training Pod

- Water-Stained ceiling tiles

- Buckled carpeting throughout from water damage

Photo 9/29/16



478 Main Street

6th Floor Lobby

- Damaged Flooring

Photo 9/29/16

ECLEG MAY09'16 AM10:45

COUNTY OF ERIE

MARK C. POLONCARZ
COUNTY EXECUTIVE

May 9, 2016

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

RE: Rath Building – Social Services – First Floor Renovations

Dear Honorable Members:

This resolution is seeking authorization for the County Executive to enter into a contract with the lowest responsible bidders for the Rath Building-Social Services-First Floor Renovations project. Bids were received by the Department of Public Works on February 26, 2016 and a copy of the bid tabulations is attached for your reference.

To improve the efficiency within the Department of Social Services, the County desires to renovate 15,000 square feet of office space on the first floor of the Erie County Rath Building.

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

Sincerely,

Mark C. Poloncarz, Esq.
Erie County Executive

MCP:tc

cc: John C. Loffredo, Commissioner of Public Works
Al Dirschberger, Commissioner of Social Services

MEMORANDUM

To: Honorable Members of the Erie County Legislature
From: Department of Public Works
Re: Rath Building-Social Services-First Floor Renovations
Date: May 9, 2016

SUMMARY

To improve the efficiency of the Department of Social Services, the County desires to renovate 15,000 square feet of office space on the first floor of the Rath Building. Existing capital funds for the project will be utilized. This resolution is seeking authorization for the County Executive to enter into contracts with the lowest responsible bidders so the work can begin.

FISCAL IMPLICATIONS

All first floor renovations are eligible for partial reimbursement through the Department of Social Services. Funds for the project are currently available from existing approved and adopted Capital Project Accounts as follows:

A.00308 - 2007 - Social Services Renovation to Office Space
A.20904 - 2009 - Space Consolidation
A.00307 - 2007 - Space Consolidation
A.11004 – 2011 - Exterior Waterproofing

REASON FOR RECOMMENDATION

The renovations are needed to improve the efficiency of the Department of Social Services.

BACKGROUND INFORMATION

The Department of Social Services currently occupies inefficient office space on multiple floors in the Rath Building. In order to improve efficiency within the Department of Social Services, the County will renovate 15,000 square feet of office space on the first floor of the Rath County Rath Building.

CONSEQUENCES OF NEGATIVE ACTION

The existing space is antiquated and in desperate need of renovation.

STEPS FOLLOWING APPROVAL

Contracts will be entered into by the County Executive with the lowest responsible bidders so work can begin.

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.

Bryan Fiume

GREGORY GACH
Deputy Comptroller
Comptroller's Office

Rath Building. Social Services
1st Floor Renovations

BRYAN FIUME
Associate Deputy Comptroller

A RESOLUTION SUBMITTED BY:
DEPARTMENT OF PUBLIC WORKS

RE: Rath Building – Social Services – First Floor Renovations

WHEREAS, to improve the efficiency within the Department of Social Services, the County desires to renovate 15,000 square feet of office space on the first floor of the Erie County Rath Building; and

WHEREAS, the Erie County Department of Public Works received bids for the Rath Building – Social Services First Floor Renovations project on February 26, 2016; and

WHEREAS, the Erie County Department of Public Works is recommending award of a contract to the lowest responsible bidders; and

WHEREAS, all first floor renovations are eligible for partial State and Federal reimbursement through the Department of Social Services; and

WHEREAS, your Honorable Body has previously authorized the County Executive to enter in a General Engineering Services Agreement with the firm of Watts Architecture & Engineering PC for providing professional design and construction administration and air monitoring services on Erie County projects; and

WHEREAS, the County Executive is requesting authorization to issue an Agreement Amendment to Watts Architecture & Engineering, P.C. for providing construction administration and air monitoring services for the Rath Building-Social Services–First Floor Renovations project.

