



EC LEG NOV 29 '21 PM 2:57

COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

November 24, 2021

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

**RE: SUNY Erie Community College City Campus 2021 Ellicott Street Building Clay
Tile Roof Reconstruction**

Dear Honorable Members:

This resolution is requesting authorization for the County Executive to enter into an Agreement with the architectural firm Bell & Spina Architects-Planners PC for the SUNY Erie Community College City Campus 2021 Ellicott Street Building Clay Tile Roof Reconstruction project. The County will receive 50% reimbursement from New York State for this project.

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 2021 Ellicott Street Building Clay Tile Roof Reconstruction
Date: November 24, 2021

SUMMARY

The Department of Public Works is requesting authorization for the County Executive to enter into an Agreement with the architectural firm of Bell & Spina Architects-Planners P.C. for the SUNY Erie Community College City Campus 2021 Ellicott Street Building Clay Tile Roof Reconstruction project, located at 121 Ellicott Street, Buffalo, NY 14203.

This project involves the building-wide removal of existing clay tile roofing units and re-securement to repaired/replaced wood battens with new anchors capable of resisting calculated loads, and other miscellaneous work. An Emergency Declaration was issued on September 30, 2019 to retain the services of a Registered Roof Consultant to complete a forensic investigation of the failing clay tile system, and procure overhead protection scaffolding and debris netting.

FISCAL IMPLICATIONS

Funds for the project, in an amount not to exceed \$170,000 including reimbursables and a design contingency, are currently available from the approved, as adopted Erie County Fund 480, Funds Center 122 capital project E.17002 – Roof Replacement, Exterior Waterproofing and Masonry (Collegewide) – Erie Community College.

As of May 18, 2021, only projects with State funding greater than \$5M will require SUNY Division of Budget review. The County will receive 50% reimbursement from New York State for this project.

REASONS FOR RECOMMENDATION

Remedial action to ensure that the clay tile units be secured to the underlying horizontal wood battens in a manner that can resist the forces that will be imposed on them as calculated in accordance with the building code is necessary to prevent further displacement during high wind events.

BACKGROUND INFORMATION

From 2010 to 2012, exterior restorations of the Ellicott Street Building were completed which included replacing the existing asphalt shingles and the sloped roof cladding on the street side around the perimeter of the building with a clay tile roof that duplicates the original. Since then, a number of localized failures have occurred on the clay tile roof system that has compromised

pedestrian safety. In 2019, the Department of Public Works retained the services of a Registered Roof Consultant to complete a forensic investigation of the clay tile system.

Research and analysis performed as part of the investigation revealed that the tile roofing system, including attachment, should have been designed by a structural engineer. Consequently, neither the calculated design resistance of the tiles as installed nor the prescriptive guidelines referenced in the design documents provide a structurally-sound, code-compliant roof assembly for the Ellicott Street Building.

The lifting and/or separation of clay tile units from the building is primarily due to a failure of the smooth shank copper roofing nails that secure the clay tile units to the underlying horizontal wood battens. In addition, the existing roof mortar filler material at all hip locations is failing.

The Department of Public Works (DPW) has coordinated with the Department of Law and per the Department of Law, DPW has no recourse to the architect of record that designed the project as we are outside of the Statute of Limitations since the project was completed in 2013.

CONSEQUENCES OF NEGATIVE ACTION

If this approval is not obtained, this project cannot be completed resulting in serious life safety concerns of displaced clay tile at 49 to 102 feet height striking pedestrians at street level during the high wind events.

STEPS FOLLOWING APPROVAL

Upon Legislative approval, the County Executive will enter into a contract with Bell & Spina Architects-Planners P.C. for the SUNY Erie Community College City Campus 2021 Ellicott Street Building Clay Tile Roof Reconstruction project.

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.



JOHN SOLECKI

Associate Deputy Comptroller

Comptroller's Office

E.17002 – Roof Replacement, Exterior Waterproofing and Masonry (Collegewide) – Erie Community College

File Copy (DPW Resolution_BG ECCC Ellicott Street Bldg Clay Tile_AE.docx)

A RESOLUTION SUBMITTED BY:
DEPARTMENT OF PUBLIC WORKS

RE: SUNY Erie Community College City Campus 2021 Ellicott Street Building Clay Tile Roof Reconstruction

WHEREAS, a number of localized failures have occurred on the clay tile roof system that has compromised pedestrian safety, and an Emergency Declaration was issued on September 30, 2019 to retain the services of a Registered Roof Consultant to complete a forensic investigation of the failing clay tile system and procure overhead protection scaffolding and debris netting; and

WHEREAS, the completion of the investigation by the Registered Roof Consultant recommends that remedial action be taken to ensure that the clay tile units be removed and re-secured in a structurally-sound and code compliant manner; and

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

WHEREAS, the County Executive is requesting authorization to enter into an Agreement with Bell & Spina Architects-Planners P.C. to provide professional design and construction administration services for the SUNY Erie Community College City Campus 2021 Ellicott Street Building Clay Tile Roof Reconstruction project.