NOW, THEREFORE, BE IT

RESOLVED, that the County Executive is authorized to enter into contracts with the lowest responsible bidders for the Rath Building-Social Services-First Floor Renovations as follows:

General Construction Work	
Miller Enterprise	Base Bid: $640,000.00
Electrical Construction Work	
Goodwin Electric Corp.	Base Bid: $299,000.00
Mechanical Construction Work	
Greater Niagara Mechanical	Base Bid: $ 98,600.00
Plumbing Construction Work	
DV Brown & Associates	Base Bid: $ 24,500.00
Total Amount of Contract	$1,062,100.00

;and be it further

RESOLVED, that the sum of $100,000.00 be allocated to the 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 County Executive is authorized to execute an Agreement Amendment with the firm of Watts Architecture & Engineering, P.C. for providing construction administration services and professional air monitoring services for Rath Building-Social Services – First Floor Renovations for an amount not to exceed $14,000.00 including reimbursables; and be it further

RESOLVED, that the Comptroller's Office be authorized to make payment for all the Rath Building, First Floor Renovations, from the following accounts:

A.00308	Social Services Renovation to Office Space	$ 342,017.34
A.20904	2009 Space Consolidation	579,283.57
A.00307	2007 Space Consolidation	204,799.09
A.11004	2011 Exterior Waterproofing	50,000.00
	For a Total Not To Exceed	$1,176,100.00

and be it further

RESOLVED, that the Director of Budget and Management is hereby authorized to adjust budgets and appropriate actual revenue received in the budgets of the above capital projects based on Social Service reimbursement claims; 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 Office of the County Executive, the Division of Budget and Management, Department of Social Services and the Office of the Comptroller.

TO: STEFAN MYCHAJLIW, COMPTROLLER'S OFFICE

16 APR 26 AM 11:18

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

Miller Enterprise	$640,000.00
Goodwin Electric Corp	$299,000.00
Greater Niagara Mechanical	$ 98,600.00
DV Brown & Assoc.	$ 24,500.00
Construction Contingency	$100,000.00
Watts Architecture & Engineering	$ 14,000.00

2. AMOUNT OF CONTRACT — Not to Exceed $1,176,100

3. PROJECT NUMBER

A.00308	Social Services Renovation to Office Space	$ 342,017.34
A.20904	2009 Space Consolidation	$ 579,283.57
A.00307	2007 Space Consolidation	$ 204,799.09
A.11004	2011 Exterior Waterproofing	$ 50,000.00

4. PROJECT TITLE — Rath Building – Social Services – First Floor Renovations

5. DEPARTMENT CONTACT — Funding questions: Jeffrey P. Zack #8824
Letter pickup: Diane Bukowski at 8301

COMPTROLLER'S OFFICE — COMPLETE ITEMS 6 AND 7

6. AVAILABILITY OF FUNDS — A.00308 431,589.95 224,724.09 ⇒ A.00307; A.20904 $ 945,577.41 183,998.04 ⇒ A.11004
7. PERFORMED BY — Joseph L Whibell

Date sent to Comptroller's Office: April 19, 2016

[55 compt_08]

Project Name: Rath Building – Department of Social Services – 1st Floor Renovations Phase 2
DPW Project #: JH-15-01

Bid Date: February 26, 2016
Bid Time: 2:30 PM

BID TABULATION SHEET
FOR
MECHANICAL CONSTRUCTION WORK

BIDDER	BASE BID	COMPLETION TIME (CALENDAR DAYS)	ADDENDA 1, 2, & 3 ACKLOWNEGED	APPRENTICESHIP TRAINING PROGRAM	CONTRACTOR'S OWN WORKFORCE	EQUAL PAY CERTIFICATOIN	EXPERIENCE QUESTIONAIRE	M/WBE UTILIZATION PART A FORM	BID BOND
DV Brown & Associates	$104,000.00	X	X	X	X	X	X	X	X
Greater Niagara Mechanical	$98,600.00	X	X	X	X	X	X	/	X

DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE COMMISSIONER

DPW Rev. 06/2015

Project Name: Rath Building – Department of Social Services – 1st Floor Renovations Phase 2
DPW Project #: JH-15-01

Bid Date: February 26, 2016
Bid Time: 2:30 PM

BID TABULATION SHEET
FOR
PLUMBING CONSTRUCTION WORK

BIDDER	BASE BID	COMPLETION TIME (CALENDAR DAYS)	ADDENDA 1, 2, & 3 ACKLOWNEGED	APPRENTICESHIP TRAINING PROGRAM	CONTRACTOR'S OWN WORKFORCE	EQUAL PAY CERTIFICATOIN	EXPERIENCE QUESTIONAIRE	M/WBE UTILIZATION PART A FORM	BID BOND
Numarco Inc.	$28,000.00	X	X	X	X	X	X	X	X
MLP Plumbing and Mechanical	$27,200.00	X	X	X	X	X	X	X	X
DV Brown	$24,500.00	X	X	X	X	X	X	X	X
MKS Plumbing	$33,447.00	X	X	X	X	X	X	X	X

DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE COMMISSIONER

DPW Rev. 06/2015

Project Name: Rath Building – Department of Social Services – 1st Floor Renovations Phase 2
DPW Project #: JH-15-01

Bid Date: February 26, 2016
Bid Time: 2:30 PM

BID TABULATION SHEET
FOR
ELECTRICAL CONSTRUCTION WORK

BIDDER	BASE BID	COMPLETION TIME (CALENDAR DAYS)	ADDENDA 1, 2, & 3 ACKLOWNEGED	APPRENTICESHIP TRAINING PROGRAM	CONTRACTOR'S OWN WORKFORCE	EQUAL PAY CERTIFICATOIN	EXPERIENCE QUESTIONAIRE	M/WBE UTILIZATION PART A FORM	BID BOND
Goodwin Electric	$299,000.00	X	X	X	X	X	X	X	X
Weydman Electric	$306,200.00	X	X	X	X	X	X	X	X
Industrial Power & Lighting	$453,700.00	X	X	X	X	X	X	X	X
CIR Electric	$482,200.00	X	X	X	X	X	X	X	X

DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE COMMISSIONER

DPW Rev. 06/2015

Project Name: Rath Building – Department of Social Services – 1st Floor Renovations Phase 2
DPW Project #: JH-15-01

Bid Date: February 26, 2016
Bid Time: 2:30 PM

BID TABULATION SHEET
FOR
GENERAL CONSTRUCTION WORK

BIDDER	BASE BID	COMPLETION TIME (CALENDAR DAYS)	ADDENDA 1, 2, & 3 ACKLOWNEGED	APPRENTICESHIP TRAINING PROGRAM	CONTRACTOR'S OWN WORKFORCE	EQUAL PAY CERTIFICATOIN	EXPERIENCE QUESTIONAIRE	M/WBE UTILIZATION PART A FORM	BID BOND
Miller Enterprises	$640,000.00	X	X	X	X	X	X	X	X
Sicoli Construction	$697,700.00	X	X	X	X	X	X	O	X
Javen Construction	$689,000.00	X	X	X	/	X	X	O	X
Telco Construction	$717,200.00	X	X	X	X	X	X	O	X
E.B. Galaxy Construction	$736,800.00	X	X	X	X	X	X	X	X

DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE COMMISSIONER

DPW Rev. 06/2015

Social Services offices suffer water damage

By MIKE DESMOND · AUG 21, 2015

Erie County Social Services workers may find out Friday if some will be back in their regular offices next week after a sprinkler blew on Monday and flooded part of the Hens & Kelly building on Main Street.

The department store has been gone for decades but its former home at 478 Main has been leased to DSS for years and houses an array of offices, mostly children's services like CPS.

Social Services Commissioner Al Dirschberger says he is meeting with the building's owner Ellicott Development Friday to find out when the damaged space will be cleaned up.

"Some of the staff had to be moved out of the area where the water came down. But we were able to move them and it didn't hinder operations at all. Staff were great," Dirschberger said.

Some papers were soaked and had to be dried. There doesn't seem to be any damage to computers, Dirschberger said.

"We just basically had to move bodies so we were able to respond to community needs as we always do. And, the staff was very, very good at helping with that."

Dirschberger says he hasn't yet learned what made a sprinkler pipe blow out in the summer.

Source: http://news.wbfo.org/post/social-services-offices-suffer-water-damage

Tamol, James

From: Tamol, James
Sent: Monday, February 22, 2016 4:44 PM
To: Dennis V. Hannon (dennis@ellicottdevelopment.com)
Cc: Brockmyre, Mary Ellen; Farkas Huezo, Roberta (DFA)
Subject: Smoke alarms at 478

Dennis,

As I am sure you know, 478 Main was briefly evacuated today while Buffalo Fire Department investigated the source and cause of a great deal of smoke on the 3rd floor. BFD questioned why the smoke alarm never went off prior to their arrival as there was a lot of smoke and surely the alarm should have gone off. Please have your staff investigate as to why the smoke alarm never went off and if all alarms are working properly.