NOW, THEREFORE, BE IT

RESOLVED, that the County Executive is authorized to enter into an Agreement with Bell & Spina Architects-Planners P.C. to provide professional design and construction administration services for the SUNY Erie Community College City Campus 2021 Ellicott Street Building Clay Tile Roof Reconstruction project; and be it further

RESOLVED, that the Comptroller's Office be authorized to make payment for all the above from the approved capital budget, Fund 480, Funds Center 122, Capital Project E.17002 – Roof Replacement, Exterior Waterproofing and Masonry (Collegewide) – Erie Community College, in an amount not to exceed \$170,000; 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, and the Office of the Comptroller, and one copy to SUNY Erie and Financial Officer.

TO: JOHN SOLECKI, COMPTROLLER'S OFFICE

PROPOSED RESOLUTIONS REQUIRING RULE 55

CONTRACT APPROVAL CHECKLIST
CONFIRMATION OF AVAILABILITY OF FUNDS IN CAPITAL PROJECTS

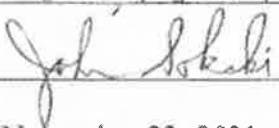
REQUESTING DEPARTMENT

COMPLETE ITEMS 1 THROUGH 5

- | | |
|-----------------------|--|
| 1. CONTRACTOR'S NAME | <u>Bell & Spina Architects-Planners P.C.</u> |
| 2. AMOUNT OF CONTRACT | <u>\$170,000</u> |
| 3. PROJECT NUMBER | <u>E.17002 – Roof Replacement, Exterior
Waterproofing and Masonry (Collegewide) – Erie
Community College</u> |
| 4. PROJECT TITLE | <u>SUNY Erie Community College City Campus
2021 Ellicott Street Building Clay Tile Roof
Reconstruction</u> |
| 5. DEPARTMENT CONTACT | <u>Funding questions: Kristofer Straus, PE at x7294
Letter pickup: Christy Weber at x8301</u> |

COMPTROLLER'S OFFICE

COMPLETE ITEMS 6 AND 7

- | | |
|------------------------------------|---|
| 6. AVAILABILITY OF FUNDS | <u>\$ 697,985.14</u> |
| 7. PERFORMED BY | <u></u> |
| Date Sent to Comptroller's Office: | <u>November 23, 2021</u> |

[55 compt_10]



ERIE COUNTY DEPARTMENT OF PUBLIC WORKS - BUILDINGS & GROUNDS
SUNY Erie City Campus 2021 Ellicott St Bldg Clay Tile Roof Reconstruction
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								
#1	#2	#3	#1	#2	#3	#1	#2	#3	#1	#2	#3	#1	#2	#3								
Bell & Spina Architects-Planners	10	7	8	8.33	10	7	8	8.33	10	8	7	8.33	9	5	7	7.00	10	10	6	8.67	8.15	1
DiDonato Associates	7	8	7	7.33	5	8	5	6.00	3	6	5	4.67	5	8	5	6.00	10	10	6	8.67	6.27	3
EI Team	3	3	7	4.33	3	5	5	4.33	3	2	5	3.33	5	8	5	6.00	10	5	6	7.00	4.52	5
Lacey Thaler Reilly Wilson	10	8	7	8.33	6	8	8	7.33	6	9	7	7.33	7	8	7	7.33	10	10	6	8.67	7.70	2
Lothrop Associates	3	5	7	5.00	5	5	8	6.00	3	2	7	4.00	5	8	6	6.33	10	10	6	8.67	5.48	4

It is my opinion in recommending Bell & Spina, Architects-Planners PC, 1160-C Pittsford-Victor Road, Pittsford, NY 14534. 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]
 William E. Geary
 Commissioner of Public Works

[Signature]
 Maha R. Whyte
 Deputy County Executive

Date: 1 Nov 2021 Date: _____