Thank you,

Jim

--
James Tamol | Administrative Coordinator-Services
Erie County | Department of Social Services
478 Main St., Room 312-A | Buffalo, NY 14202
P:(716) 858-1503 | F:(716) 858-1501
James.Tamol@erie.gov | http://www.erie.gov

Tamol, James

From: Tamol, James
Sent: Tuesday, February 23, 2016 11:31 AM
To: 'Greg Blakowski'; Dennis V. Hannon
Cc: Brockmyre, Mary Ellen; Farkas Huezo, Roberta (DFA); Dave Hartburg; Jeff Bolton; Biniecki, Renee
Subject: RE: Smoke alarms at 478

Any update on this?

--
James Tamol | Administrative Coordinator-Services
Erie County | Department of Social Services
478 Main St., Room 312-A | Buffalo, NY 14202
P:(716) 858-1503 | F:(716) 858-1501
James.Tamol@erie.gov | http://www.erie.gov

From: Greg Blakowski [mailto:GBlakowski@ellicottdevelopment.com]
Sent: Tuesday, February 23, 2016 6:51 AM
To: Dennis V. Hannon; Tamol, James
Cc: Brockmyre, Mary Ellen; Farkas Huezo, Roberta (DFA); Dave Hartburg; Jeff Bolton; Biniecki, Renee
Subject: RE: Smoke alarms at 478

I'll send Kazimierz there this morning to investigate..I'll have him bring with him some canned smoke to actually test the detectors in that general area.

From: Dennis V. Hannon
Sent: Monday, February 22, 2016 4:56 PM
To: Tamol, James
Cc: Brockmyre, Mary Ellen; Farkas Huezo, Roberta (DFA); Greg Blakowski; Dave Hartburg; Jeff Bolton; Renee Biniecki
Subject: Re: Smoke alarms at 478

OK will check and advise

Sent from my iPhone

On Feb 22, 2016, at 4:44 PM, Tamol, James <James.Tamol@erie.gov> wrote:

> Dennis,
>
> As I am sure you know, 478 Main was briefly evacuated today while Buffalo Fire Department investigated the source and cause of a great deal of smoke on the 3rd floor. BFD questioned why the smoke alarm never went off prior to their arrival as there was a lot of smoke and surely the alarm should have gone off. Please have your staff investigate as to why the smoke alarm never went off and if all alarms are working properly.
>
> Thank you,
>
> Jim
>
> --
> James Tamol | Administrative Coordinator-Services
> Erie County | Department of Social Services

Tamol, James

From: Tamol, James
Sent: Wednesday, August 10, 2016 9:33 AM
To: Tina Jarzyna; Carly Minderler
Subject: Leak on the 2nd floor

Yesterday this leak was reported and the response was to put a bucket underneath it. This leak has continued and has now spread and is now leaking into the workspace of another staffer. Please send someone to address.

Thank you,

Jim

--
James Tamol | Administrative Coordinator-Services
Erie County | Department of Social Services
478 Main St., Room 312-A | Buffalo, NY 14202
P:+1(716)858-1503 | F:+1(716)858-1501
James.Tamol@erie.gov | http://www.erie.gov

Tamol, James

From: Tamol, James
Sent: Wednesday, August 31, 2016 1:40 PM
To: Carly Minderler; Tina Jarzyna
Subject: FW: water leak

--
James Tamol | Administrative Coordinator-Services
Erie County | Department of Social Services
478 Main St., Room 312-A | Buffalo, NY 14202
P:+1(716)858-1503 | F:+1(716)858-1501
James.Tamol@erie.gov | http://www.erie.gov

From: Buchanan, Patricia (DFA) [mailto:Patricia.Buchanan@dfa.state.ny.us]
Sent: Wednesday, August 31, 2016 12:01 PM
To: Tamol, James
Cc: Lam, Shirley
Subject: water leak

Hi Jim,

We are starting to hear water dripping again from the ceiling tiles and there are a couple small wet spots on the carpet. This has been a repeated problem when it rains.

2nd floor Adoption.

Could you have someone come take a look.

Thanks,
Patti
Patricia Buchanan
Adoption Supervisor
716-858-6973

Tamol, James

From: Tamol, James
Sent: Friday, June 03, 2016 3:21 PM
To: Tina Jarzyna
Cc: Dennis V. Hannon (dennis@ellicottdevelopment.com); Brockmyre, Mary Ellen; Biniecki, Renee
Subject: FW: 83

Tina,

This is on the western side of the 4th floor here. I emailed about this on Thursday, 5/26 at 3:33 PM and again on Tuesday, 5/31 at 1:33 PM. Any update at all on the air conditioning for that part of the building?

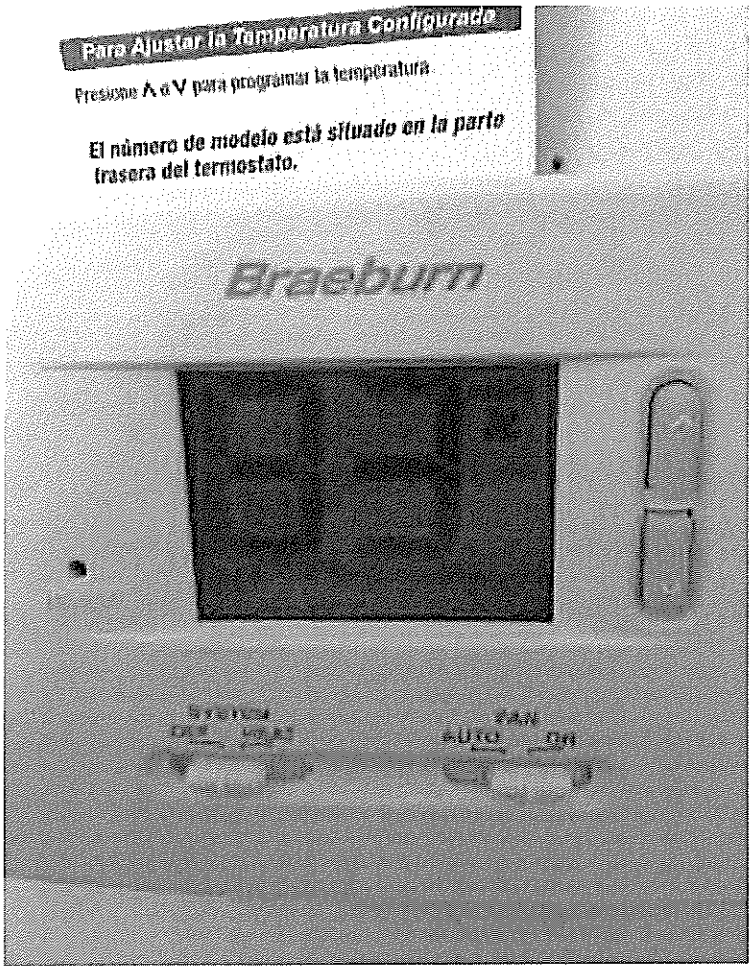
Thank you,

Jim

--
James Tamol | Administrative Coordinator-Services
Erie County | Department of Social Services
478 Main St., Room 312-A | Buffalo, NY 14202
P:(716) 858-1503 | F:(716) 858-1501
James.Tamol@erie.gov | http://www.erie.gov

From: Dennis, Ben (DFA) [mailto:Ben.Dennis@dfa.state.ny.us]
Sent: Friday, June 03, 2016 3:19 PM
To: Farkas Huezo, Roberta (DFA); Anderson, Christopher (DFA); Martin, Wendy (DFA); Seiflein, Jennifer (DFA); Pyszczek, Lisa (DFA); Tamol, James
Subject: 83

Its 83 now and rising. It is not easy to concentrate in this heat. By 5:00 it is 85 or 86. We have called all week and still the same.



Ben Dennis | Child Protective Services Coordinator
Erie County | Department of Social Services
478 Main St., Room 421c | Buffalo, NY 14202
P:(716) 858-2603 | F:(716) 858-1501
ben.dennis@dfa.state.ny.us | http://www.erie.gov

Tamol, James

From: Tamol, James
Sent: Thursday, February 11, 2016 10:57 AM
To: Jeff Bolton
Subject: FW: heat issue

Please send someone to address.

Thank you,

Jim

--
James Tamol | Administrative Coordinator-Services
Erie County | Department of Social Services
478 Main St., Room 312-A | Buffalo, NY 14202
P:(716) 858-1503 | F:(716) 858-1501
James.Tamol@erie.gov | http://www.erie.gov

From: Thill, Caitlin
Sent: Thursday, February 11, 2016 10:26 AM
To: Tamol, James
Subject: heat issue

Jim,

It is very cold in our office (Rm 320). Everyone is uncomfortable. The thermostat says 65 but It's probably closer to 55 degrees in here.

Thank you,

Caitlin

Tamol, James

From: Tamol, James
Sent: Monday, November 23, 2015 12:17 PM
To: Jeff Bolton
Subject: FW: building complaint

Please let me know if there's anything you guys can do or if it's on our end in regards to the 6th floor ladies room.

--
James Tamol | Administrative Coordinator-Services
Erie County | Department of Social Services
478 Main St., Room 327 | Buffalo, NY 14202
P:(716) 858-1503 | F:(716) 858-1501
James.Tamol@erie.gov | http://www.erie.gov

From: Bowman, Jill (DFA) [mailto:Jill.Bowman@dfa.state.ny.us]
Sent: Monday, November 23, 2015 11:04 AM
To: Tamol, James
Subject: building complaint

Hi.
The Sixth floor women bathroom is SOOO bad. Though there is four toilets, we can't remember the last time they all worked. The first stall is plugged daily for weeks. The second and third have leaking pipes from the back and keep the floor wet all the time. The last one is a gamble on an every other day working. In our office, we give each other reports to know whether to go to other floors or not. We would like world peace, happy holidays and toilet rights. Thank you
Jill Bowman rm. 610
Happy Thanksgiving.

Tamol, James

From: Tamol, James
Sent: Tuesday, October 06, 2015 10:25 AM
To: Biniecki, Renee; Jeff Bolton
Subject: FW: leakages in 610

Jeff,

Please have someone head up to 610 and look into the other potential areas with leaks. Also, the ceiling has not been replaced in the area where the first leak in that room occurred and, according to the staff there, while there are not the major leaks that occurred last time, there have been occasional drips.

Thank you,

Jim

--
James Tamol | Administrative Coordinator-Services
Erie County | Department of Social Services
478 Main St., Room 327 | Buffalo, NY 14202
P:(716) 858-1503 | F:(716) 858-1501
James.Tamol@erie.gov | http://www.erie.gov

From: Gordon, Toni (DFA) [mailto:Toni.Gordon@dfa.state.ny.us]
Sent: Friday, October 02, 2015 11:18 AM
To: Tamol, James
Cc: Mogavero-Padlog, Joanne (DFA); Farkas Huezo, Roberta (DFA)
Subject: leakages in 610

Hi Jim,
I just wanted to update you on our situation here in this office. The original leak that we called on early in the week appears to have stopped for the moment but I'm not sure if they actually fixed anything. They came and moved 2 file cabinets after we already removed all the case files from the cabinets, they moved 2 ceiling tiles so there is a big gaping hole in the ceiling and they added 2 more garbage cans to catch the water. Nothing has been done since then, the gaping hole is still in the ceiling, the garbage cans are still in the same spot and our files remain on the tables in the conference room because we have not been told whether it is safe to put them back in the file cabinets which are still in the same place under the leak.

Also, this morning, 2 of my workers who sit near the windows overlooking Main St. have been hearing water dripping up in the ceiling, but nothing has leaked down as of yet. However, one of the workers looked at some of her materials that are on the windowsill and noticed they were all wrinkled from having gotten wet previously. So that leads me to believe that area has also been leaking in the not too distant past. I wanted to update you and let you know about the new sounds and the other area that seems to be getting wet so you can come up and see what we are talking about. I am just concerned because the guys from Ellicott, when they were here earlier they did not take the problem seriously at all, put a "bandaid" on it and told us they had other more serious things to work on. Also, we have potential foster parents coming in here 2 nights a week for training and it looks very unprofessional with ceiling tiles missing and garbage cans to catch the water.
Thanks,
Toni

Tamol, James

From: Tamol, James
Sent: Monday, September 28, 2015 5:02 PM
To: Jeff Bolton
Cc: Biniecki, Renee
Subject: FW: ants in 611

Jeff,

Please advise.

Thanks,

Jim

--
James Tamol | Administrative Coordinator-Services
Erie County | Department of Social Services
478 Main St., Room 327 | Buffalo, NY 14202
P:(716) 858-1503 | F:(716) 858-1501
James.Tamol@erie.gov | http://www.erie.gov

From: Supples, Vince (DFA) [mailto:Vince.Supples@dfa.state.ny.us]
Sent: Monday, September 28, 2015 4:42 PM
To: Tamol, James
Subject: ants in 611

Hi Jim. We are having an issue with ants in 611. This morning there was a pile of them on Vernita's desk and they are all over the place. I called Ellicott and they said they would take care of it. As of now they have not. There are ants crawling on my desk as I type this. Maybe they are planning on dealing with this after work hours today. If they are still here tomorrow morning I will email you again and hopefully the problem can be dealt with. I can buy some ant traps after work today but the problem seems beyond that. Thanks

Vince Supples
Child Protection Team Leader
Erie County Child Protective Services
(716) 858-1566

COUNTY OF ERIE

MARK C. POLONCARZ
COUNTY EXECUTIVE

September 28, 2016

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

Dear Honorable Members:

The Erie County Department of Social Services leases property from private landlords due to insufficient space in County-owned buildings. The Family Wellness Division and the Home Energy Assistance Program are currently located at leased space at 478 Main Street, and the lease expires on March 31, 2017. As authorized by the Legislature on April 28, 2016, our Department entered into a contract with CBRE Buffalo for commercial real estate brokerage services. A Request-for-Proposal (RFP) was issued for new space and the Department considered several options. The Department concluded that the best location for these programs was the Bank of America Building (10-12 Fountain Plaza). The Department has been negotiating with Ciminelli Real Estate Corporation and is close to an agreement.

The Department received four proposals from three companies. Bank of America Building is the clear choice for several reasons.

- The proposed space is Class-A office space that would be easy to conform to our business needs. The other spaces offered were either of inferior quality or not as easy to modify.
- The proposed space is in close proximity to the Family Court Building and Rath Building. Two of the proposed spaces were further away from these facilities, making it more difficult for clients to access the space. In addition, the proposed space remains on the rail line, which is convenient for many clients and employees.
- The proposed space was less expensive than staying at the current facility:

Cost Comparison Five Year Lease

5 Year Lease Term	10-12 Fountain Plaza	478 Main
Base Rent	$ 9,517,614.00	$ 8,953,729.86
Fees	$ 813,225.26	$ 2,127,147.74
Total Leasing Costs	$ 10,330,839.26	$ 11,080,877.59
Five Year Savings	**$ (750,038.34)**	**$ 750,038.34**

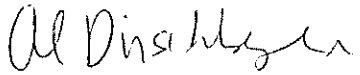
Cost Comparison Ten Year Lease Period

10 Year Lease Period	**10-12 Fountain Plaza**	**478 Main**
Base Rent	$ 18,571,266.87	$ 19,333,556.75
Fees	$ 1,793,484.11	$ 4,593,094.96
Total Leasing Costs	$ 20,364,750.98	$ 23,926,651.71
Five Year Savings	**$ (3,561,900.73)**	**$ 3,561,900.73**

After the proposals were scored, 10-12 Fountain Plaza received a score of 119.8 and 478 Main received a score of 111.6. Not only is 10-12 Fountain Plaza a better value for taxpayers, but it is a better facility for our workers.

Although the current lease is still several months away from expiring, we are quickly running out of time. Before the move happens, we need to design and construct improvements to the space so it is configured for our business processes, connect the new space to the County's voice and internet system, and move nearly 500 employees into new space. Although the move will be a long-term benefit to the County, a move of this scale is a massive logistical endeavor. We need every day possible in order to plan and execute this move without impairing the services these employees provide. In order to fast-track the work, we originally requested the Legislature authorize the Department enter into an agreement with the landlord in July to begin the requisite architectural and engineering work. That resolution was not authorized and we are now more than two months behind than where we could have been. Any additional delays will put us further and further behind, and ultimately compromise the services we provide to Erie County's most vulnerable residents.

Sincerely,



Al Dirschberger, Commissioner
Erie County Department of Social Services